Cristian Markovich, Mayor
Christian Hernandez, Vice Mayor
Baru Sanchez, Council Member
Jack Guerrero, Council Member
Chris Garcia, Council Member

CUDAHY CITY
COUNCIL CHAMBERS
5240 Santa Ana Street
Cudahy, CA 90201
Phone: (323) 773-5143
Fax: (323) 771-2072

AGENDA

A REGULAR MEETING
OF THE CUDAHY CITY COUNCIL
And JOINT MEETING Of The
CITY OF CUDAHY AS SUCCESSOR AGENCY
TO THE CUDAHY DEVELOPMENT COMMISSION
Monday, July 27, 2015 – 6:30 P.M.

*"Members of the Public are Advised that all **PAGERS**, **CELLULAR TELEPHONES** and any **OTHER COMMUNICATION DEVICES** are to be **turned off** upon entering the City Council Chambers." If you need to have a discussion with someone in the audience, kindly step out into the lobby.*

Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's Office at City Hall located at 5220 Santa Ana Street, Cudahy, CA 90201.

In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should contact the City Clerk's Office at (323) 773-5143 at least 72 hours in advance of the meeting.

1. **CALL TO ORDER**

2. **ROLL CALL**

   Council / Agency Member Garcia
   Council / Agency Member Guerrero
   Council / Agency Member Sanchez
   Vice Mayor / Vice Chair Hernandez
   Mayor / Chair Markovich

3. **PLEDGE OF ALLEGIANCE**

4. **PRESENTATIONS**

   A. **Presentation by the Young Senators from Senator Ricardo Lara's Office**
   B. **Introduction of Ref Rodriguez, Newly Elected School Board Member, District 5**
   C. **Presentation of City's Internal Controls by Finance Director, Steven Doberen**

5. PUBLIC COMMENTS

(Mayor: This is the time set aside for citizens to address the City Council / Agency on matters relating **only to items on the agenda**. Anyone wishing to speak, please fill out the form located at the Council Chambers entrance and submit it to the City Clerk. Speakers that submitted comment cards within the first 20 minutes of the meeting will be permitted to speak. **Pursuant to Government Code section 54954.3(b), time limits are placed on the public comment period. The Mayor will announce when public comment cards may no longer be submitted to the City Clerk and no public comment cards will be accepted after the Mayor's announcement.** Each person who submits a public comment card will be allowed to speak only once and will be limited to three (3) minutes. When addressing the Council / Agency please speak into the microphone and voluntarily state your name and address.)

6. CITY COUNCIL COMMENTS / REQUESTS FOR AGENDA ITEMS

(This is the time for the City Council / Agency to comment on any topics related to "City Business," including announcements, reflections on city / regional events, response to public comments, suggested discussion topics for future council meetings, general concerns about particular city matters, questions to the staff, and directives to the staff (subject to approval / consent of the City Council majority members present, regarding staff directives). Each Council / Agency Member will be allowed to speak for a period not to exceed three (3) minutes. Notwithstanding the foregoing, the City Council Members shall not use this comment period for serial discussions or debate between members on City business matters not properly agendized. The City Attorney shall be responsible for regulating this aspect of the proceeding.)

7. CITY MANAGER REPORT (information only)

8. WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

(Consideration to waive full text reading of all Resolutions and Ordinances by single motion made at the start of each meeting, subject to the ability of the City Council / Agency to read the full text of selected resolutions and ordinances when the item is addressed by subsequent motion.) (COUNCIL / AGENCY)

Recommendation: Approve the Waiver of Full Reading of Resolutions and Ordinances.

9. CONSENT CALENDAR

(Items under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council / Agency Member so requests, in which event the item will be removed from the Consent Calendar and considered separately.)
(COUNCIL / AGENCY)

A. Consideration to Approve Professional Service Agreement (PSA) with MIG to Prepare the Cudahy General Plan Update and Optional Development Code Update Over Two Fiscal Years

Presented by Acting Community Development Director

Recommendation: (1) Approve a Professional Service Agreement (PSA) with MIG (Attachment A) to prepare the Cudahy General Plan Update and optional Development Code Update; and

(2) Authorize the City Manager to execute the multi-year PSA in an amount not to exceed $488,088 ($379,368 for the preparation of the Cudahy General Plan Update and $108,720 for the preparation of the optional Development Code Update).

B. Consideration to Approve Resolution No. 15-38, a Resolution Establishing the Compensation of Elected Officials Within the City

Presented by Acting Human Resources Specialist

Recommendation: Approve Resolution No. 15-38, a resolution establishing the compensation provisions for elected officials within the City.

10. PUBLIC HEARING

A. Consideration to Adopt the Proposed Master Fee and Fine Schedule for Fiscal Year (FY) 2015-16 and Adopt Ordinance No. 650, by First Reading Amending Cudahy Municipal Code 3.40.040 to 3.40.060

Presented by Finance Director

Recommendation: (1) Review the proposed Master Fee and Fine Schedule for Fiscal Year (FY) 2015-16 (Attachment A);

(2) Introduce Ordinance No. 650 by First Reading, amending Cudahy Municipal Code (CMC) Chapter 3.40.040 pertaining to schedule of fees and service charges relating to Leisure and Cultural Services (recreation services and programs), and 3.40.050 & 3.40.060 updating references to sections of the California Government Code; and

(3) Provide any direction to staff regarding the proposed fees in preparation for the public hearing and a scheduled second reading.

11. BUSINESS SESSION

A. Consideration to Adopt Ordinance No. 648, by Second Reading Adding Cudahy Municipal Code (CMC) Chapter 20.110 Density Bonus

Presented by Acting Community Development Director

Recommendation: Adopt Ordinance No. 648, by second reading amending Cudahy Municipal Code Title 20 (Zoning), to add Chapter 20.110 Density Bonus.

B. Consideration to Adopt Ordinance No. 651, by First Reading Repealing Chapter 2.54 of Title 2 of the Cudahy Municipal Code Concerning Campaign Ethics Regulations

Presented by City Attorney

Recommendation: Adopt Ordinance No. 651, by first reading repealing Chapter 2.54 of Title 2 of the Cudahy Municipal Code ("CMC") concerning campaign ethics regulations.

C. Consideration to Adopt Ordinance No. 652, by First Reading Amending Title 3 (Revenue and Finance) of the Cudahy Municipal Code by the Addition of Chapter 3.44 (Economic Development) Regarding the Formation of the Economic Development Ordinance

Presented by City Attorney

Recommendation: Adopt Ordinance No. 652 by first reading amending Title 3 of the Revenue and Finance section of the Cudahy Municipal Code by adding Chapter 3.44 regarding the formation of the economic development ordinance.

D. Statement Regarding the City's Investigation of Two Ethics Complaints

Presented by Mayor Markovich

Recommendation: Receive and File.

12. COUNCIL DISCUSSION

13. ORAL COMMUNICATIONS (Closed Session)

(Each person will be allowed to speak only once on closed session items and will be limited to three (3) minutes. When addressing the Council please speak into the microphone and voluntarily state your name and address.)

RECESS TO CLOSED SESSION

14. CLOSED SESSION

A. Closed Session Pursuant to Government Code Section 54957.6(a) – Conference with Labor Negotiator Regarding Represented Employees City's Designated Representative(s) for Negotiations: Jose Pulido, City Manager, Rhonda Strout-Garcia, Human Resources Consultant, Oliver Yee, Special Counsel Employee Organization: Cudahy Miscellaneous Employees Association (CMEA)

B. Pursuant to Government Code Section 54956.9(d) (2) and 54956.9(e) (1) – Conference with Legal Counsel to Discuss Matter Involving Potential Litigation and/or Significant Exposure to Litigation – [Two (2) Matters] - This Matter will be heard jointly by the Cudahy City Council and the Cudahy City Council in its capacity as Successor Agency to the Cudahy Redevelopment Agency.

C. Closed session pursuant to Government Code section 54957(b)(1) – Public Employee Performance Evaluation

Employee Title: City Manager

D. Closed Session Pursuant to Government Code Section 54956.8 – Conference with Real Property Negotiator Location of Property: 4819 Patata, 8420 S. Atlantic Ave. (APN 622-034-014, 032, 040-41), Cudahy, CA 90201 City's Negotiator(s): City Manager Jose E. Pulido Party Negotiating With: Cudahy LF, LLC Under Discussion: Discussion of both price and terms of payment as related to purchase of subject property

RECONVENE TO OPEN SESSION

15. CLOSED SESSION ANNOUNCEMENT

16. PUBLIC COMMENT

(Mayor: This is the time set aside for citizens to address the City Council / Agency **on matters under the City Council's jurisdiction**. Anyone wishing to speak, please fill out the form located at the Council Chambers entrance and submit it to the City Clerk. Speakers that submitted comment cards within the first 20 minutes of the meeting will be permitted to speak. **Pursuant to Government Code section 54954.3(b), time limits are placed on the public comment period. The Mayor will announce when public comment cards may no longer be submitted to the City Clerk and no public comment cards will be accepted after the Mayor's announcement.** Each person who submits a public comment card will be allowed to speak only once and will be limited to three (3) minutes. When addressing the Council / Agency please speak into the microphone and voluntarily state your name and address.)

17. ADJOURNMENT

Cudahy City Council / Agency will adjourn to a Regular and Joint Meeting as Successor Agency to the Cudahy Development Commission on Monday, August 10, 2015 at 6:30 p.m.

I Jessica Balandran, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at Cudahy City Hall, Bedwell Hall, Clara Park, Lugo Park, and the City's Website not less than 72 hours prior to the meeting. A copy of said Agenda is on file in the City Clerk's Office.

Dated this 22th Day of July 2015

Jessica Balandran

Jessica Balandran
Senior Administrative Analyst

Item Number

9A

STAFF REPORT

Date: July 27, 2015

To: Honorable Mayor/Chair and City Council/Agency Members

From: Jose E. Pulido, City Manager/Executive Director
By: Michael Allen, Acting Community Development Director
Didier Murillo, Planning Technician

Subject: **Consideration to Approve Professional Service Agreement (PSA) with MIG to Prepare the Cudahy General Plan Update and Optional Development Code Update Over Two Fiscal Years**

RECOMMENDATION

The City Council is requested to:

a) Approve a Professional Service Agreement (PSA) with MIG (Attachment A) to prepare the Cudahy General Plan Update and optional Development Code; and

b) Authorize the City Manager to execute the multi-year PSA in an amount not to exceed $488,088 ($379,368 for the preparation of the Cudahy General Plan Update and $108,720 for the preparation of the optional Development Code Update).

BACKGROUND

1. On November 10, 1960, the City of Cudahy was incorporated as an official Los Angeles County municipality.

2. On May 27, 1963, the City adopted the General Plan.

3. On June 27, 1977, the City adopted various updates to the Housing Element and Land Use Elements.

4. In 1975, the State of California mandated that every municipality in California prepare a

General Plan.

5. On May 26, 1992, the City completed and adopted a full comprehensive General Plan Update.

6. On September 15, 2010, the City approved a General Plan update. However, the update consisted primarily of updating outdated information and minor modifications to the General Plan Land Use Map, and this update was not submitted to or certified by the State of California.

7. On June 2013, the University of California, Berkeley's Institute of Transportation Studies, completed a Cudahy Pedestrian Safety Assessment.

8. On November 15, 2013, the City was awarded $619,800 from the Highway Safety Improvement Program (HSIP) Cycle-6; for the installation of pedestrian countdown signal heads, and protected left turn phasing at various locations long Atlantic Avenue.

9. On January 7, 2014, the City adopted the General Plan Housing Element Update (covering the period of October 15, 2013 through October 15, 2021).

10. On June 6, 2014, the City was awarded with a $105,913 Sustainable Communities Planning Grant and Incentives (SCPGI) program to fund a team of researchers and planners, including a team from the University of California Los Angeles' Lewis Center, who will recommend new regulatory structures for land use development in the City to be incorporated into the General Plan update.

11. On September 27, 2014, the City was awarded with a $1.2 million Active Transportation Program Grant (ATP) Cycle-1; for Cudahy City-wide Safe Routes to School improvements (pedestrian crosswalks).

12. On October 17, 2014, the City Council approved the Fiscal Year (FY) 2014-2015 Budget which included a total of $150,000 to commence the General Plan Update.

13. On January 20, 2015, the City Council adopted the development and implementation of the Cudahy City-Wide Safe Routes to School Plan and Program, as well as, the approved the associated environmental document in the form of a Negative Declaration.

14. On March 20, 2015, the City released a Request for Proposals (RFP) (Attachment B) for the preparation of The Cudahy General Plan Update and an optional component for a

Development Code Update.

15. On April 24, 2015, the City received three proposals to prepare the Cudahy General Plan Update from:

    a. Freedman Tung + Sasaki for $804,527;
    b. Kimley-Horn for $580,965; and
    c. MIG for $379,368.

16. On May 8, 2015, the staff review committee (i.e., Acting Community Development Director, Michael Allen; Assistant City Engineer, Aaron Hernandez-Torres; and Planning Technician, Didier Murillo) completed the review of the three proposals. The review committee selected MIG to award the contract agreement.

17. On June 29, 2015, the City Council approved the Fiscal Year (FY) 2015-2016 City Budget which included a total of $400,000 to commence the General Plan Update.

ANALYSIS

The Cudahy General Plan is the umbrella document that allows cities to plan for future development. The California State Supreme Court has referred to general plans as "the constitution for future development" of a community. The General Plan's intent is to provide the City's goals for development and the built environment, to establish land use ground rules, to provide the basis for development approvals, and to provide the public the opportunity to participate in the City's planning process. Every City document regulating the built environment, including the zoning code, general plan elements, goals and policies, has to be consistent with the General Plan, as do all development decisions by the City. Attachment D provides an overview of general plans in California.

The City's existing General Plan is severely outdated. As noted above, the City of Cudahy completed its last comprehensive update and received certification of its General Plan in 1992. The currently envisioned General Plan update is looking to the future of Cudahy and will set the direction of the City for the next generation. Updating the General Plan at this time will enable the City to build upon the work currently being completed as part of the City's recently adopted Housing Element Update and the Safe Routes to School Plan and Program. The General Plan update will provide an incredible opportunity to set the City on a path that will provide an improved quality of life and enhance Cudahy's reputation as a great place to live and work.

The General Plan update represents a culmination of several recent City initiatives focused on changing the course for the future. In the past two years, Cudahy has been very successful in securing grants to fund long-range planning activities – and mobility planning in particular:

1) A Highway Safety Improvement Program grant ($619,800);

2) A Pedestrian Safety Assessment from the University of California, Berkeley's Institute of Transportation Studies;

3) A Caltrans Active Transportation Program grant ($1.2 million); and most significantly,

4) A grant from the Sustainable Communities Planning Grant and Incentives (SCPGI) program ($105,913) to fund a team of researchers and planners, including a team from the University of California Los Angeles' Lewis Center, who will create a new regulatory structure for land use development in the City.

The three proposals received by the City in response to the RFP were evaluated on the following criteria specified in the RFP: 1) experience and performance, 2) ability to complete work in a timely manner and references, and 3) cost/value to City.

After reviewing all proposals, the review committee recommended that the contract agreement be awarded to MIG because, in staff's assessment, their proposal was most responsive to the City's selection criteria as specified in the RFP.

MIG has extensive experience in preparing General Plans for cities with similar issues to Cudahy. Their proposal demonstrated to the review committee that their approach is forward thinking and creative which was requested in the City's RFP. Their proposal is also the least costly and, in staff's assessment, provides the greatest value to the City.

CONCLUSION

The City Council is requested to approve a Professional Service Agreement with MIG in an amount not to exceed $488,088 ($379,368 for the preparation of the Cudahy General Plan Update and $108,720 for the preparation of the optional Development Code Update).

FINANCIAL IMPACT

On June 29, 2015, the City Council approved Fiscal Year (FY) 2015-2016 City Budget which provided a total of $400,000 to commence the General Plan Update. The General Plan Update will total $379,368. Staff intends to request $108,720 in FY 2016-2017 for the optional Development Code Update.

ATTACHMENTS

A. Professional Service Agreement with MIG
B. Request For Proposals (RFP) for The Cudahy General Plan Update
C. Scoring of Responsive Firms
D. Overview of General Plans in California.
E. MIG Proposal

2015
PROFESSIONAL SERVICES AGREEMENT

(Engagement: General Plan Update and Zoning Code Update)
(Parties: MIG, Inc. and City of Cudahy)

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this 27th day of July 2015 (hereinafter, the "Effective Date"), by and between the CITY OF CUDAHY, a municipal corporation ("CITY") and MIG, Inc. (hereinafter, "CONSULTANT"). For the purposes of this Agreement CITY and CONSULTANT may be referred to collectively by the capitalized term "Parties." The capitalized term "Party" may refer to CITY or CONSULTANT interchangeably.

RECITALS

This AGREEMENT is made and entered into with respect to the following facts:

WHEREAS, CITY is a general law city, formed and existing pursuant to the provisions of the California Government Code; and

WHEREAS, CITY is authorized to enter into consultant agreements under the provisions of California Government Code section 53060; and

WHEREAS, CITY is desirous of securing professional services for a an update to its General Plan and its Zoning Code; and

WHEREAS, CONSULTANT possesses the specialized training, skill, expertise and experience required to perform the services contemplated under this Agreement; and

WHEREAS, CONSULTANT agrees to perform the various services and tasks set forth under this Agreement subject to the terms and conditions set forth herein; and

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, CITY and CONSULTANT agree as follows:

I.
ENGAGEMENT TERMS

1.1 SCOPE OF SERVICES: Subject to the terms and conditions set forth in this Agreement and all exhibits attached and incorporated hereto, CONSULTANT agrees to perform the services and tasks set forth under that certain proposal of CONSULTANT dated as of April 24, 2015, which is attached hereto as **Exhibit "A"** (hereinafter referred to as the "Scope of Services"). CONSULTANT further

agrees to furnish to CITY all labor, materials, tools, supplies, equipment, services, tasks and incidental and customary work necessary to competently perform and timely complete the services and tasks set forth in the Scope of Services. For the purposes of this Agreement the aforementioned services and tasks set forth in the Scope of Services shall hereinafter be referred to generally by the capitalized term "Work."

1.2 PROSECUTION OF WORK: The Parties agrees as follows:

A. Time is of the essence of this Agreement and each and every provision contained herein. The Work shall be commenced within three (3) calendar days of the Effective Date and shall be completed at the earliest feasible time practicable, but in no event by a date later than twenty-four (24) months from CITY's issuance of a Notice to Proceed (hereinafter, the "Completion Date"). CITY, in its sole and reasonable discretion, may grant CONSULTANT additional time to complete the Work, provided (i) no grant of additional time shall exceed a period of thirty (30) calendar days from the original Completion Date; and (ii) CONSULTANT shall have provided CITY with a written request for additional time no less than thirty (30) calendar days prior to the original Completion Date, which notice shall specify the reason(s) why additional time is needed, how much additional time is needed and what measures CONSULTANT has taken to mitigate the need for additional time. The granting of such additional time by the CITY shall in no way entitle CONSULTANT to compensation in excess of the Contract Price, defined below, in so far as the need of additional time is not reasonably attributable to CITY.

B. Deliverables. CONSULTANT shall timely furnish the "Deliverables" enumerated in pages D.5 through D.26 of the Scope of Work in accordance with the schedule attached hereto as **Exhibit "B."** CITY, in its sole and reasonable discretion, may grant CONSULTANT additional time to furnish the City with such deliverables. The granting of such additional time by the CITY shall in no way entitle CONSULTANT to compensation in excess of the Contract Price, defined below, in so far as the need of additional time is not reasonably attributable to CITY.

C. CONSULTANT shall perform the Work continuously and with due diligence so as to complete the Work by the Completion Date. CONSULTANT shall cooperate with CITY and in no manner interfere with the work of CITY, its employees or other consultants, contractors or agents;

D. CONSULTANT shall not claim or be entitled to receive any compensation or damage because of the failure of CONSULTANT or its subcontractors or subconsultants, to have related services or tasks completed in a timely manner;

E. CONSULTANT shall at all times enforce strict discipline and good order among CONSULTANT's employees; and

F. CONSULTANT, at its sole expense, shall pay all sales, consumer, use or other similar taxes required by law.

1.3 EXTRA WORK; COMPENSATION FOR EXTRA WORK:

A. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. For the purposes of this Agreement, the term "Extra Work" means any additional work, services or tasks not set forth in the Scope of Work but later determined by City to be necessary. Consultant shall not undertake nor shall Consultant be entitled to compensation for Extra Work without the prior written authorization of the City. Extra Work does not include any labor, materials, tools, supplies, equipment, services, tasks or incidental and customary work undertaken to competently perform and timely complete the Work and related tasks set forth in the Scope of Work.

B. Payments for any Extra Work shall be made to Consultant on a time-and-materials basis using Consultant's standard fee schedule. Consultant shall be entitled to increase the fees in this fee schedule at such time as it increases its fees for its clients generally.

1.4 COMPENSATION: Consultant's total compensation for performing the Work shall not exceed the aggregate sum of FOUR HUNDRED EIGHTY EIGHT THOUSAND EIGHTY EIGHT DOLLARDS ($488,088.00) (hereinafter, the "Contract Price"), which is comprised of the sums enumerated in Section "I" of the attached Scope of Services of THREE HUNDRED SEVENTY NINE THOUSAND THREE HUNDRED SIXTY-EIGHT DOLLARS ($379,368.00) for the General Plan update and ONE HUNDRED EIGHT THOUSAND SEVEN HUNDRED TWENTY DOLLARS ($108,720.00) for the Zoning Code update. The Parties agree that the Contract Price includes compensation for all labor, materials, tools, supplies, equipment, business licenses and such other incidental and customary work necessary to competently perform and fully complete the Work as well as compensation for all specifically delineated expenses set forth in the Scope of Work. All related costs, travel expenses and fees in the development of the Work shall be burdened by the Consultant and not be reimbursable to the City. In no event shall the total compensation and costs payable to Consultant under this Agreement exceed the Contract Price unless the availability of funds for the added expenditure is first reviewed by the Finance Department of the City and unless such added expenditure is specifically approved in advance and in writing by the City.

1.5 PAYMENT OF COMPENSATION:

A. Invoices: Following the conclusion of each calendar month, CONSULTANT shall submit to CITY an itemized invoice indicating the

services and tasks performed during the recently concluded calendar month, including services and tasks performed and the reimbursable out-of-pocket expenses incurred. If the amount of CONSULTANT's monthly compensation is a function of hours worked by CONSULTANT's personnel, the invoice shall indicate the number of hours worked in the recently concluded calendar month, the persons responsible for performing the Work, the rate of compensation at which such services and tasks were performed, the subtotal for each task and service performed and a grand total for all services performed.

B. Payments and Holding of Retention: CITY shall only be obligated to pay amounts included on a monthly invoice in any month in which all of the Deliverables enumerated in Section 1.2(B) have been timely provided, for such month, by CONSULTANT to CITY, in accordance with the schedule set forth in **Exhibit "B**."

1.6 ACCOUNTING RECORDS: CONSULTANT shall maintain complete and accurate records with respect to all matters covered under this Agreement for a period of three (3) years after the expiration or termination of this Agreement. CITY shall have the right to access and examine such records, without charge, during normal business hours. CITY shall further have the right to audit such records, to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities.

1.7 ABANDONMENT BY CONSULTANT: In the event CONSULTANT ceases to perform the Work agreed to under this Agreement or otherwise abandons the undertaking contemplated herein prior to the expiration of this Agreement or prior to completion of any or all tasks set forth in the Scope of Services, CONSULTANT shall deliver to CITY immediately and without delay, all materials, records and other work product prepared or obtained by CONSULTANT in the performance of this Agreement. Furthermore, CONSULTANT shall only be compensated for the reasonable value of the services, tasks and other work performed up to the time of cessation or abandonment, less a deduction for any damages, costs or additional expenses which CITY may incur as a result of CONSULTANT's cessation or abandonment.

II.

PERFORMANCE OF AGREEMENT

2.1 CITY'S REPRESENTATIVES: The CITY hereby designates Jose E. Pulido, the City Manager and Michael Allen, the Acting Community Development Director (hereinafter, the "CITY Representatives") to act as its representatives for the performance of this Agreement. The City Manager shall be the chief CITY Representative. The CITY Representatives or their designee shall act on behalf of the CITY for all purposes under this Agreement. CONSULTANT shall not accept directions or orders from any person other than the CITY Representatives or their designee.

2.2 CONSULTANT REPRESENTATIVE: CONSULTANT hereby designates Laura R. Stetson to act as its representative for the performance of this Agreement (hereinafter, "CONSULTANT Representative"). CONSULTANT Representative shall have full authority to represent and act on behalf of the CONSULTANT for all purposes under this Agreement. CONSULTANT Representative or her designee shall supervise and direct the performance of the Work, using his or her best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Work under this Agreement. Notice to the CONSULTANT Representative shall constitute notice to CONSULTANT.

2.3 COORDINATION OF SERVICE; CONFORMANCE WITH REQUIREMENTS: CONSULTANT agrees to work closely with CITY staff in the performance of the Work and this Agreement and shall be available to CITY staff and the CITY Representatives at all reasonable times. All work prepared by CONSULTANT shall be subject to inspection and approval by CITY Representatives or their designees.

2.4 STANDARD OF CARE; PERFORMANCE OF EMPLOYEES: CONSULTANT represents, acknowledges and agrees to the following:

A. CONSULTANT shall perform all Work skillfully, competently and to the highest standards of CONSULTANT's profession;

B. CONSULTANT shall perform all Work in a manner reasonably satisfactory to the CITY;

C. CONSULTANT shall comply with all applicable federal, state and local laws and regulations, including the conflict of interest provisions of Government Code section 1090 and the Political Reform Act (Government Code section 81000 et seq.);

D. CONSULTANT understands the nature and scope of the Work to be performed under this Agreement as well as any and all schedules of performance;

E. All of CONSULTANT's employees and agents possess sufficient skill, knowledge, training and experience to perform those services and tasks assigned to them by CONSULTANT; and

F. All of CONSULTANT's employees and agents (including but not limited subcontractors and subconsultants) possess all licenses, permits, certificates, qualifications and approvals of whatever nature that are legally required to perform the tasks and services contemplated under this Agreement and all such licenses, permits, certificates, qualifications and approvals shall be maintained throughout the term of this Agreement and made available to CITY for copying and inspection.

The Parties acknowledge and agree that CONSULTANT shall perform, at CONSULTANT's own cost and expense and without any reimbursement from CITY, any services necessary to correct any errors or omissions caused by CONSULTANT's failure to comply with the standard of care set forth under this Section or by any like failure on the part of CONSULTANT's employees, agents, contractors, subcontractors and subconsultants. Such effort by CONSULTANT to correct any errors or omissions shall be commenced immediately upon their discovery by either Party and shall be completed within seven (7) calendars days from the date of discovery or such other extended period of time authorized by the CITY Representatives in writing and in their sole and absolute discretion. The Parties acknowledge and agree that CITY's acceptance of any work performed by CONSULTANT or on CONSULTANT's behalf shall not constitute a release of any deficiency or delay in performance. The Parties further acknowledge, understand and agree that CITY has relied upon the foregoing representations of CONSULTANT, including but not limited to the representation that CONSULTANT possesses the skills, training, knowledge and experience necessary to perform the Work skillfully, competently and to the highest standards of CONSULTANT's profession.

2.5 ASSIGNMENT: The skills, training, knowledge and experience of CONSULTANT are material to CITY's willingness to enter into this Agreement. Accordingly, CITY has an interest in the qualifications and capabilities of the person(s) who will perform the services and tasks to be undertaken by CONSULTANT or on behalf of CONSULTANT in the performance of this Agreement. In recognition of this interest, CONSULTANT agrees that it shall not assign or transfer, either directly or indirectly or by operation of law, this Agreement or the performance of any of CONSULTANT's duties or obligations under this Agreement without the prior written consent of the CITY. In the absence of CITY's prior written consent, any attempted assignment or transfer shall be ineffective, null and void and shall constitute a material breach of this Agreement.

2.6 CONTROL AND PAYMENT OF SUBORDINATES; INDEPENDENT CONTRACTOR: The Work shall be performed by CONSULTANT or under CONSULTANT's strict supervision. CONSULTANT will determine the means, methods and details of performing the Work subject to the requirements of this Agreement. CITY retains CONSULTANT on an independent contractor basis and not as an employee. CONSULTANT reserves the right to perform similar or different services for other principals during the term of this Agreement, provided such work does not unduly interfere with CONSULTANT's competent and timely performance of the Work contemplated under this Agreement and provided the performance of such services does not result in the unauthorized disclosure of CITY's confidential or proprietary information. Any additional personnel performing the Work under this Agreement on behalf of CONSULTANT are not employees of CITY and shall at all times be under CONSULTANT's exclusive direction and control. CONSULTANT shall pay all wages, salaries and other amounts due such personnel and shall assume responsibility for all benefits,

payroll taxes, Social Security and Medicare payments and the like. CONSULTANT shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: Social Security taxes, income tax withholding, unemployment insurance, disability insurance, workers' compensation insurance and the like.

2.7 REMOVAL OF EMPLOYEES OR AGENTS: If any of CONSULTANT's officers, employees, agents, contractors, subcontractors or subconsultants is determined by the CITY Representatives to be uncooperative, incompetent, a threat to the adequate or timely performance of the tasks assigned to CONSULTANT, a threat to persons or property, or if any of CONSULTANT's officers, employees, agents, contractors, subcontractors or subconsultants fail or refuse to perform the Work in a manner acceptable to the CITY, such officer, employee, agent, contractor, subcontractor or subconsultant shall be promptly removed by CONSULTANT and shall not be re-assigned to perform any of the Work.

2.8 COMPLIANCE WITH LAWS: CONSULTANT shall keep itself informed of and in compliance with all applicable federal, state or local laws to the extent such laws control or otherwise govern the performance of the Work. CONSULTANT's compliance with applicable laws shall include without limitation compliance with all applicable Cal/OSHA requirements.

2.9 NON-DISCRIMINATION: In the performance of this Agreement, CONSULTANT shall not discriminate against any employee, subcontractor, subconsultant, or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, national origin, ancestry, age, physical or mental disability or medical condition.

2.10 INDEPENDENT CONTRACTOR STATUS: The Parties acknowledge, understand and agree that CONSULTANT and all persons retained or employed by CONSULTANT are, and shall at all times remain, wholly independent contractors and are not officials, officers, employees, departments or subdivisions of CITY. CONSULTANT shall be solely responsible for the negligent acts and/or omissions of its employees, agents, contractors, subcontractors and subconsultants. CONSULTANT and all persons retained or employed by CONSULTANT shall have no authority, express or implied, to bind CITY in any manner, nor to incur any obligation, debt or liability of any kind on behalf of, or against, CITY, whether by contract or otherwise, unless such authority is expressly conferred to CONSULTANT under this Agreement or is otherwise expressly conferred by CITY in writing.

III.

INSURANCE

3.1 DUTY TO PROCURE AND MAINTAIN INSURANCE: Prior to the beginning of and throughout the duration of the Work, CONSULTANT will procure and maintain policies of insurance that meet the requirements and specifications set

forth under this Article. CONSULTANT shall procure and maintain the following insurance coverage, at its own expense:

A. Commercial General Liability Insurance: CONSULTANT shall procure and maintain Commercial General Liability Insurance ("CGL Coverage") as broad as Insurance Services Office Commercial General Liability coverage (occurrence Form CG 0001) or its equivalent. Such CGL Coverage shall have minimum limits of no less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) in the general aggregate for bodily injury, personal injury, property damage, operations, products and completed operations, and contractual liability.

B. Automobile Liability Insurance: CONSULTANT shall procure and maintain Automobile Liability Insurance as broad as Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto). Such Automobile Liability Insurance shall have minimum limits of no less than One Million Dollars ($1,000,000.00) per accident for bodily injury and property damage.

C. Workers' Compensation Insurance/ Employer's Liability Insurance: A policy of workers' compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both CONSULTANT and CITY against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by CONSULTANT in the course of carrying out the Work contemplated in this Agreement.

D. Errors & Omissions Insurance: For the full term of this Agreement and for a period of three (3) years thereafter, CONSULTANT shall procure and maintain Errors and Omissions Liability Insurance appropriate to CONSULTANT's profession. Such coverage shall have minimum limits of no less than One Million Dollars ($1,000,000.00) per occurrence and shall be endorsed to include contractual liability.

3.2 ADDITIONAL INSURED REQUIREMENTS: The CGL Coverage and the Automobile Liability Insurance shall contain an endorsement naming the CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers as additional insureds.

3.3 REQUIRED CARRIER RATING: All varieties of insurance required under this Agreement shall be procured from insurers admitted in the State of California and authorized to issue policies directly to California insureds. Except as otherwise provided elsewhere under this Article, all required insurance shall be procured from insurers who, according to the latest edition of the Best's Insurance Guide, have an A.M. Best's rating of no less than A:VII. CITY may also accept policies procured by insurance carriers with a Standard & Poor's rating of no less than

BBB according to the latest published edition the Standard & Poor's rating guide. As to Workers' Compensation Insurance/ Employer's Liability Insurance, the CITY Representatives are authorized to authorize lower ratings than those set forth in this Section.

3.4 PRIMACY OF CONSULTANT'S INSURANCE: All policies of insurance provided by CONSULTANT shall be primary to any coverage available to CITY or CITY's elected or appointed officials, officers, employees, agents or volunteers. Any insurance or self-insurance maintained by CITY or CITY's elected or appointed officials, officers, employees, agents or volunteers shall be in excess of CONSULTANT's insurance and shall not contribute with it.

3.5 WAIVER OF SUBROGATION: All insurance coverage provided pursuant to this Agreement shall not prohibit CONSULTANT or CONSULTANT's officers, employees, agents, subcontractors or subconsultants from waiving the right of subrogation prior to a loss. CONSULTANT hereby waives all rights of subrogation against CITY.

3.6 VERIFICATION OF COVERAGE: CONSULTANT acknowledges, understands and agrees, that CITY's ability to verify the procurement and maintenance of the insurance required under this Article is critical to safeguarding CITY's financial well-being and, indirectly, the collective well-being of the residents of the CITY. Accordingly, CONSULTANT warrants, represents and agrees that its shall furnish CITY with original certificates of insurance and endorsements evidencing the coverage required under this Article on forms satisfactory to CITY in its sole and absolute discretion. **The certificates of insurance and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the CITY if requested**. All certificates of insurance and endorsements shall be received and approved by CITY as a condition precedent to CONSULTANT's commencement of any work or any of the Work. Upon CITY's written request, CONSULTANT shall also provide CITY with certified copies of all required insurance policies and endorsements.

IV.

INDEMNIFICATION

4.1 The Parties agree that CITY, the CITY's elected and appointed officials, officers, employees, agents and authorized volunteers (hereinafter, the "City Indemnitees") should, to the fullest extent permitted by law, be protected from any and all loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, or any other cost arising out of or in any way related to the performance of this Agreement. Accordingly, the provisions of this indemnity provision are intended by the Parties to be interpreted and construed to provide the City Indemnitees with the fullest protection possible under the law. CONSULTANT acknowledges that CITY would not enter into this Agreement in

the absence of CONSULTANT's commitment to indemnify, defend and protect CITY as set forth herein.

4.2 Except as otherwise provided under Section 4.2 of this Article, above, to the fullest extent permitted by law, CONSULTANT shall indemnify, defend and hold harmless the City Indemnitees from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation) of every nature to the extent caused by CONSULTANT's negligent performance under this Agreement, including but not limited to the negligent acts, errors or omissions of CONSULTANT or CONSULTANT's officers, employees, agents, servants, contractors, subcontractors or subconsultants or the failure of the same to comply with any of the duties, obligations or standards of care set forth herein. To the fullest extent permitted by law, a Party's total liability to the other Party and anyone claiming by, through, or under the other Party for any cost, loss, or damages caused in part by the negligence of the Party and in part by the negligence of the other Party or any other negligent entity or individual, shall not exceed the percentage share that the Party's negligence bears to the total negligence of CITY, CONSULTANT, and all other negligent entities and individuals.

4.3 [RESERVED]

4.4 As to the duties to indemnify under Sections 4.1 and 4.2 of this Article, above, CITY shall have the right to offset against the amount of any compensation due CONSULTANT under this Agreement any amount due CITY from CONSULTANT as a result of CONSULTANT's failure to pay CITY promptly any indemnification arising under this Article and related to CONSULTANT's failure to either (i) pay taxes on amounts received pursuant to this Agreement or (ii) comply with applicable workers' compensation laws.

4.5 As to the duties to indemnify under Sections 4.1 and 4.2 of this Article, above, the obligations of CONSULTANT under this Article will not be limited by the provisions of any workers' compensation act or similar act. CONSULTANT expressly waives its statutory immunity under such statutes or laws as to CITY and CITY's elected and appointed officials, officers, employees, agents and authorized volunteers.

4.6 As to the duties to indemnify under Sections 4.1 and 4.2 of this Article, above, CONSULTANT agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Article from each and every subcontractor or any other person or entity involved by, for, with or on behalf of CONSULTANT in the performance of this Agreement. In the event CONSULTANT fails to obtain such indemnity obligations from others as required herein, CONSULTANT agrees to be fully responsible and indemnify, hold harmless and defend CITY and CITY's elected and appointed officials, officers, employees, agents and authorized volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise

wrongful acts, errors or omissions of CONSULTANT's subcontractors or any other person or entity involved by, for, with or on behalf of CONSULTANT in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of CITY's choice.

4.7 As to the duties to indemnify under Sections 4.1 and 4.2 of this Article, above, CITY does not, and shall not, waive any rights that it may possess against CONSULTANT because of the acceptance by CITY, or the deposit with CITY, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

4.8 As to the duties to indemnify under Sections 4.1 and 4.2 of this Article, above, the duties to indemnify, defend and hold harmless as set forth under this Section, shall survive the early termination or normal expiration of this Agreement and shall be in addition to any other rights or remedies which the CITY may have at law or in equity.

V.

TERMINATION

5.1 TERMINATION WITHOUT CAUSE: CITY may terminate this Agreement at any time for convenience and without cause by giving CONSULTANT a minimum of five (5) calendar days prior written notice of CITY's intent to terminate this Agreement. Upon such termination for convenience, CONSULTANT shall be compensated only for those services and tasks which have been performed by CONSULTANT up to the effective date of the termination. CONSULTANT may not terminate this Agreement except for cause as provided under Section 5.2, below. If this Agreement is terminated as provided herein, CITY may require CONSULTANT to provide all finished or unfinished Documents and Data, as defined in Section 6.1 below, and other information of any kind prepared by CONSULTANT in connection with the performance of the Work. CONSULTANT shall be required to provide such Documents and Data within fifteen (15) calendar days of CITY's written request. No actual or asserted breach of this Agreement on the part of CITY pursuant to Section 5.2, below, shall operate to prohibit or otherwise restrict CITY's ability to terminate this Agreement for convenience as provided under this Section.

5.2 EVENTS OF DEFAULT; BREACH OF AGREEMENT:

A. In the event either Party fails to perform any duty, obligation, service or task set forth under this Agreement (or fails to timely perform or properly perform any such duty, obligation, service or task set forth under this Agreement), an event of default (hereinafter, "Event of Default") shall occur. For all Events of Default, the Party alleging an Event of Default shall give written notice to the defaulting Party (hereinafter referred to as a

"Default Notice") which shall specify: (i) the nature of the Event of Default; (ii) the action required to cure the Event of Default; (iii) a date by which the Event of Default shall be cured, which shall not be less than the applicable cure period set forth under Sections 5.2.B and 5.2C below or if a cure is not reasonably possible within the applicable cure period, to begin such cure and diligently prosecute such cure to completion. The Event of Default shall constitute a breach of this Agreement if the defaulting Party fails to cure the Event of Default within the applicable cure period or any extended cure period allowed under this Agreement.

B. CONSULTANT shall cure the following Events of Defaults within the following time periods:

i. Within three (3) business days of CITY's issuance of a Default Notice for any failure of CONSULTANT to timely provide CITY or CITY's employees or agents with any information and/or written reports, documentation or work product which CONSULTANT is obligated to provide to CITY or CITY's employees or agents under this Agreement. Prior to the expiration of the 3-day cure period, CONSULTANT may submit a written request for additional time to cure the Event of Default upon a showing that CONSULTANT has commenced efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 3-day cure period. The foregoing notwithstanding, CITY shall be under no obligation to grant additional time for the cure of an Event of Default under this Section 5.2 B.i. that exceeds seven (7) calendar days from the end of the initial 3-day cure period; or

ii. Within fourteen (14) calendar days of CITY's issuance of a Default Notice for any other Event of Default under this Agreement. Prior to the expiration of the 14-day cure period, CONSULTANT may submit a written request for additional time to cure the Event of Default upon a showing that CONSULTANT has commenced efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 14-day cure period. The foregoing notwithstanding, CITY shall be under no obligation to grant additional time for the cure of an Event of Default under this Section 5.2B.ii that exceeds thirty (30) calendar days from the end of the initial 14-day cure period.

In addition to any other failure on the part of CONSULTANT to perform any duty, obligation, service or task set forth under this Agreement (or the failure to timely perform or properly perform any such duty, obligation, service or task), an Event of Default on the part of CONSULTANT shall include, but shall not be limited to the following: (i) CONSULTANT's refusal or failure to perform any of the services or tasks called for under the Scope of Services; (ii) CONSULTANT's failure to fulfill or perform its obligations under this Agreement within the specified time or if no time is

specified, within a reasonable time; (iii) CONSULTANT's and/or its employees' disregard or violation of any federal, state, local law, rule, procedure or regulation; (iv) the initiation of proceedings under any bankruptcy, insolvency, receivership, reorganization, or similar legislation as relates to CONSULTANT, whether voluntary of involuntary; (v) CONSULTANT's refusal or failure to perform or observe any covenant, condition, obligation or provision of this Agreement; and/or (vii) CITY's discovery that a statement representation or warranty by CONSULTANT relating to this Agreement is false, misleading or erroneous in any material respect.

C. CITY shall cure any Event of Default asserted by CONSULTANT within forty-five (45) calendar days of CONSULTANT's issuance of a Default Notice, unless the Event of Default cannot reasonably be cured within the 45-day cure period. Prior to the expiration of the 45-day cure period, CITY may submit a written request for additional time to cure the Event of Default upon a showing that CITY has commenced its efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 45-day cure period. The foregoing notwithstanding, an Event of Default dealing with CITY's failure to timely pay any undisputed sums to CONSULTANT as provided under Section 1.4, above, shall be cured by CITY within five (5) calendar days from the date of CONSULTANT's Default Notice to CITY.

D. CITY, in its sole and absolute discretion, may also immediately suspend CONSULTANT's performance under this Agreement pending CONSULTANT's cure of any Event of Default by giving CONSULTANT written notice of CITY's intent to suspend CONSULTANT's performance (hereinafter, a "Suspension Notice"). CITY may issue the Suspension Notice at any time upon the occurrence of an Event of Default. Upon such suspension, CONSULTANT shall be compensated only for those services and tasks which have been rendered by CONSULTANT to the reasonable satisfaction of CITY up to the effective date of the suspension. No actual or asserted breach of this Agreement on the part of CITY shall operate to prohibit or otherwise restrict CITY's ability to suspend this Agreement as provided herein.

E. No waiver of any Event of Default or breach under this Agreement shall constitute a waiver of any other or subsequent Event of Default or breach. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

F. The duties and obligations imposed under this Agreement and the rights and remedies available hereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. In addition to any other remedies available to CITY at law or under this Agreement in the event of any breach of this

Agreement, CITY, in its sole and absolute discretion, may also pursue any one or more of the following remedies:

i. Upon written notice to CONSULTANT, the CITY may immediately terminate this Agreement in whole or in part;

ii. Upon written notice to CONSULTANT, the CITY may extend the time of performance;

iii. The CITY may proceed by appropriate court action to enforce the terms of the Agreement to recover damages for CONSULTANT's breach of the Agreement or to terminate the Agreement; or

iv. The CITY may exercise any other available and lawful right or remedy.

CONSULTANT shall be liable for all legal fees plus other costs and expenses that CITY incurs upon a breach of this Agreement or in the CITY's exercise of its remedies under this Agreement.

G. In the event CITY is in breach of this Agreement, CONSULTANT's sole remedy shall be the suspension or termination of this Agreement and/or the recovery of any unpaid sums lawfully owed to CONSULTANT under this Agreement for completed services and tasks.

5.3 SCOPE OF WAIVER: No waiver of any default or breach under this Agreement shall constitute a waiver of any other default or breach, whether of the same or other covenant, warranty, agreement, term, condition, duty or requirement contained in this Agreement. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

5.4 SURVIVING ARTICLES, SECTIONS AND PROVISIONS: The termination of this Agreement pursuant to any provision of this Article or by normal expiration of its term or any extension thereto shall not operate to terminate any Article, Section or provision contained herein which provides that it shall survive the termination or normal expiration of this Agreement.

VI.

MISCELLANEOUS PROVISIONS

6.1 DOCUMENTS & DATA; LICENSING OF INTELLECTUAL PROPERTY: All Documents and Data shall be and remain the property of CITY without restriction or limitation upon their use or dissemination by CITY, upon Consultant's receipt of payment for such Documents and Data. For purposes of this Agreement, the term "Documents and Data" means and includes all reports, analyses, correspondence, plans, drawings, designs, renderings, specifications, notes, summaries, strategies, charts, schedules, spreadsheets, calculations, lists, data

compilations, documents or other materials developed and/or assembled by or on behalf of CONSULTANT in the performance of this Agreement and fixed in any tangible medium of expression, including but not limited to Documents and Data stored digitally, magnetically and/or electronically. This Agreement creates, at no cost to CITY, a perpetual license for CITY to copy, use, reuse, disseminate and/or retain any and all copyrights, designs, and other intellectual property embodied in all Documents and Data. CONSULTANT shall require all subcontractors and subconsultants working on behalf of CONSULTANT in the performance of this Agreement to agree in writing that CITY shall be granted the same right to copy, use, reuse, disseminate and retain Documents and Data prepared or assembled by any subcontractor or subconsultant as applies to Documents and Data prepared by CONSULTANT in the performance of this Agreement.

6.2 CONFIDENTIALITY: All data, documents, discussion, or other information developed or received by CONSULTANT or provided for performance of this Agreement are deemed confidential and shall not be disclosed by CONSULTANT without prior written consent by CITY. CITY shall grant such consent if disclosure is legally required. Upon request, all CITY data shall be returned to CITY upon the termination or expiration of this Agreement. CONSULTANT shall not use CITY's name or insignia, photographs, or any publicity pertaining to the Work in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of CITY.

6.3 FALSE CLAIMS ACT: CONSULTANT warrants and represents that neither CONSULTANT nor any person who is an officer of, in a managing position with, or has an ownership interest in CONSULTANT has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act, 31 U.S.C., section 3789 et seq. and the California False Claims Act, Government Code section 12650 et seq.

6.4 NOTICES: All notices permitted or required under this Agreement shall be given to the respective Parties at the following addresses, or at such other address as the respective Parties may provide in writing for this purpose:

CONSULTANT:
MIG, Inc.
Attn: Laura R. Stetson
537 South Raymond Ave.
Pasadena, California 91105
Phone: (626) 744-9872
Fax: (626) 744-9873
Email: lstetson@migcom.com

CITY:
City of Cudahy
City Manager's Office
5220 Santa Ana Street
Cudahy, California 90201
Attn: Jose E. Pulido, City Manager
Phone: (323) 773-5143

Such notices shall be deemed effective when personally delivered or successfully transmitted by facsimile as evidenced by a fax confirmation slip or when mailed, forty-eight (48) hours after deposit with the United States Postal

Service, first class postage prepaid and addressed to the Party at its applicable address.

6.5 COMPLIANCE WITH APPLICABLE LAWS: CONSULTANT agrees to comply with all federal, state and local laws, rules, regulations and ordinances that are now or may in the future become applicable to CONSULTANT, CONSULTANT's business, equipment and personnel engaged in activities covered by this Agreement or arising out of the performance of such activities.

6.6 NONDISCRIMINATION IN EMPLOYMENT: CONSULTANT agrees that it will not engage in unlawful discrimination in employment and shall comply with all applicable laws and regulations of CITY and/or all other relevant government agencies, including, but not limited to, the California Department of Fair Employment and Housing and the Federal Equal Employment Opportunity Commission. Also, CONSULTANT certifies and agrees that all persons employed by CONSULTANT, its affiliates subsidiaries and related entities, if any, will be treated equally by CONSULTANT, without unlawful discrimination based upon creed, sex, race, national origin, or any other classification prohibited by state or federal law. If CITY finds that any of the provisions of this Section have been violated, such violation shall constitute a material breach of this Agreement. While CITY reserves the right to determine independently that the anti-discrimination provisions of the Agreement have been violated, in addition, a determination by the California Fair Employment Practices Commission or California Department of Fair Employment and Housing, or successor agency, or the Federal Equal Employment Opportunity Commission, that CONSULTANT has violated state or federal anti-discrimination laws relative to this Agreement shall constitute a finding by CITY that CONSULTANT has violated the anti-discrimination provisions of this Agreement.

6.7 COOPERATION; FURTHER ACTS: The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as is reasonably necessary, appropriate or convenient to achieve the purposes of this Agreement.

6.8 SUBCONTRACTING: CONSULTANT shall not subcontract any portion of the Work required by this Agreement, except as expressly stated herein, without the prior written approval of CITY. Subcontracts (including without limitation subcontracts with subconsultants), if any, shall contain a provision making them subject to all provisions stipulated in this Agreement, including provisions relating to insurance requirements and indemnification.

6.9 CITY'S RIGHT TO EMPLOY OTHER CONSULTANTS: CITY reserves the right to employ other contractors in connection with the various projects worked upon by CONSULTANT.

6.10 PROHIBITED INTERESTS: CONSULTANT warrants, represents and maintains that it has not employed nor retained any company or person, other than a *bona fide* employee working solely for CONSULTANT, to solicit or secure this

Agreement. Further, CONSULTANT warrants and represents that it has not paid nor has it agreed to pay any company or person, other than a *bona fide* employee working solely for CONSULTANT, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of CITY, during the term of his or her service with CITY, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

6.11 TIME IS OF THE ESSENCE: Time is of the essence for each and every provision of this Agreement.

6.12 GOVERNING LAW AND VENUE: This Agreement shall be interpreted and governed according to the laws of the State of California. In the event of litigation between the Parties, venue, without exception, shall be in the Los Angeles County Superior Court of the State of California. If, and only if, applicable law requires that all or part of any such litigation be tried exclusively in federal court, venue, without exception, shall be in the Central District of California located in the City of Los Angeles, California.

6.13 ATTORNEYS' FEES: If either Party commences an action against the other Party, whether legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing Party in such litigation shall be entitled to have and recover from the losing Party reasonable attorneys' fees and all other costs of such action.

6.14 SUCCESSORS AND ASSIGNS: This Agreement shall be binding on the successors and assigns of the Parties.

6.15 NO THIRD PARTY BENEFIT: There are no intended third party beneficiaries of any right or obligation assumed by the Parties. All rights and benefits under this Agreement inure exclusively to the Parties.

6.16 CONSTRUCTION OF AGREEMENT: This Agreement shall not be construed in favor of, or against, either Party but shall be construed as if the Parties prepared this Agreement together through a process of negotiation and with the advice of their respective attorneys.

6.17 SEVERABILITY: If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

6.18 AMENDMENT; MODIFICATION: No amendment, modification or supplement of this Agreement shall be valid or binding unless executed in writing and signed by both Parties, subject to CITY approval. The requirement for written amendments, modifications or supplements cannot be waived and any attempted waiver shall be void and invalid.

6.19 CAPTIONS: The captions of the various articles, sections and paragraphs are for convenience and ease of reference only, and do not define, limits, augment, or describe the scope, content, or intent of this Agreement.

6.20 INCONSISTENCIES OR CONFLICTS: In the event of any conflict or inconsistency between the provisions of this Agreement and any of the exhibits attached hereto, the provisions of this Agreement shall control.

6.21 ENTIRE AGREEMENT: This Agreement including all attached exhibits is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed herein and supersedes all other agreements or understandings, whether oral or written, or entered into between CITY and CONSULTANT prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid or binding. No amendment, modification or supplement to this Agreement shall be valid and binding unless in writing and duly executed by the Parties pursuant to Section 6.18, above.

6.22 COUNTERPARTS: This Agreement shall be executed in three (3) original counterparts each of which shall be of equal force and effect. No handwritten or typewritten amendment, modification or supplement to any one counterparts shall be valid or binding unless made to all three counterparts in conformity with Section 6.18, above. One fully executed original counterpart shall be delivered to CONSULTANT and the remaining two original counterparts shall be retained by CITY.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed the day and year first appearing in this Agreement, above.

CITY OF CUDAHY:

By:_____
Jose E. Pulido, City Manager

Date:_____

MIG, INC.

By:_____

Name:_____

Title:_____

Date:_____

APPROVED AS TO FORM:

By:_____

Date:_____

EXHIBIT "A"

(SCOPE OF WORK)

EXHIBIT A

Scope of Work

The Consultant (MIG, the MIG Team, or we) will provide the services described in this Exhibit A.

For the General Plan and Development Code, Consultant will use a hybrid form-based approach to the land use plan centered on “PlaceTypes”. PlaceTypes will define the “types of places” in Cudahy in terms of the physical structures, public spaces and infrastructure the City looks to achieve. For the General Plan, PlaceTypes will be the new regulating standards that define land use and form as well as the character of Cudahy’s neighborhoods, corridors and districts. Complementary to PlaceTypes, a hybrid Development Code will provide the benefits of use standards while incorporating clear form and design standards. The hybrid Code will provide graphic representations of development standards, including visual representation of setbacks, height, massing of buildings and interactions between building frontages and streets.

The Consultant will implement an extensive, inclusive, bilingual public outreach program with innovative and proven high-tech and high-touch tools that will result in meaningful community participation. This will include coordination with activities associated with the parallel *Enabling Just and Sustainable Growth in Cudahy* project being led by UCLA researchers. The activities will be designed to be fun and transparent, thus resulting in new, practical planning documents with a high level of acceptance.

TASK 1: PROJECT KICK-OFF AND EXISTING CONDITIONS ANALYSIS

Task 1.1: Background Document Review, Project Kick-Off Meeting and City Tour

The MIG Team will meet with City staff to kick off the project, gather data and information, finalize protocols and communications, discuss the stakeholder process, determine coordination and overlap with the UCLA work scope, and outline overall expectations and desired project outcomes. This will include refining the scope of work, preparing a detailed project schedule, developing an initial list of stakeholders to be interviewed and reviewing the management structure that will ensure the program is completed on time and on budget.

Following the formal part of the meeting, City staff will lead the MIG Team on a walking/driving tour of Cudahy to highlight individual neighborhoods and community areas, key issue and opportunity sites as well as areas where land use change may be considered. (City staff will be responsible for arranging for a van for the tour and for developing the tour route.) The focus of the tour will be to view and understand the neighborhoods, districts and opportunity areas. MIG will photo-document the tour for use in subsequent presentations and work products.

Deliverables:

- Data Needs List (PDF)
- Kick-off Meeting Agenda (PDF)
- Base Map for City Tour

Task 1.2: Base Mapping

Building on the most recently available Los Angeles County Assessor parcel data and infrastructure GIS data provided by the City and local utility providers, MIG will create a base map containing basic information that will be used throughout the project. Depending upon availability of data, layers in this base mapping will include street rights-of-way and infrastructure, parcel information and ownership, vacant and underutilized parcels, approved and proposed projects, existing land uses, existing General Plan land use designations, and zoning. If available, the following data are also desirable: pedestrian and bicycle connections and facilities, transit, building footprints, building height attributes, and business license data with information regarding number of employees. City staff will be responsible for providing data, coordinating on formatting and metadata protocols, and reviewing and providing feedback on the base maps. At the culmination of the project, MIG will provide the City with the GIS maps and associated files developed during the process.

Deliverable:

- Base Maps (PDF)

Task 1.3: Existing Conditions Report

The MIG Team will conduct an analysis of Cudahy's existing conditions and regulatory context. MIG will prepare comprehensive and concise existing conditions technical studies to support the General Plan policy preparation and EIR tasks. The structure of the report will mirror the California Environmental Quality Act (CEQA) checklist and set forth existing conditions and policy implications, drawing from the MIG Team's professional experience and what we learn from the initial public engagement activities. The report will identify environmental and infrastructure issues to be considered in the General Plan.

Aesthetics, Land Use and Population and Housing

MIG will conduct a land use survey to document existing land use conditions, analyze existing land use and development patterns, and analyze adopted and pending plans that affect development in the City. In addition, we will describe, analyze, and map constraints and opportunities for future growth and development, drawing particularly from the work completed by the UCLA team working on the Strategic Growth Council nexus fee study and outreach. Special attention will be paid to defining variation within existing residential areas to identify areas for redesignation to lower density based on predominant land use patterns, and to identifying infill opportunity areas and areas with the potential to generate new economic and employment activities. MIG will also summarize adopted and "in progress" City plans, as well as plans for areas surrounding Cudahy. This will include a discussion on regional plans affecting the City.

MIG will prepare an aesthetics/urban design summary that describes the look, feel, and character of existing development and public spaces. This will include identifying architectural patterns and themes to be preserved, character elements to emphasize, and barriers to be addressed. MIG will produce associated maps and graphics that illustrate existing conditions, including gateways, historic resources, major urban features, open space, character areas, landmarks, and gateways.

With regard to Population and Housing, input from stakeholders who work on gentrification, displacement, and environmental justice will inform the baseline analysis.

Team member Kelly Associates Management Group will undertake an analysis of local economic conditions to establish an understanding of economic development needs. This will include a review of

City goals and objectives; a review of the existing general plan, zoning map and code documents; understanding Cudahy's fiscal position (present and projected); a review of existing marketing material; and review of City development procedures to ascertain issues, opportunities and constraints.

Transportation and Traffic

Team member Fehr & Peers will document and analyze existing transportation conditions through a review of circulation patterns and available data from previous and ongoing projects, and will summarize these findings in a way that is easily accessible to the community and decision makers. Our work in this task will be focused on analysis of opportunities and constraints associated with potential multimodal transportation improvements and will include an assessment of existing active transportation (walking and bicycling) patterns and vehicular circulation. Fehr & Peers will also support MIG in the mobility components of the CEQA checklist. Additionally, Fehr & Peers will collect vehicle counts at eight roadway segments and four intersections to analyze existing levels of service. We will also work with the City to incorporate any work completed by the UCLA team into our conclusions, and draw from their analysis as timing allows.

Utilities and Service Systems

In coordination with MIG and City staff, team member Fuscoe Engineering will obtain and review relevant planning and "wet" infrastructure documents (drainage, water and sewer master plans, regional studies and projects completed within study area) related to infrastructure including obtainment of GIS files. This task includes outreach by Fuscoe to the Los Angeles County Sanitation District, Los Angeles County Public Works and Tract 180/Tract 349 Water Company for additional data on sewer, storm drain and water, and information produced in conjunction with the parallel UCLA effort. Fuscoe will also interview Public Works staff to assist with the deficiency assessment. Subsequent to this analysis, Fuscoe will prepare this chapter of the background report compiling City data into a base map of existing or planned infrastructure based on infrastructure master plans (sewer, water, drainage) or regional studies previously prepared on behalf of the City. In the analysis the team will identify deficiency areas and outline measures to correct and/or improve upon deficiencies within City limits. The team will collaborate with external agencies as needed to ensure the proposed improvements are consistent with regional master plans.

Parks, Recreation and Public Facilities

MIG will inventory the parks and recreation system to identify existing community facilities. This task builds upon information obtained during the existing land use survey, aerial data and field visits to parks. We will talk to Parks staff about current usage and demand and recent improvements, including the Clara Park Expansion project, improvements to the Los Angeles River bike trail and rest areas, and potential improvements at Lugo Park. The MIG Team will review all current policies and standards for parks, open space, and facilities. MIG will also summarize Cudahy's recreational and open space context and identify existing park to population ratio, as well as identify pedestrian, bicycle and transit accessibility to determine geographical service areas of each park facility and connections to nearby regional recreation resources. As part of this analysis, MIG will determine where deficiencies exist. We will review any reports and summaries prepared by the UCLA team to incorporate outreach findings related to parks, recreation, and public facilities needs.

Public Services

This section will report information from the Sheriff and Fire Departments regarding the most relevant crime and emergency response statistics within the past five years. We will also identify community policing plans.

Noise

With regard to noise, we will report existing conditions based on five to eight noise measurements MIG staff will document in the community. Traffic-related noise will be reported based on traffic count data and as may be documented in environmental reports related to the I-710 expansion project.

Hazards

We will map flood, geologic and other natural hazards information based on recent published sources (e.g., California Geological Survey, FEMA).

Air Quality and Greenhouse Gas

Air quality data will be reported based on information from the South Coast Air Quality Management District and studies underway for the I-710 expansion project, along with a baseline evaluation of air quality emissions associated with existing land uses. MIG has full in-house capabilities to estimate current local pollutant and GHG emissions. Additionally, information from Cal EnviroScreen2 will be used to report population exposure information.

Health and Human Services

While not covered in the CEQA checklist, public health and human services are critical components to address in the General Plan update. As such, the background report will provide an overview of health conditions in Cudahy based on published sources from Kaiser and the State Department of Health. We will report on healthy community programs currently in effect in Cudahy. We will also provide information regarding state-of-the-art practices for integrating public health and environmental sustainability into the planning process; this will allow residents and policy makers to identify the degree to which Cudahy wishes to address these issues in the General Plan. MIG will map healthy resources in the City, including schools, parks, open space, food gardens, community centers, trails, public transit, libraries and other uses and facilities related to improving the quality of life for residents. Based on the existing land use survey and GIS data, we will identify ¼- and ½-mile radius walking sheds maps for parks, schools and grocery stores (healthy food choices). We will also identify “unhealthy” land uses (e.g., liquor stores, fast-food establishments and convenience stores).

City staff will be responsible for reviewing and providing one consolidated set of City comments to the MIG Team for the Existing Conditions Report. The scope and budget assume one round of review.

Deliverables:

- Administrative Draft Existing Conditions Background Report (PDF)
- Final Existing Conditions Background Report (PDF; 15 printed copies)

TASK 2: PUBLIC OUTREACH AND COMMUNITY ENGAGEMENT

Task 2.1: Public Outreach Plan

To ensure that the updated Cudahy General Plan truly reflects the community's vision and priorities, the public outreach and community engagement approach needs to be inclusive and transparent, with multiple opportunities for input. Below we present an approach we believe will meet the City's objectives, as outlined in the RFP. This can be refined and will be detailed based on discussions with staff during the project kick-off meeting. The detailed outreach plan will include a description of all outreach activities, schedule of events, process, and timing for releasing collaterals and project in.

Deliverables:

- Public Outreach Plan (PDF)

Task 2.2: Stakeholder Interviews

MIG will conduct one-on-one and small group interviews with key community stakeholders. These interviews are expected to be informal meetings that last approximately one-half hour to one hour. Potential participants include representatives from the City Council and Planning Commission, community and opinion leaders, local community organizations, social service providers, and business representatives, as well as local environmental and neighborhood organizations. The final list of interviewees will be developed by MIG in close coordination with City staff. City staff will be responsible for contacting the interviewees, coordinating interview times and securing a meeting room to hold the interviews. As requested by the stakeholders, we can conduct group interviews entirely in Spanish.

Following the conclusion of all interviews, we will prepare a summary memorandum of key findings.

Deliverables:

- Ten (10) Stakeholder Interviews
- Stakeholder Questions (PDF)
- Stakeholder Interviews Key Findings Summary (PDF)

Task 2.3: Project Website (OPTIONAL)

This task is not included in the work program.

Task 2.4: Fact Sheet

To ensure that information about the project is widely accessible to community members, MIG proposes developing a frequently asked questions "FAQ" sheet. The project FAQ sheet will introduce the General Plan process, including schedule and opportunities for community involvement. The fact sheet will also include frequently asked questions to communicate the importance of long-range planning documents, like the General Plan, and the relevancy to individual community members. MIG will design a one-page bilingual (English and Spanish) fact sheet for distribution through the regular City channels, community representatives and the General Plan Advisory Committee (Task 2.6).

Deliverable:

- Project Fact Sheet (PDF)

Task 2.5: Resident Survey

To ensure the General Plan Update reflects the values, priorities and concerns of all residents in Cudahy — not just residents who actively participate in the workshops or advisory committees — we recommend conducting a scientific survey of adult residents as part of the public outreach efforts. The survey will provide objective, statistically reliable measures of residents' opinions and behaviors on a number of key issues such as neighborhood stabilization, commercial land uses, City services and programs, bicycle and pedestrian mobility, and healthy community strategies, and is especially useful for identifying how residents prioritize or make tradeoffs among a list of options.

With this information, the City and the consultant team can update the General Plan with confidence it reflects the opinions of all residents. The methodological rigor associated with a survey will also promote the acceptance of the outreach findings and final Plan, as the City will be able to demonstrate in a statistically reliable way that the Plan is consistent with the opinions and priorities of residents.

Our team proposes to design and conduct a 15-minute telephone survey (including bilingual interviewers) of 300 adult residents selected at random from those who live in Cudahy. Using a probability-based random sampling methodology, a sample of this size will produce highly reliable survey results with a statistical margin of error of +/- 5.6% at the 95% level of confidence.

True North will handle all aspects of the research process in consultation with staff and Council, as appropriate. The work scope will include all tasks necessary to complete the survey, including designing and refining the questionnaire, professionally translating the survey into Spanish, developing an appropriate sampling methodology, programming the survey instrument to assist the interviewers in navigating the survey and recording data, conducting interviews according to a strict protocol in English and Spanish, performing quality control checks throughout the data collection period, processing and analyzing the data, preparing thorough (200+ pages) full-color reports of the findings, and presenting the results to staff and Council aided by a PowerPoint presentation. The final report and presentation will be designed so that they are accessible to those with little or no understanding of statistics and survey research methodology.

Deliverables:

- Draft and Final Survey questionnaires (PDF)
- Initial Topline Report of survey findings (PDF)
- Full Report that details overall survey findings and how they vary by subgroups of residents (PDF)
- Cross tabulations of survey data for reference (PDF)
- One PowerPoint presentation of survey findings

Task 2.6: General Plan Advisory Committee (GPAC)

Central to the engagement program will be the General Plan Advisory Committee (GPAC). We

recommend that the GPAC be comprised of 7 to 11 community members, including residents, business owners and representatives from community organizations. A student representative from Bell High School (who is a Cudahy resident) would be a great addition to provide a youth perspective. Our experience in nearby communities has revealed that resident involvement may be difficult to solicit due to busy family life. Thus, by involving representatives from current stakeholder community groups, a larger GPAC group may be formed. To foster transparency and inclusivity, we recommend advertising the opportunity to participate on the GPAC and asking candidates to complete an application. MIG will prepare a bilingual application for use by City staff for soliciting participation.

MIG will prepare materials for and facilitate up to six GPAC meetings at strategic points in the work program. These meetings will provide an opportunity for MIG/City staff to present the project and receive input from the group on the technical studies, Vision and Framework, draft solutions, and pre-public draft General Plan. City staff will be responsible for scheduling these meetings, coordinating the GPAC and securing meeting locations. MIG is available to attend additional GPAC meetings as requested on a time-and-materials basis, with prior authorization from the City.

Introduction and Kick-Off. At the first GPAC meeting, we will orient and educate the GPAC members regarding their responsibilities and the purpose of the General Plan and encourage their participation as ambassadors for the General Plan project. We will also begin work on issues identification. MIG will prepare a summary Charge Statement for the GPAC to establish meeting ground rules and expectations.

Issues and Opportunities. The second GPAC meeting will focus on soliciting issues, challenges and opportunities that will provide direction for the Existing Conditions Report. We will also ask the GPAC to begin to craft a preliminary vision. The GPAC will receive a summary of input received from the Issues and Ideas Community Workshop (Task 2.5), and help formulate specific questions to ask for the resident survey (Task 2.5).

Existing Conditions Report and Survey Findings. In this meeting the GPAC will review the Existing Conditions Reports (Task 1.4) and summary of the resident survey (Task 2.5).

Vision and Framework. From the outreach and existing conditions report efforts, we will summarize the primary issues that the General Plan will address; these ideas will be expressed in a Vision Framework. The GPAC will review and refine the draft Vision Framework at this meeting.

Solutions and Priorities. MIG will prepare for and facilitate a meeting with the GPAC to discuss the options for implementing the Vision and the Framework. The GPAC will assist in priority identification, particularly with regard to land use/Place Types alternatives, healthy communities and sustainability as well as preliminary economic impacts and context.

Administrative Draft General Plan. MIG will prepare for and facilitate one final meeting with the GPAC to review key components of the Administrative Draft General Plan.

Deliverables:

- Bilingual GPAC Application (PDF)
- GPAC Scope and Charge (PDF; 11 printed copies)
- Up to six (6) GPAC meetings
- GPAC PowerPoint and Meeting Materials

Task 2.7: Community-Wide Workshop - Values

At the first workshop, the team will provide participants with an overview of the planning process and introduce the purpose of a General Plan. This workshop will focus on identifying community values, issues, opportunities, neighborhood assets and connectivity. To encourage robust participation, we recommend that this workshop be held in conjunction with another event in the City (such as, for instance, a town hall meeting or the Cudahy Swap Meet).

MIG, in coordination with City staff and the project team, will develop the workshop content, print materials and facilitate the workshop. MIG will design the workshop to include activities to capture feedback and comments. Two MIG project team members—including a Spanish-language speaker—will staff the workshops, anticipated to be no more than three hours in length. MIG will produce agenda and handout materials in English and Spanish. All workshop materials will include Spanish language. City staff will be responsible for securing workshop locations, printing and mailing announcements and providing food.

Following the workshop, we will provide a graphic summary.

Deliverables:

- One Workshop
- Exhibits and visual aids for the Workshop
- Workshop summary (PDF)
- Marketing Materials

Task 2.8: Community Workshops and Joint Planning Commission/City Council Meetings

To broaden community involvement and achieve transparency with decision-makers, we propose to conduct four community workshops that double as joint Planning Commission/City Council study sessions. This workshop format allows decision-makers to observe and hear community interaction first-hand, and for the public to talk directly to City leaders. Each such event will be held at a point in the General Plan program where directed feedback is needed to move on to the next task.

- The first joint workshop will provide the opportunity to review results from the resident survey and present the ideas from the first community workshop on issues and opportunities.
- During the second joint workshop, the MIG team will present the General Plan Framework and Vision (Task 3.1). The objective will be to gain direct feedback from the community and decision-makers regarding the draft Vision and Policy Framework, and to identify focus areas where land use changes may occur.
- The third joint workshop will be held to test approaches to addressing the issues identified, using the Vision and Framework as the primary lens. Input will help inform the selection of a preferred Place Type concept that will be the basis for the updated General Plan, along with critical goals and policies pertaining to mobility, health, safety and other issues identified by the community.
- As an unveiling of the Draft General Plan, MIG will plan and facilitate a citywide open house on the

draft document. The MIG Team will be available to answer questions about the project and the draft General Plan elements. This will provide an opportunity for members of the public to provide feedback on the draft elements, and all components therein. MIG will prepare large boards or posters that describe each of the draft elements, highlighting new policy concepts and major changes from the existing General Plan.

Following each event, we will prepare a graphic summary.

Deliverables:

- Four communitywide Workshops/Joint Study Sessions
- Agenda, handout materials, exhibits, and visual aids for the Workshops/Study Sessions
- Workshop summaries (PDF)

Task 2.9: Cudahy Commission Meetings

Getting feedback regarding parks and open space, fire safety issues and human services issues from the three City Commissions charged with providing recommendations on these issues will be important and informative. We will meet once each with the Parks and Recreation Commission, Public Safety Commission and Aging and Senior Citizens Commission to review the draft Vision and Framework, and to work with the Commissions to identify potential solutions to issues within their charge areas. This scope and budget provide for three Commission meetings, all with the same format (although the issues will differ).

Deliverables:

- Three Commission Meetings
- PowerPoint for the Meetings

TASK 3: VISION AND POLICY FRAMEWORK

Task 3.1: Framework Document

To establish the framework for the General Plan, we will produce a Vision and Policy Framework document for review and approval by the GPAC, community, the Planning Commission, and the City Council. The Vision and Policy Framework will state a clear vision, supported by the underlying values identified through the public outreach process and lay out policy direction. The Vision and Policy Framework will also identify focus areas where change may occur, followed by a series of transformative strategies designed to create positive change in the city. The Vision and Policy Framework will draw from the Existing Conditions Report, the input received from community engagement activities and discussions with City staff. MIG will submit a draft for City staff review, and City staff will be responsible for reviewing the draft report and providing MIG with one set of consolidated and confirmed edits. This scope and budget assumes one round of review and revisions.

Deliverables:

- Administrative Draft Vision and Policy Framework (PDF)
- Vision and Policy Framework (PDF)

TASK 4: DRAFT GENERAL PLAN

Task 4.1: General Plan Format and Structure

Prior to crafting the new General Plan, we will have City staff confirm its structure, including layout and organization of chapters. The overall goal is to create a streamlined General Plan. The introduction will describe vision and framework. Each subsequent chapter will have a brief overview of the issues, followed by succinct statements and ample illustrations of desired future conditions, and concluding with clear implementing programs and actions to achieve these conditions.

Deliverable:

- Administrative Draft General Plan Format and Structure (PDF)

Task 4.2: Administrative Draft General Plan

The MIG Team will prepare a new, comprehensive General Plan based on the technical analysis, input received during earlier phases and State legal requirements. The draft General Plan will reflect expressed community values, such as economic vitality, safe and healthy communities, connectivity and education throughout each element. We will incorporate the Place Type structure and sustainability and healthy community concepts into each of the individual elements, consistent with best practices. The updated Plan will also include a comprehensive implementation program that will focus on the Plan as a living document that results in the desired change in the community.

The updated General Plan will include the following elements/sections; the exact order and arrangement of elements and topics will be discussed and confirmed with City staff.

Introduction. MIG will prepare an Introduction that summarizes the new General Plan. This will include a summary of the update process, extensive public outreach and engagement process, and summary of the General Plan Vision and Framework.

Land Use Element. MIG will prepare a Land Use Element that includes a new Land Use Diagram and updated land use designations that address allowable use, density ranges, floor-area ratios and other appropriate standards. The new Land Use Element will include a form-based approach incorporating Place Types, and will include allowable use, density ranges, floor area ratios and form-based community character features. Each Place Type will include illustrations and descriptions. Building from the Vision and Policy Framework, MIG will identify new goals, policies and implementation measures that will form the basis of land use and community design components to the General Plan. MIG will use photo examples and/or illustrations as appropriate to illustrate development standards, prototypes and character in focus areas. The Land Use Element will incorporate healthy communities' strategies pertaining to land use and community health resources. We will ensure consistency with adopted the Housing Element goals and implementation programs to provide adequate sites to meet the Regional Housing Needs Allocation and related increases in density in the High Density Residential and Community Commercial Land Use designations.

Circulation Element. MIG, with support from Fehr & Peers and Fuscoe Engineering, will prepare a Circulation Element that describes the planned transportation and infrastructure network. We will produce full-color maps showing planned pedestrian and bicycle facilities as well as streets and roadways for

automobiles, including freight and high-occupancy-vehicles. We will update General Plan goals, policies and implementation actions to be consistent with the community's values and desired future transportation conditions. These may include policies related to Complete Streets and multimodal transportation, Transportation Demand Management, access for the mobility impaired, guidelines for the coordination of land use and development with the provision of adequate transportation facilities and services and neighborhood traffic management.

The Circulation Plan Element will also incorporate recently adopted studies and findings from the Citywide Safe Routes to School Plan, the Pedestrian Safety Assessment and the Strategic Planning Grant. Fehr & Peers will work closely with MIG to develop a circulation element and associated analysis that is legally defensible and reflective of current changes in statewide legislation such as the Complete Streets Act (AB 1358) and the draft guidance for SB 743, which has substantially changed significance criteria approach to transportation analysis. The effort will include a forecast of future transportation conditions using either a regional or sketch level transportation analysis model, a background technical report and an evaluation of future conditions with and without the proposed project circulation network suitable for use as an appendix to the environmental document. This element will also include goals, policies and programs related to public facilities, infrastructure and water planning. Fuscoe will define the infrastructure needs required to support the Land Use Element, and will address long-term water capacity issues and conservation efforts to support expanded development growth efforts proposed as part this General Plan update.

Conservation and Open Space Element. MIG will prepare an updated Conservation and Open Space Element that shows the distribution and potential locations of recreation facilities, schools and public buildings. We will produce maps and define requirements for trails, parks and recreation access as well as cultural and historical resources, as appropriate.

Noise Element. MIG will prepare a Noise Element that includes appropriate noise standards and policies to address development under the new General Plan. We will produce future noise exposure contours calculated based upon future traffic data, railroad usage assumptions and other information provided by the City. MIG will prepare the map in terms of CNEL in increments of 5 decibels down to 60 dB CNEL.

Safety Element. MIG, with support from Fuscoe Engineering, will prepare an updated Safety Element that addresses areas constrained by hazards such as flooding, seismic and geologic hazards, fire danger, hazardous materials and other topics as appropriate. This element will also include goals, policies and programs related to fire, police, emergency medical services and disaster preparedness.

Air Quality Element. MIG will prepare an Air Quality and Atmosphere Element that addresses air quality and atmosphere (greenhouse gases).This Element focuses on minimizing the impacts of land uses that have the potential to pollute, maintaining good local air quality, promoting efficient management and use of energy resources. This will include policies and programs specifically related to greenhouse gas reduction, climate change adaptation and sustainability. As appropriate, environmental justice concerns will be addressed with regard to air quality.

Implementation Plan. This is a key component of the updated General Plan. The Implementation Plan should provide concrete policy guidance to the City Council in its annual budgeting process. We propose to put extensive effort into this component to make the Implementation relevant, effective and reflective of objectives and resources. In addition to actions, the updated Implementation Plan will identify time frames and funding sources. The Plan will be drafted to be easily amended to respond to shifting City priorities and changing physical, financial or political circumstances in the future. We will use the knowledge, experience and practical creativity of all team members to identify opportunities for new strategies,

especially as they relate to economic development and other important issues that are identified by City staff and the community. In addition, through the Implementation Plan, MIG will work with staff to identify inconsistencies between the updated General Plan and the Municipal Code, and we will recommend a list of programs to ensure consistency with General Plan goals and programs to be implemented.

The Administrative Draft General Plan will be submitted to the City as a series of separate Word files with embedded or attached images and figures. City staff will be responsible for reviewing each element, adding track-change comments and edits to the Word files as well as providing one set of consolidated and confirmed edits. This scope and budget assumes two rounds of review, edit, and revisions.

Deliverables:

- Administrative Draft General Plan (Microsoft Word file and PDF; 3 printed copies)
- Draft General Plan (PDF; 15 printed copies)

TASK 5: ENVIRONMENTAL REVIEW

MIG will prepare the appropriate CEQA compliance documents; we anticipate that an EIR will be required. Our work scope assumes that City staff will be responsible for all public noticing, distribution and filing of environmental documents per the law. However, we can provide these tasks as additional services upon request. We propose to prepare a single CEQA document to address the General Plan and Development Code update.

Task 5.1: Initial Study, Notice of Preparation and Scoping Meeting

MIG will complete an Initial Study checklist and narrative to appropriately focus the topical contents of the Environmental Impact Report (EIR). Those focus topics determined to have a potentially significant impact on the environment will then be further analyzed during the development of the Draft EIR and associated mitigation strategies closely linked to General Plan policies. MIG will also prepare the Notice of Preparation (NOP) for the Draft EIR. The Initial Study will be attached to the NOP for City staff approval and distribution to responsible and interested agencies, initiating the 30-day NOP response period. MIG will aid City staff in compiling the NOP mailing list. Our scope also includes preparation and attendance at one scoping meeting. Our experience has been that stand-alone scoping meetings for General Plan EIRs are poorly attended. As an optional modification, this Scoping Meeting may be combined with a final joint PC/CC study session and community workshop.

Deliverables:

- Scoping Meeting
- NOP and Initial Study (PDF; 3 printed copies)

Task 5.2 Draft EIR

The MIG Team will develop a Draft EIR that considers all aspects of General Plan and Development Code implementation to streamline future entitlements. Mitigation will be developed through close coordination with General Plan policies and implementation strategies. In turn, the evaluation of the focus topics in the Draft EIR will not necessarily result in significant environmental impacts. Our scope provides for two rounds of review of the Draft EIR: an administrative draft followed by a pre-press draft for City staff to ensure that all comments have been appropriately addressed prior to release of the official Draft EIR for public review and comment. MIG will also prepare the Notice of Availability for the Draft EIR. The

General Plan existing conditions studies will provide much of the environmental baseline for the Draft EIR analysis. We anticipate that the following topics will be of importance to City decision-makers, interested agencies and the public during their consideration of the General Plan. These topics will receive emphasis in the Draft EIR (listed below in order of CEQA Guidelines Appendix G, Environmental Checklist Form). For the remaining environmental topics in Appendix G, such as agriculture and forestry resources and mineral resources, the EIR Initial Study will include brief written statements explaining why no significant impacts are anticipated.

Aesthetics. Consistent with CEQA, the EIR will independently evaluate the potential impacts of the General Plan land use and urban design policies and the anticipated citywide build-out scenario under these policies on the visual character and image of the City. Beneficial aesthetic effects of the plans will be discussed as well. The EIR will then recommend any General Plan and Development Code refinement warranted to minimize identified visual impacts, if any.

Air Quality. With criteria and toxic air contaminant modeling by MIG, the EIR will assess the local and regional air emissions impacts of General Plan build-out based on the most recent adopted modeling criteria of the Southern California Air Quality Management District (SCAQMD). For any significant impacts, the EIR will identify mitigation consistent with SCAQMD CEQA requirements that can be formulated into General Plan policies.

Biological Resources. As a built-out suburban community, Cudahy has no remaining native habitats and presumptively no threatened or protected species. We anticipate that this issue may be able to be dismissed from further analysis through the Initial Study process.

Cultural and Historic Resources. Pursuant to CEQA Guidelines section 15064.5, the EIR will evaluate the potential effects of the General Plan on any identified or potential cultural or historic resources in the planning area. We will utilize the information contained in existing data sources. CEQA-based mitigation protocols will be identified and can be incorporated directly into General Plan policy.

Geology and Soils. Earthquakes can cause strong ground shaking, liquefaction, differential settlement, and lateral spreading. The EIR will identify potential geotechnical impacts of General Plan build-out, and describe mitigation protocols, including Building Department requirements, to reduce the impacts to less-than significant levels.

Greenhouse Gas Emissions. The EIR will address the GHG implications, both beneficial and adverse, of General Plan build-out. The EIR will quantify project climate change impacts based on the most recent adopted modeling criteria of the SCAQMD. For any significant impacts, the EIR will identify mitigations consistent with SCAQMD CEQA requirements which can be formulated into General Plan policies.

Hazards and Hazardous Materials. Existing properties and structures in the City may contain contaminated soils, groundwater or hazardous building materials that might be disturbed during development activities. Based on review of available data, including the Department of Toxic Substances Control EnviroStor website, the EIR will discuss the potential for future hazardous material exposure impacts and describe associated jurisdictional mitigation protocols.

Hydrology and Water Quality. Based on the existing conditions analysis and planning studies, the EIR will assess drainage, flooding, and water quality issues.

Land Use and Planning. The EIR will evaluate the land use implications, both beneficial and adverse, of the General Plan and the Development Code and will identify any significant impacts under CEQA (e.g., “division of an established neighborhood”). The EIR will then identify associated mitigation, including

recommended General Plan or Development Code refinements. In addition, the consistency of the General Plan proposed policies and Development Code regulations with relevant regional planning policies (e.g., SCAG and SCAQMD) will be evaluated.

Noise and Vibration. Based on the noise contour exercise prepared for the General Plan and Development Code, impacts of General Plan development policies and associated future build-out on the local noise/vibration environment will be described. Short- and long-term noise measurements and existing noise contours will be provided. The EIR will analyze construction and traffic noise, and will assess land use compatibility within the projected noise environment. The EIR will then identify effective and feasible mitigations that can be incorporated directly into General Plan policy.

Population and Housing. The EIR will describe the potential effects on housing and population in order to provide the statistical basis for related quantitative environmental impact evaluations (e.g., public services and utilities). General Plan implementation is not expected to cause CEQA-defined population or housing impacts.

Public Services/Recreation. The EIR will evaluate the effects of General Plan and Development Code implementation on the following public services: fire protection, law enforcement, schools, and parks/recreation. Appropriate service providers will be identified in coordination with City staff, and will be contacted to help determine potential impacts and formulate mitigation consistent with General Plan policy.

Transportation and Traffic. Fehr & Peers will prepare a traffic impact analysis at four intersections and eight street segments with the City. This task includes assisting the City in identifying approaches and steps necessary to conform to SB 743. However, since that guidance has not been released by OPR, and the level of effort and type of analysis required is not defined, this task will be revisited with City staff to address any additional analysis needs beyond the analysis described above. Once the impacts are identified, we will identify potential mitigation. As with most General Plans, it is assumed that the roadway system will be designed so that the General Plan is self-mitigating in that there is sufficient capacity in the roadway network to accommodate any projected growth (or that policies reflect the anticipated service levels that will occur). If this self-mitigation is not the case, additional mitigation measures will be identified for any deficient analysis locations. If necessary, the Circulation Element will be revised to reflect these additional mitigation measures, should any be noted. Fehr & Peers will summarize the results of the analysis above in a technical Transportation Report, which will be included as an appendix to the EIR.

Utilities and Service Systems. Based on the existing conditions analysis and planning studies prepared for the General Plan, team member Fuscoe will evaluate the proposed land use changes and quantify the potential increase in water and sewer demands based on commonly accepted generation demands to determine if the existing infrastructure has the capacity to accommodate the long-term land use projections and increased demands. We will identify regional improvements necessary to accommodate the proposed land use plan. For drainage assessment, we will identify if the proposed land uses will increase or decrease impervious surface areas. We will determine the applicability of the “allowable discharge rate” standards issued by Los Angeles County Public Works to control redevelopment projects within watershed areas of deficient storm drain systems and how this standard applies within the City limits. We will identify appropriate water quality measures and standards, green infrastructure techniques and water conservation features for incorporation into the sustainability component of the General Plan and EIR, summarized into a technical memorandum for EIR purposes.

Deliverables:

- Administrative Draft EIR (PDF; 3 printed copies)
- Draft EIR for public hearings (PDF; 20 printed copies)
- Notice of Availability (PDF)

Task 5.3: Final EIR and CEQA Support Documents

Following close of the 45-day public review period of the Draft EIR, MIG will prepare a Final EIR that includes responses to public and agency comments received on the Draft EIR during the public review period. Our budget includes an allowance for this task since the level of effort cannot be fully anticipated at this time. MIG will also prepare:

- A Final EIR that includes responses to public and agency comments received on the Draft EIR during the public review period, and an Errata identifying any required changes to the EIR to address the comments
- Mitigation Monitoring and Reporting Program (MMRP) for adoption with the General Plan and Development Code
- Findings of Fact and Statement of Overriding Considerations, to be prepared in consultation with the City Attorney

We will provide an Administrative Draft Final EIR, Mitigation Monitoring and Reporting Program, and

Findings of Fact/Statement of Overriding Considerations to the City for comment. City staff will provide comments in track-changes format. Based on that direction, we will prepare the Final EIR and associated CEQA hearing documents (assuming two rounds of review and revision). Following final City Council action on the final EIR and General Plan, we will prepare the Notice of Determination for the City to file with the County Clerk. City Staff will be responsible for all public noticing, filing, and distribution of the CEQA documents.

Deliverables:

- Administrative Final EIR (2 Rounds of Review) (PDF; 3 printed copies)
- Public Hearing Final EIR (PDF; 20 printed copies)
- MMRP (PDF; 20 printed copies)
- Findings of Fact and Statement of Overriding Consideration (PDF; 20 printed copies)
- Notice of Determination (PDF; 3 printed copies)

TASK 6: GENERAL PLAN HEARINGS AND ADOPTION

Task 6.1: Planning Commission Public Hearings (2)

MIG will meet with the Planning Commission two times to present, discuss and receive input/direction on the Draft General Plan and Draft EIR. These hearings will provide an opportunity for the Planning Commission to formally receive public comments on the draft documents. The conclusion of these hearings will be a formal recommendation on the project to the City Council. City staff will be responsible for preparing the formal staff reports for these hearings.

Deliverables:

- Two (2) Planning Commission Hearings
- PowerPoint presentation for the Hearings

Task 6.2: City Council Public Hearings (2)

MIG will meet with the City Council once to present, discuss and receive input/direction on the Draft General Plan and EIR. This public hearing will provide an opportunity for the City Council to review Planning Commission recommendations and formally receive public comments on the draft documents. Following this hearing, MIG will attend a second Adoption Hearing with the City Council to review and discuss the final documents. The conclusion of this hearing will be the City Council's formal adoption of the updated General Plan, Development Code and certification of the EIR. City staff will be responsible for preparing the formal staff reports for these hearings.

Deliverables:

- Two City Council Hearings
- PowerPoint presentation for the Hearings

Task 6.3: Final General Plan

MIG will prepare a Final General Plan based on the outcome of the City Council adoption hearing. Following Plan adoption, MIG will submit all project files to the City, including all GIS shapefiles developed during the process.

Deliverables:

- Final General Plan (Microsoft Word and PDF; 20 printed copies)
- GIS and other data files

TASK 7: PROJECT MANAGEMENT

Task 7.1: Project Coordination and Management

Efficient and experienced project management will be a critical to take this project from its initial vision through policy framework development and eventually to a strategic, implementable, broadly supported General Plan and Development Code. MIG will manage the overall project to keep it on schedule and budget. MIG Principal Laura Stetson will serve as Principal-in-Charge. She has a combination of sound technical planning skills and innovative thinking, combined with great facilitation and organizational talents. Ms. Stetson will work closely with Project Manager Lisa Brownfield, who will provide strong day-to-day project management of the entire program. MIG will meet with City staff at key junctures during the project to discuss document progress, confirm upcoming milestones and review materials for workshops and deliverables. Lisa Brownfield will have regularly scheduled phone calls with the City's project manager to review pressing weekly priorities and issues. This task also covers day-to-day project management tasks, including invoice review and preparation and contract administration.

The MIG Team has also included an allowance to coordinate with participants in other ongoing City projects and processes that will influence policy in the General Plan program, including the Strategic Growth Council Grant and work with the UCLA Lewis Center, the Prop 1B Street Improvement Project with APA Engineering, and the City Branding Options and Newsletter effort with Fuel Creative Group.

Deliverables:

- Weekly project management calls
- As-needed phone and email communication and in-person staff meetings
- Monthly invoices, budget and progress reports (PDF)

Task 7.2: SB 18 Consultation Assistance

The General Plan update will require formal government to-government consultation between the City of Cudahy and Native American Heritage Commission-listed tribes pursuant to Senate Bill 18 (SB 18). MIG will provide the City with a draft letter to be transmitted to NAHC. The NAHC will determine if any NAHC-listed Native American sacred lands are located within or adjacent to the City. In addition, the NAHC will provide a list of SB 18-specific Native American contacts for the City that they believe should be contacted for additional information. MIG will provide the City a letter template and detailed instructions to ensure the City complies with SB 18. No telephone calls or meetings with Native Americans are included in this proposal, as State law directs that the City take the lead in this regard. Should the City desire that MIG provide additional Native American coordination, we can perform this work as additional services.

Deliverable:

- Letter template and instructions for SB 18 Consultation (Microsoft Word file)

TASK 8: DEVELOPMENT CODE

The City is interested in tying the General Plan policy closely to Development Code regulations, particularly with regard to incorporating design policies into a code that is design-based, not use-based. For this approach to be most effective, we recommend initiating work on the Development Code update once the General Plan Framework has been approved by the City Council, and completing these two policy documents in tandem. However, for budgeting reasons, work on the Development Code is scheduled to begin in fiscal year 2016-17. Updates to the Development Code will be focused and targeted to address newly adopted General Plan policy direction and a general “fix-it” list provided by City staff.

Task 8.1: Initial Development Code Strategy Meeting

We will meet with City staff to confirm objectives for the Development Code work program, finalize the public engagement tasks, and define how new urban form policies and PlaceTypes designations will be reflected in the updated regulations. We anticipate that Planning staff keeps a “fix-it” list of inconsistencies and confusing provisions in the current Code that they wish to address. As part of this meeting, we will review the Municipal Code as a whole to identify other provisions that should be included in the Development Code or which, at least, need to be understood to avoid conflicts with the updated Code provisions.

Deliverable:

- Meeting with City Staff

Task 8.2: Stakeholder Interviews and Developers Roundtable

Separate from the stakeholder meetings described for the General Plan, we will undertake meetings with individuals and groups (like developers and City Code Enforcement staff) most directly knowledgeable of and interested in development regulations. We will conduct an intensive series of interviews with community stakeholders and development community interest groups (Developers Roundtable) to understand their concerns with the current Code and to discuss revisions they would like considered. These will consist of a series of scheduled one-on-one and group meetings with individuals and groups identified by the City staff able to help identify issues of public interest and concern relative to the City's development regulations and review processes. Persons or groups who may be included are local builder groups, historic preservation organizations, commercial and industrial property and business owners, neighborhood groups and homeowners associations, the Chamber of Commerce, representatives from the sign industry, etc. During the interviews, the objectives of the Code update program, initial issues based on the detailed work plan, and schedule will be explained. Participants will be asked to share their specific concerns and provide suggestions on how to address them.

Following completion of the interviews, a summary report will be prepared for City staff's review. A final version of the summary will be made available to policy makers and the public.

Deliverables:

- Stakeholder Interviews and Developers Roundtable (one full day)
- Summary Report (PDF)

Task 8.3: Development Code Style Sheet and Format; Outline

We will prepare a recommended style sheet, a standard chapter format that will be used, and an annotated outline for the updated Development Code. The annotated outline will identify existing deficiencies in the existing Code, the revisions deemed necessary to correct those deficiencies, and where the revisions will be addressed in the comprehensive updated Code. The outline will form the basis for the comprehensive update. Based on the input received from staff, the team will revise the annotated outline, format and style sheet, and sample chapter format to illustrate the intended format and style of the updated Development Code. City staff will provide the consultant team one version of each deliverable (style sheet, standard chapter format, and Development Code outline) that contains all of staff's mark-ups and comments, preferably using MS Word's track changes tool. This scope and budget assumes one round of review and revision for each.

Deliverables:

- Style Sheet (PDF)
- Standard Chapter Format (PDF)
- Development Code Outline (PDF)

Task 8.4: Administrative Draft Development Code

This task involves preparing the administrative draft of all articles of the new Code. The Administrative Draft Development Code will be prepared in individual articles, chapters, and sections and provided to staff in individual articles to allow for timely, focused feedback. The efforts will focus on:

- Move toward a hybrid approach that balances the form-based standards with allowable use
- Extensive use illustrative graphics and diagrams describing form-base characteristics
- Implementing General Plan PlaceTypes and urban design policies
- Incorporating State law provisions that are not currently reflected in the Code
- Addressing smart growth and environmentally sustainable development practices, i.e. site design use of materials

The General Plan will establish several PlaceType designations throughout Cudahy. The Code will need to set forth regulations as to how development may occur within the density/intensity limits set forth in the General Plan, and possibly via form-based standards. For each zone, we will create use regulations, standards, and illustrations that reflect General Plan policies and PlaceType designations. Based on policies in the General Plan and direction we receive during the initial outreach, we will incorporate principles and standards to reflect the community vision. As part of the scope refinement task, we will discuss with you the specific topics the Code would address and potential structure. Team member Fuscoe is available to assist MIG with preparation of standards that facilitate low-impact design, plus urban/mixed-use design standards related to infrastructure. Once we have delivered all Administrative Draft Code articles, City staff will provide the consultant team one version of the administrative draft Code that contains all of staff's mark-ups and comments, preferably using MS Word's track changes tool. This scope and budget assumes one round of review and revision.

Deliverable:

- Administrative Draft Development Code (PDF; 3 printed copies)

Task 8.5: Public Review Draft Development Code

This task will include revisions to the Administrative Draft Development Code based on staff input and the addition of graphics and illustrations where needed. Graphics will be used throughout the updated Code to assist users in visualizing the meaning and applicability of standards, or otherwise improve understanding or ease of use and to focus on design aspects of development. Following staff's review of the Preliminary Draft, the team will meet with staff to review comments. City staff will provide one version of the preliminary draft Code that contains all of staff's mark-ups and comments using Word's track-changes function. MIG will incorporate those revisions to produce a Public Review Draft Development Code. This scope assumes one additional review and round of revisions before the Development Code becomes public.

Deliverable:

- Public Review Draft Development Code (PDF; 10 printed copies)

Task 8.6: Updated Zoning Map

MIG will prepare a new Zoning Map to reflect the updated General Plan. This will begin with a General Plan/zoning consistency analysis and result in a new GIS-based Zoning Map. Because properties will be re-zoned citywide either to achieve consistency or reflect new zones, property owners should be engaged and notified. We recommend conducting a workshop focused solely on the proposed zone changes (See Task 8.7), as our experience has shown that such a meeting addresses specific issues and concerns of affected property owners.

Deliverables:

- General Plan/Zoning Consistency Matrix and Map (PDF)
- Draft Zoning Map (PDF)

Task 8.7: Focused Outreach for Rezoning

This task provides for focused outreach for the updated Zoning Map. Our experience has shown that the public hearing process can be eased when we directly address the concerns of property owners whose properties will be rezoned to achieve General Plan consistency and/or reflect changes in the new Development Code (for example, renaming or elimination of zones). Many properties may be rezoned as a result of the update to the Zoning Map, and affected property owners may need to be individually noticed in this regard. State law requires individual notice if fewer than 1,000 properties are affected; if 1,000 or more will be changed, then public notice can consist of an eighth-page newspaper notice. However, many cities elect to provide individual notices in any case. In any event, we will help affected property owners understand the reasons for the rezoning and its effects by preparing an informational newsletter that can be produced in a relatively inexpensive format (black-and white or color) and mailed to affected owners, as well as posted on the City's website. The City will be responsible for reproduction costs and mailing/distribution. We have found that many property owners, after having read the newsletter and/or contacted City staff with questions, are satisfied with the proposals. The Planning Commission Study Session provides a good forum to allow property owners to review maps and ask questions in a public forum. This outreach meeting may be combined with a General Plan public outreach meeting for cost savings.

Deliverables:

- One Zoning Community Meeting
- Agenda, handout materials, exhibits, and visual aids for the Workshop

Task 8.8: Planning Commission Study Sessions (Draft Development Code Review)

Prior to formal public hearings on the Draft Code (which would be adopted concurrent with the General Plan under this Optional Task), we propose to conduct two workshops with the Planning Commission, with the public invited to attend and participate. These will be informal sessions that will allow the consultant team and City staff to present the draft Code and map to policy makers and the public, to highlight key revisions and new provisions, to discuss mixed-use and form-based provisions in a focused manner, to describe development review processes, and otherwise review important sections of the updated Code. We find this approach to be very helpful for the subsequent public hearing process. The Commission and public will have the opportunity to identify any issues they may have with draft Code

provisions during workshops and the staff/consultant team can prepare responses/ options to bring back to the Planning Commission as part of the formal public hearing process. These meetings may be combined with another General Plan public outreach meeting for cost savings. MIG will be responsible for preparing all workshop materials. We will meet with staff prior to each workshop or series of workshops to coordinate presentation of the materials. City staff will be responsible for securing the venue and providing public outreach and required noticing.

Deliverables:

- Two Planning Commission Study Session Meetings
- PowerPoint Presentation and visual aids for the study sessions

Task 8.9: Final Development Code

After the final City Council hearing on the updated Code and before its effective date, we will prepare a final version to incorporate all changes made by the City Council. We will provide a Screencheck version so that City staff can verify that the document accurately incorporates all changes approved by the City Council (including changes recommended by the Planning Commission and accepted by the Council) during the adoption process. Because we cannot anticipate the scope of changes to be directed by the City Council, our budget includes a specific allowance for this task. Any work required beyond this allowance will be billed on a time-and-materials basis with prior authorization from the City. We will prepare the final Code and Zoning Map for delivery to the City for codification and publication. The team will provide a reproducible camera-ready copy of the adopted document and an electronic copy in Microsoft Word (for PC) and as a PDF.

Deliverables:

- Screencheck Final Code and Map (PDF)
- Final Development Code and Map (Microsoft Word file, PDF and GIS data files; 20 printed copies

EXHIBIT "B"

(SCHEDULE FOR DELIVERABLES)

Schedule

July 2015

		2105					2016												2017					
◘	MIG Deliverable																							
©	City Review																							
■	Meeting/Workshop/Phone Calls	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Task 1:	Project Kickoff and Existing Conditions Analysis																							
1.1	Review of Background Documents/Project Kick-off and City Tour	■																						
1.2	Base Mapping		◘																					
1.3	Existing Conditions Report			◘	©	◘																		
Task 2:	Community Outreach and Plan Framework Development																							
2.1	Public Outreach and Engagement Plan		◘																					
2.2	Stakeholder Interviews		◘																					
2.4	Fact Sheet			◘																				
2.5	Community Survey			◘		◘																		
2.6	General Plan Advisory Group - GPAC (6)			■	■	■	■	■		■														
2.7	Community Workshop - Values				◘																			
2.8	Community Workshops/Joint PC/CC Study Sessions (4)		■			■		■		■														
2.9	City Commission Meetings (3)			■	■																			
Task 3:	Policyy Framework																							
3.1	General Plan Vision and Framework Document					◘																		
Task 4:	Draft General Plan																							
4.1	General Plan Format and Structure				◘																			
4.2	Administrative Draft General Plan							◘	©															
4.3	Public Review Draft General Plan									◘														
Task 5:	CEQA Documentation																							
5.1	Initial Study, NOP and Scoping Meeting							◘																
5.2	Draft EIR										◘													
5.3	Final EIR and CEQA Support Documents (allowance)												◘											
Task 6:	Public Hearings, Adoption, and Final General Plan																							
6.1	Planning Commission Public Hearings (2)													■										
6.2	City Council Public Hearings (2)														■									
6.3	Final General Plan															◘								
Task 7:	Project Management																							
7.1	Project Coordination and Management																							
7.2	SB 18 and AB 52 Consultation Assistance							■			■													
Task 8:	Draft Development Code																							
8.1	Initial Development Code Strategy Meeting												■											
8.2	Stakeholder Interviews and Developers Roundtable													■										
8.3	Development Code Outline and Format													◘										
8.4	Administrative Draft Development Code (in sections)														◘	©	◘	©	◘	©				
8.5	Public Review Draft Development Code																				◘			\
8.6	Updated Zoning Map														◘									
8.7	Focused Outreach for Rezoning																			■				
8.8	Planning Commission Study Sessions (2)																				■			
	Public Hearings and EIR Addendum (not in scope)																							
8.9	Final Development Code																							■

REQUEST FOR PROPOSALS

TO PROVIDE

Professional Services
For The Cudahy General Plan Update

TO THE

CITY OF CUDAHY

IMPORTANT DATES

RFP ISSUED	March 20, 2015
DEADLINE TO SUBMIT QUESTIONS	April 3, 2015
PROPOSAL DUE DATE	**April 24, 2015 at 4:00 PM**
PROPOSALS ARE EVALUATED	April 27, 2015
NOTIFICATION OF TOP RANKED CONSULTANTS FOR ORAL INTERVIEW (If applicable)	May 1, 2015
EVALUATION COMMITTEE INTERVIEWS OF TOP RANKED CONSULTANTS (If applicable)	May 4 – 8, 2015
NOTIFICATION TO PREFERRED CONSULTANT	May 19, 2015

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City of Cudahy

5220 Santa Ana, Cudahy, California 90201
(323) 773-5143 Fax (323) 771-2072

March 20, 2015
General Plan Update
Request for Proposals

I. INTRODUCTION

The City of Cudahy ("City") is requesting proposals from experienced land use consulting firms that are interested in preparing a comprehensive update to the City's General Plan. The purpose of the project is to plan the City's development for the next 20 years. This update will include all associated environmental documents, including, but not limited to, an Initial Study, an Environmental Impact Report (EIR), and, if necessary, a Mitigation Monitoring or Reporting Program (MMRP) and the Findings of Fact and Statement of Overriding Considerations (SOC). (An optional part of this update is also the preparation of a comprehensive update to the City's Zoning Code)

II. BACKGROUND

Cudahy is located in Southeast Los Angeles County, next to the L.A. River. The City was incorporated on November 10, 1960 and named after its founder, meat-packing baron Michael Cudahy, who purchased the land known as Rancho San Antonio in 1908 for development. Cudahy is 1.1 square miles with a current population of 23,805. The City is a general law city and operates under the council-manager form of government.

The purpose of this Request for Proposal (RFP) is to select a planning consultant capable of providing the necessary services to update and revise the Cudahy General Plan, to facilitate the coordination and planning of municipal services and development within the context of the General Plan and to use the plan to provide direction for growth of the City. The City completed an update to the General Plan in 2010, however the update primarily consisted of updating outdated information and minor modifications to the General Plan Land Use map. The last full comprehensive General Plan update took place in 1992. Because of this, the City Council and city staff have set out an ambitious work plan for the City's next 20 years. The City is looking to the future and embracing innovative concepts such as sustainability, pedestrian friendly practices, complete streets, and strategies focused on increasing the capacity of its primary commercial corridor and related infrastructure to support residential and commercial growth city wide. The City is looking for a forward thinking consultant who can bring these concepts to reality. "Community" is important to the City and the ideal consultant or consulting team should be able to actively engage the public in a variety of ways to get input on critical issues, keep them updated on the process, and to educate them on issues and concepts. The City expects documents to be prepared in a format that is clear, concise,

and easy to read. We also expect that all documents are graphically driven, user-friendly documents that will take advantage of current technology to the extent reasonably and practically possible.

An optional component of this project is the preparation of a comprehensive update to the City's zoning ordinance. The City is looking to create a deeper connection between the general plan and zoning code. We are looking for a consulting team that has a strong design background and can incorporate design and form based principles into the general plan and potentially into a new development code.

Although an optional portion of this RFP, the City believes there is an advantage to one consultant preparing both the general plan and zoning code updates.

III. SCOPE OF WORK

The City is requesting that the consulting team prepare an update to the Cudahy General Plan except for the housing element. It is expected that the existing updated housing element will be folded into the new general plan document. While the general plan update will include the six of seven required elements (noise, safety, circulation, land use, open space, and conservation).

The following describes specific components that should be included in the scope of work. However, the City is open to suggestions other than those listed here, which would be of value to producing a General Plan that reflects Cudahy's unique nature.

A. Work Program:
   Prepare a detailed work program for the General Plan update, including detailed schedules of dates and activities. In consideration to the City's budget, it is the desire of the City to complete the entire process within two years. The work program shall include but not be limited to the following:
   a. Review existing data sources related to the City of Cudahy including the existing available economic data, planning studies, population and development trends, and related reports. Compile the necessary additional information to prepare the updated General Plan document. Conduct field surveys to determine existing land uses, existing building conditions, public infrastructure conditions, and other field surveys as required.
   b. Based upon the consultant's research, analysis, and community input, a draft updated and revised General Plan shall be prepared which proposes policies, programs, realistic objectives standards and schedules to:
      i. Correct existing deficiencies
      ii. Guide the future development of the City of Cudahy
   c. The following mandatory/voluntary elements of the Cudahy General Plan shall be updated:
      i. Land Use, Circulation, Conservation, Open Space, Noise, and Safety.

ii. Air Quality

d. Develop a community participation program which should include facilitating meetings of a citizen's General Plan committee and public workshops. The City considers this a key task in the update process.
e. Public survey of at least 400 residents to identify issues of concern. Reports should be full-color and include the methodology, questions asked and findings.
f. Prepare a general plan background report that identifies the current status of infrastructure capacity and other critical items. The background will inform the decisions of the General Plan Advisory Committee and the community as the general plan is prepared.
g. Prepare a comprehensive update of the General Plan and required Environmental Impact Report. All existing elements are proposed to be updated except for the Housing Element.
h. Prepare a fiscal analysis. The fiscal analysis should review the impacts of proposed policies to determine if there are sufficient funding sources to accommodate anticipated infrastructure and services associated with build out of the preferred alternative in the new General Plan and programs proposed in the General Plan.
i. Staff anticipates the City Council will appoint a General Plan Advisory Committee of between approximately 5-10 people.
j. The scope of work should also include a public survey to solicit public input from the community, the Planning Commission and City Council.
k. Participate in public hearings before the Planning Commission and City Council.
l. Consultation with interested Native American tribes as part of the General Plan Update process as required by SP 18.
m. Provide electronic/digital copies of all work generated as it becomes available.
n. Provide a General Plan "administrative proof document" to be used for reproduction and tracking updates.
o. Provide an electronic/digital copy General Plan document (including maps).
p. Integrate all elements into one General Plan document with uniform text layout and format.
q. Work with staff to identify inconsistencies between the updated General Plan and the Municipal Code and recommend a list of programs to ensure consistency with General Plan goals and programs or to be implemented.
r. Prepare a comprehensive update to the City's Zoning Code (optional).

B. General Plan Issues:

In addition to the issues contained in the required seven elements of a general plan, the following are important issues (in no particular order) that need to be addressed in any new general plan:

a. Overcrowding
b. Excessive amounts of land area zoned for multiple-family developments

c. Aging commercial and industrial areas of the City
d. Condition of the City's infrastructure

Additional attention shall be devoted to developing specific and achievable goals, objectives, and policies, programs, schedules, and standards for solving these problems.

C. Current and Recently Completed Planning Initiatives:
There are several planning studies that recently started, ongoing, or recently completed that need to be incorporated into any general plan document.
a. City-wide Safe Routes to School Plan and Program
b. Pedestrian Safety Assessment
c. 2013 - 2021 Housing Element
d. Strategic Planning Grant

D. Tasks and Deliverables:
Listen below is a list of expected tasks to be completed by the chosen consulting team along with the meetings and deliverables expected for each task. All deliverables shall also include an editable, digital copy.

Task 1.0 – Project Coordination
Meetings
1. Kickoff Meeting with Staff
2. Monthly Coordination Meetings with Staff
3. Monthly General Plan Advisory Committee Meetings
4. Six Community-wide Workshops
5. One meeting with each City Commission other than Planning Commission (3 meetings total)
6. Three study sessions consisting of joint City Council/Planning Commission meetings

Task 2.0 – General Plan Background
Using the basic outline of the California Environmental Quality Act (CEQA) Checklist, the background report will identify environmental and infrastructure issues that need to be considered the new general plan.

Deliverables:
1. Five copies of Resident Survey Report
2. Fifteen copies of General Plan Background Report.

Task 3.0 – Preparation of the General Plan
Meetings:
1. Two Planning Commission hearings
2. Two City Council hearings
Deliverables:

1. Three copies of Administrative Draft General Plan and Technical Reports (2 rounds of reviews)
2. Twenty copies of Draft General Plan for Planning Commission and City Council Hearings

Task 4.0 – Preparation of Environmental Documentation
Meetings:
1. Kickoff Meeting for Environmental Impact Report (EIR)
2. Scoping Meeting

Deliverables:
3. Three copies of the Notice of Preparation (NOP) and Initial Study
4. Three copies of Administrative Draft EIR (2 rounds of reviews)
5. Twenty copies of Draft EIR for Public Hearings
6. Notice of Availability for Draft EIR
7. Distribution list for Initial Study, NOP, and EIR
8. Three copies of Mitigation Monitoring and Reporting Program (MMRP) (2 rounds of reviews)
9. Three copies of Draft Response to Comments and Final EIR (2 rounds of reviews)
10. Three copies of Findings of Fact and Statement of Overriding Considerations (2 rounds of reviews)
11. Twenty copies of Findings of Fact and Statement of Overriding Considerations for City Council Hearings
12. Twenty copies of Response to Comments for City Council Hearings
13. Twenty copies of MMRP for City Council Hearings
14. Twenty copies of Final EIR
15. Three copies of Notice of Determination

Task 5.0 – Preparation of Final General Plan
Deliverables:
1. Twenty copies Final General Plan

Task 6.0 – Preparation of Development Code (Optional)
The City is interested in creating a deeper connection between the general plan and development code and desires to incorporate design policies into a code that is design based, not use based.
Meetings:
1. Kickoff Meeting with Staff for Development Code
2. Monthly Coordination Meetings with Staff
3. Two Community-wide workshops
4. Three study sessions consisting of joint City Council/Planning Commission meetings
5. Two Planning Commission meetings
6. Two City Council meetings

Deliverables:

1. Five copies Administrative Draft Development Code (2 rounds of reviews)
2. Twenty copies of Draft Development Code for public hearings
3. Twenty copies Final Development Code

IV. PROPOSAL SCHEDULE

RFP ISSUED	March 20, 2015
DEADLINE TO SUBMIT QUESTIONS	April 3, 2015
PROPOSAL DUE DATE	**April 24, 2015 at 4:00 PM**
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NOTIFICATION TO PREFERRED CONSULTANT	May 19, 2015

IV. GENERAL INFORMATION

The City seeks proposals from experienced land use consulting firms that are interested in preparing a comprehensive update to the City's General Plan ("Project"). The City will select one qualifying firm to provide the services as defined in the Scope of Services section of this RFP.

A. **Period of Performance** – The City desires to award a contract with a term of two (2) years and with the ability to extend the term of the agreement for a maximum of one (1) one-year extension term in the sole and absolute discretion of the City based on a multiplicity of factors, including but not limited to performance. City also requires that any agreement be structured in a manner so as to permit City to terminate the agreement prior to the expiration of the two-year initial term or any extension term to respond to changing economic conditions, changes in the law and/or judicial interpretations of the law which may impact the City's ability to contract-out such services.

B. **Proposal Validity** – The Proposer's pricing shall be valid for a minimum of 90 days.

C. **Request for Information** – Questions regarding this RFP are for clarification purposes only and are to be directed by e-mail to: Michael Allen, Acting Community Development Director, at mallen@cityofcudahyca.gov**.** The deadline to submit questions will be April 3, 2015.

D. **Submission Deadline** – Proposals must be received, in a sealed envelope with the words "**Request for Proposal – General Plan Update**" clearly labeled along with the name and address of the firm, by the Office of the City Clerk by 4:00 pm on April 24, 2015. The submitted packet shall include three (3) copies of the proposal.

E. **Late Submittals** – It is strongly recommended that proposals be delivered in-person or via personal courier by or before the submission deadline. Proposals received after the specified submission deadline will be disqualified and not considered. Proposals postmarked prior to the applicable deadline date but received after the deadline will also be disqualified and not considered. Proposers are responsible to ensure the timely submission of their proposal. Proposals may not be submitted by via facsimile or electronic mail.

F. **Withdrawal or Modifications** – A proposal may be withdrawn or changed by a written and signed request by the firm prior to the final deadline. If firms do not make this request before the final deadline, the firm shall be obligated to fulfill the terms of their proposal as submitted. In the event a proposer seeks to withdraw and modify a proposal, the modified proposal must be submitted before the applicable submission deadline.

G. **Addenda** – In the event that any portion of this RFP is changed, the City will provide addenda via fax or e-mail to all firms who have received an RFP. The signed addenda must be included with the RFP submittal. Submittals received without the applicable addenda may be rejected as incomplete.

H. **Responsiveness** – All submittals will be reviewed by the City to determine compliance with all requirements and instructions as specified in the RFP. Firms are notified that failure to comply with any part of the RFP may result in the rejection of the submittal as non-responsive.

   The City also reserves the right, at its sole and absolute discretion to waive minor administrative irregularities or errors.

I. **Costs** – The City will not be liable for any costs incurred by the Proposer in preparing and responding to this RFP. The Proposer shall not include any pre-contractual expenses as part of the proposed cost.

J. **Legal Authorization** – All forms and documentation included in this RFP must be signed and dated by a person authorized to legally bind the Proposer to a contractual relationship with the City.

K. **Conflict of Interest** – Proposer is required to issue a brief statement disclosing potentially conflicting interests including**:**

a. Any litigation involving the Proposer or the Proposer's personnel which is adverse to the City; and

b. Consulting services currently being provided or provided within the last four years to any person, corporation, partnership, or other entity that made application to the City for a discretionary land use entitlement or City project.

L. **Rejection of Submittals** – The City reserves the right at its sole discretion to reject any and all submittals received without penalty as result of this RFP.

a. A proposal may be immediately rejected if:

i. It contains misrepresentative or misleading information;

ii. It is received at any time after the exact date and time set for receipt of proposals;

iii. It does not meet the required specifications or terms and conditions as prescribed;

iv. It is not prepared in the format outlined in this RFP;

v. It is signed by an individual not authorized to represent the Proposer;

vi. Proposer is involved in outstanding litigation that could impinge on its ability to complete the responsibilities and obligations of the proposal;

vii. Any other reason in the City's sole and absolute discretion.

M. **No Guarantee of Contract** – No guarantee is made that any contract will be awarded in response to this RFP.

N. **Insurance Coverage** – If a Proposer is selected, all insurance documentation will be provided to the City prior to the execution of a contract at the expense of the Proposer. All insurance requirements are included as a provision of the contract.

O. **Sub-consultants** – Proposer shall identify any sub-consultants and describe the responsibilities that will be assigned to them. The same level of references and background information required for Proposers shall be required of sub-consultants.

P. **Acceptance of Conditions** – Proposer shall include a statement offering the acceptance of all conditions listed in the RFP document (including, but not limited to, all the conditions reflected in the sample Professional Services Agreement) which shall be submitted with the proposal.

Q. **Public Record –** All proposals submitted in response to this RFP will become the property of the City upon submission and a matter of public record pursuant to applicable law. City reserves the right to make copies of all proposals available for inspection and copying by interested members of the public as records of the City and City shall be under no obligation to the Proposer to withhold such records. In so far as a proposal contains information that the Proposer regards as proprietary and confidential, it shall be the responsibility of the Proposer (and not the City) to specifically identify which items of information are proprietary and clearly identify in writing which specific pieces of information are proprietary. It shall be insufficient for the Proposer to merely identify the entire proposal or an entire page or set of pages of proprietary. With respect to information deemed proprietary, the procedures set forth under subsection (T) below shall be observed. Not-to-exceed sums, hourly rates and the like that may be set forth in a proposal shall not constitute proprietary information nor shall any information readily available to the general public or any other information not regarded as proprietary and confidential under federal or state law.

R. **Right to Request Additional Information –** During the evaluation process the City reserves the right, where it may serve the City's best interest, to request additional information or clarifications from Proposers, or to allow corrections of errors or omissions. At the discretion of the City, firms submitting proposals may be requested to make oral presentations as part of the evaluation process.

S. **Additional Services –** The Scope of Work describes the minimum baseline level of services required for the services contemplated under this RFP, however, cost-effective proposals that exceed the minimum levels of service are welcome. Upon final selection of the firm, the Scope of Work may be modified and refined during negotiations with the City to account for the performance of services that exceed the baseline level called for under this RFP.

T. **Conflict of Interest -** By signing the Agreement, the successful Proposer declares and warrants that no elected or appointed official, officer or

employee of the City has been or shall be compensated, directly or indirectly, in connection with the award of the Agreement or any work for the proposed project. For the term of the Agreement, no elected or appointed official, officer or employee of the City, during the term of his/her service with the City and for two (2) years following his/her termination of office or employment with the City, shall have any direct interest in the Agreement, or obtain any present, anticipated or future material benefit arising therefrom.

U. **Confidential Information** - City reserves the right to make copies of a Proposer's proposal available for inspection and copying by members of the public, (including proposals which may contain information the Proposer regards as proprietary in nature), unless the City's legal counsel determines that the information which the Proposer regards as proprietary may be withheld pursuant to applicable provisions of the California Public Records Act (Govt. Code Section 6250 et seq.) or other applicable state or federal law. In the event City proposes to disclose records containing information the Proposer has specifically identified as being proprietary and confidential, City shall notify the Proposer in writing of its intent to release such information and the Proposer shall have five (5) working days after City's issuance of its notice to give City written notice of Proposer's objection to the City's release of proprietary information. City will not release the proprietary information after receipt of the objection notice from the Proposer unless: (i) the objection notice is not received by the City until after the close of business on the 5th day following City's issuance of the notice of intent to disclose; (iii) ordered to release the information by a court of competent jurisdiction; or (iii) the Proposer's objection notice fails to include a fully executed indemnification agreement wherein the Proposer agrees indemnify, defend and hold harmless the City, and its elected and appointed officials, officers, directors, employees and agents from and against all liability, loss, cost or expense (including attorneys' fees) arising out of any legal action brought to compel the release of records containing the proprietary information which the Proposer wishes to withhold. Again, the Proposer must specifically identify the information it deems proprietary.

V. TERMS AND CONDITIONS

A. **Certification**

By submitting a proposal, Proposer certifies that it has fully read and understands this RFP and has full knowledge of the nature, scope and scale of services and tasks that are to be performed under this RFP. Proposer also certifies that its proposal was prepared without prior understanding, agreement or connection with any other Proposer submitting a proposal from this RFP, and is in all respects fair and without collusion or fraud, so that all

proposals will result from free, open and competitive proposing among all Proposers.

B. **Reserving Rights**
The City reserves the right to reject any and all proposals received as a result of this RFP. City's potential award of a contract will not be based on any single factor nor will it be based solely or exclusively on the lowest cost proposal. If a contract is awarded, it will be awarded to the proposer who in the judgment of the City has presented an optimal balance of relevant experience, technical expertise, technological innovation, price, quality of service, work history and other factors which the City may consider relevant and important in determining which proposal is best for the City.

C. **Assignment and Guarantee**
No assignment by the Proposer of the contract or any part thereof, or of funds to be received hereunder, is binding unless the City has given written consent before such assignment. There is also no guarantee of a minimal amount of work or compensation for any Proposer selected for contract negotiations.

D. **Financial Responsibility for Proposal Costs**
The City accepts no financial responsibility for any costs incurred by the Proposer in responding to this RFP. Proposals will become the property of the City and may be used by the City in any way deemed appropriate. Received proposals will not be returned to the Proposer.

E. **Clarification**
Should discrepancies or omissions be found in this RFP or should there be a need to clarify this RFP, questions or comments should be emailed to Angela Bustamante, City Clerk, at abustamonte@cityofcudahyca.gov. The City shall not be responsible for, nor be bound by, any oral instructions, interpretations or explanations issued by the City.

F. **Discrimination**
The Proposer and all subcontractors must not discriminate, nor permit discrimination against any person on the grounds of race, national origin, sex, handicap, sexual orientation, or veteran status in their employment practices, in any of their contractual arrangements, in all services and accommodations they offer the public or in their business operations.

G. **Indemnification**
Proposer, at its own expense and without exception, shall indemnify, defend and pay all damages, costs, expenses, including attorney fees, and otherwise hold harmless the City, its employees and agents from any liability of any nature or kind in regard to the preparation or presentation of a proposal in response to this RFP.

H. **Gratuity Prohibition**
Proposer shall not offer any gratuities, favors or anything of monetary value to any official, employee or agent of the City for the purpose of influencing consideration of this proposal.

VI. PROPOSAL CONTENT

The RFP must provide information in the same order as presented in this document.

A. **General Overview/Cover Letter** – Introduction of the firm including a general description of the firm's qualifications and experience, with emphasis on previous projects similar to the one proposed here. Along with introductory remarks, the proposal shall include the following information:

   a. Name, address, principal place of business, telephone number, and fax number/e-mail address of legal entity with which contract would be written.

   b. Name, title, address, e-mail address, and telephone number of each principal officer.

   c. Legal status of the firm (partnership, corporation, etc.) and the year the entity was organized to do business as the entity now substantially exists.

   d. Documentation on the financial status of the firm to ensure the firm will continue in business through the contract period and finance the costs of adequate personnel and other support requirements.

B. **Organizational Information** – Proposer will include an organizational chart, resumes, and certifications for the firm that clearly demonstrates their abilities, skill level, and experience to accomplish the required tasks.

C. **Previous Experience** – Proposer will provide a minimum of five (5) examples of comparable work in the last five years which best demonstrates the qualifications and ability of the proposed team to accomplish the work as outlined in the Scope of Services section of this RFP. A minimum of three (3) references and maximum of five (5) references shall be provided. Information submitted shall include the name of the client with current address, telephone number, e-mail address, and contact person for each reference. The City reserves the right to contact any of the listed references at any time and make any other reasonable investigation into the consultant's background and experience.

D. **Procedures and Methodology** – The Proposer should demonstrate their understanding of the needs of the City and the objectives of the work proposed. Proposal shall provide a detailed description of the firm's proposed

approach demonstrating how the objectives will be accomplished as outlined in the Scope of Work.

E. **Proposed Staffing and Project Team** - This section should establish qualifications and experience of staff that will be assigned to this City. Also, identify key personnel to be assigned and their qualifications and experience (detailed).

F. Other Information to Include

- Education, experience, applicable professional credentials of project staff that will be assigned to City
- Provide the identity of key personnel proposed: person's name, current location, proposed position, current assignment, level of commitment, and how long each person has been with the firm
- A statement that key personnel will be available for the duration of the scope of services and acknowledgement that no person designated as key personnel shall be removed or replaced without the prior written notification to the City.
- It is important that key personnel proposed have the background, experience and qualifications to properly perform the work detailed in the scope of services

G. **Insurance** - Provide a copy of the firm's current insurance certificates.

H. **Fee** - Proposal Sheet with hourly rates of all staff levels anticipated to match the scope of services. Scope of Services broken into task and work to be completed as part of each task including a timeline.

I. Compensation Plan – Compensation will be based on task (milestone) completion. Consistent with the tasks and timeline of the project, provide a breakdown of tasks, timeline, and cost associated with each. Upon completion or percentage of completion of an associated task, the City will process invoices accordingly.

J. **Quality Control** – The Proposer shall describe the firm's policies and procedures for assuring high quality work, including monitoring of any proposed sub-contracts.

VII. <u>SCOPE OF SERVICES</u>

The Consultant shall include in its proposal a detailed scope of work and understanding of the process to undertake such projects and complete it in compliance with all applicable rules, regulations, standards and requirements.

A detailed schedule showing tasks, milestones, and anticipated public meetings should also be included showing a clear timeline, critical path that leads to a final approved project.

The scope of work shall indicate the tasks/actions the consultant expects City to perform/take; and the schedule shall show critical path items that are dependent of City's actions.

VIII. EVALUATION PROCEDURES

A. **Selection Committee**
Proposals submitted will be evaluated by City staff, which shall be selected by the City Manager.

B. **Review of Proposals**
City staff will use a point formula during the review process to individually score Proposals, as outlined in Section C below, "Proposal Evaluation Criteria." City staff will then be convened to review and discuss the evaluations and combine the individual scores to arrive at an average composite score for each firm. Firms that do not meet the "Mandatory Elements" listed in Section C1 below will be eliminated from further consideration.

After the composite Project Proposal score for each firm has been established based upon the "Qualitative Evaluation" criteria listed in C2, the firms with the three (3) highest score may be recommended by the Acting Community Development Director to participate in an oral presentation/interview with the Selection Committee as outlined below.

C. **Project Proposal Evaluation Criteria**
Proposals will be evaluated using two (2) sets of criteria. Firms meeting the mandatory elements will have their proposals evaluated and scored. The following represent the principal selection criteria which will be considered during the evaluation process. City reserves the right to select any firm that submits a complete and timely proposal notwithstanding the firms overall score in relation to other firms.

1. **Mandatory Elements**

   a. The firm is an independent contractor properly licensed to practice in California.

   b. The firm has no conflict of interest with regard to any other work performed by the firm for the City.

c. The firm adheres to the instructions in this RFP on preparing and submitting the proposal.

2. **Qualitative Evaluation (Maximum Point = 100)**

   a. Experience and Performance (50 Points):

      i. The firm's past experience and performance on specific government engagements (i.e. references).

      ii. Distinguishing features, skill and/or services (These may include demonstrated experience of the assigned staff to the project).

      iii. Firm's statement on why it believes itself to be best qualified (cover letter).

   b. Ability to complete work in a timely manner and references (25 points)

   c. Cost/Value to City (and/or applicants) (25 points)

      i. Reasonable rate for Project services

      ii. Ability to stay within budget.

3. **Oral presentation/interview (At the option of the City)**
   The Proposers with the three highest combined scores should expect to be interviewed by the City staff on the date listed in the RFP. Upon completion of the interviews and negotiation of compensation, and/or terms and conditions a contract shall be prepared and submitted to the City Council for approval.

IX. PROPOSAL SUBMITTAL

Three (3) hard copies of the proposal shall be presented in an envelope or package. Hard copies should be bound and include the name of the Proposer and the title "City of Cudahy General Plan Update RFP." The envelope of package shall bear the name, address, and telephone number of the individual or entity submitting the proposal and shall be addressed as follows:

Office of the City Clerk
City of Cudahy
5220 Santa Ana Street
Cudahy, CA 90201

Proposals can be hand delivered or mailed to the address listed above. Proposals will not be accepted by fax or e-mail.

The proposal shall be delivered to the above address on or before **4:00 P.M.** on **April 24, 2015.**

X. STAFF CONTACT

For inquiries, please contact Michael Allen at (323) 773-5143 or email at mallen@cityofcudahyca.gov

Issued by:

CITY OF CUDAHY
CITY MANAGER'S OFFICE

_____

Jose E. Pulido
City Manager

APPENDIX A

GENERAL PLAN UPDATE

SCOPE OF WORK

A. Work Program:

Prepare a detailed work program for the General Plan update, including detailed schedules of dates and activities. In consideration to the City's budget, it is the desire of the City to complete the entire process within two years. The work program shall include but not be limited to the following:

a. Review existing data sources related to the City of Cudahy including the existing available economic data, planning studies, population and development trends, and related reports. Compile the necessary additional information to prepare the updated General Plan document. Conduct field surveys to determine existing land uses, existing building conditions, public infrastructure conditions, and other field surveys as required.
b. Based upon the consultant's research, analysis, and community input, a draft updated and revised General Plan shall be prepared which proposes policies, programs, realistic objectives standards and schedules to:
    i. Correct existing deficiencies
    ii. Guide the future development of the City of Cudahy
c. The following mandatory/voluntary elements of the Cudahy General Plan shall be updated:
    i. Land Use, Circulation, Conservation, Open Space, Noise, and Safety.
    ii. Air Quality
d. Develop a community participation program which should include facilitating meetings of a citizen's General Plan committee and public workshops. The City considers this a key task in the update process.
e. Public survey of at least 400 residents to identify issues of concern. Reports should be full-color and include the methodology, questions asked and findings.
f. Prepare a general plan background report that identifies the current status of infrastructure capacity and other critical items. The background will inform the decisions of the General Plan Advisory Committee and the community as the general plan is prepared.
g. Prepare a comprehensive update of the General Plan and required Environmental Impact Report. All existing elements are proposed to be updated except for the Housing Element.
h. Prepare a fiscal analysis. The fiscal analysis should review the impacts of proposed policies to determine if there are sufficient funding sources to accommodate anticipated infrastructure and services associated with build out of the preferred alternative in the new General Plan and programs proposed in the General Plan.
i. Staff anticipates the City Council will appoint a General Plan Advisory Committee of between approximately 5-10 people.

j. The scope of work should also include a public survey to solicit public input from the community, the Planning Commission and City Council.
k. Participate in public hearings before the Planning Commission and City Council.
l. Consultation with interested Native American tribes as part of the General Plan Update process as required by SP 18.
m. Provide electronic/digital copies of all work generated as it becomes available.
n. Provide a General Plan "administrative proof document" to be used for reproduction and tracking updates.
o. Provide an electronic/digital copy General Plan document (including maps).
p. Integrate all elements into one General Plan document with uniform text layout and format.
q. Work with staff to identify inconsistencies between the updated General Plan and the Municipal Code and recommend a list of programs to ensure consistency with General Plan goals and programs or to be implemented.
r. Prepare a comprehensive update to the City's Zoning Code (optional).

B. General Plan Issues:
In addition to the issues contained in the required seven elements of a general plan, the following are important issues (in no particular order) that need to be addressed in any new general plan:
s. Overcrowding
t. Excessive amounts of land area zoned for multiple-family developments
u. Aging commercial and industrial areas of the City
v. Condition of the City's infrastructure

Additional attention shall be devoted to developing specific and achievable goals, objectives, and policies, programs, schedules, and standards for solving these problems.

C. Current and Recently Completed Planning Initiatives:
There are several planning studies that recently started, ongoing, or recently completed that need to be incorporated into any general plan document.
w. City-wide Safe Routes to School Plan and Program
x. Pedestrian Safety Assessment
y. 2013 - 2021 Housing Element
z. Strategic Planning Grant

D. Tasks and Deliverables:
Listen below is a list of expected tasks to be completed by the chosen consulting team along with the meetings and deliverables expected for each task. All deliverables shall also include an editable, digital copy.

Task 1.0 – Project Coordination

Task 2.0 – General Plan Background

Task 3.0 – Preparation of the General Plan

Task 4.0 – Preparation of Environmental Documentation

Task 5.0 – Preparation of Final General Plan

Task 6.0 – Preparation of Development Code (Optional)

APPENDIX B

GENERAL PLAN UPDATE

SAMPLE CONTRACT

PROFESSIONAL SERVICES AGREEMENT
([Replace w/ Name of Consultant - Replace w/ Brief Description of Engagement])

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this _____day of _____ 20_____ (hereinafter, the "Effective Date"), by and between the CITY OF CUDAHY, a municipal corporation ("CITY") and [____REPLACE WITH NAME OF CONSULTANT____], a [___REPLACE WITH TYPE OF ENTITY, E.G., CORPORATION? PARTNERSHIP? SOLE PROPRIETORSHIP? ETC.____] (hereinafter, "CONSULTANT"). For the purposes of this Agreement CITY and CONSULTANT may be referred to collectively by the capitalized term "Parties." The capitalized term "Party" may refer to CITY or CONSULTANT interchangeably.

WHEREAS, CITY wishes to engage CONSULTANT to provide the following specialized services:_____; and

WHEREAS, CITY's in-house personnel is presently unable to perform the specialized services and tasks contemplated under this Agreement; and

WHEREAS, CONSULTANT possesses the specialized training, skill, expertise and experience required to perform the services contemplated under this Agreement; and

WHEREAS, CONSULTANT agrees to perform the various services and tasks set forth under this Agreement subject to the terms and conditions set forth herein; and

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, CITY and CONSULTANT agree as follows:

I.
ENGAGEMENT TERMS

1.1 SCOPE OF SERVICES: Subject to the terms and conditions set forth in this Agreement and all exhibits attached and incorporated hereto, CONSULTANT agrees to perform the services and tasks set forth in Exhibit "A" (hereinafter referred to as the "Scope of Services"). CONSULTANT further agrees to furnish to CITY all labor, materials, tools, supplies, equipment, services, tasks and incidental and customary work necessary to competently perform and timely complete the services and tasks set forth in the Scope of Services. For the purposes of this Agreement the aforementioned services and tasks set forth in

the Scope of Services shall hereinafter be referred to generally by the capitalized term "Work."

1.2 TERM: This Agreement shall have a term of [___REPLACE TEXT WITH TERM PERIOD: X# of DAYS? MONTHS? YEARS?] commencing from [_REPLACE TEXT WITH START DATE OF TERM: CAN BE EITHER the "EFFECTIVE DATE"? SOME OTHER DATE?]. [OPTIONAL LANGUAGE: Upon the conclusion of the Term, this Agreement shall renew automatically for a maximum of [_MAXIMUM NUMBER OF EXTENSION TERMS AND MAXIMUM DURATION OF EACH SUCH EXTENSION TERM. EDITOR'S NOTE: IT IS RECOMMENDED THAT ANY INDIVIDUAL EXTENSION TERM NOT EXCEED ONE YEAR IN DURATION AND THAT THE TOTAL NUMBER OF EXTENSION TERMS NOT EXCEED A MAXIMUM OF TWO YEARS BEYOND THE END OF THE INITIAL TERM] …….., unless CITY issues written notice of its intent not to authorize an additional extension term(s). Nothing in this Section shall operate to prohibit or otherwise restrict the CITY's ability to terminate this Agreement at any time for convenience or for cause.

1.3 COMPENSATION:

A. CONSULTANT shall perform the various services and tasks set forth in the Scope of Services in accordance with the compensation schedule which is [_____THIS LANGUAGE MAY VARY DEPENDING ON THE LOCATION OF ANY APPLICABLE COMPENSATION SCHEDULE – SOME SCHEDULES ARE EMBEDDED IN THE SCOPE OF SERVICES WHILE OTHERS CAN BE FOUND IN A SEPARATE STAND-ALONE SCHEDULE WHICH SHOULD BE ATTACHED AS AN EXHIBIT TO THE AGREEMENT_____] (hereinafter, the "Approved Rate Schedule").

B. Section 1.3(A) notwithstanding, CONSULTANT's total compensation during the Term of this Agreement or any extension term shall not exceed the budgeted aggregate sum of [___REPLACE WITH NOT-TO-EXCEED SUM____] (hereinafter, the "Not-to-Exceed Sum"), unless such added expenditure is first approved by the CITY acting in consultation with the Superintendent and the Director of Fiscal Services. In the event CONSULTANT's charges are projected to exceed the Not-to-Exceed Sum prior to the expiration of the Term or any single extension term, CITY may suspend CONSULTANT's performance pending CITY approval of any anticipated expenditures in excess of the Not-to-Exceed Sum or any other CITY-approved amendment to the compensation terms of this Agreement.

1.4 PAYMENT OF COMPENSATION: Reserved; No text.

1.5 ACCOUNTING RECORDS: CONSULTANT shall maintain complete and accurate records with respect to all matters covered under this Agreement for a period of three (3) years after the expiration or termination of this Agreement.

CITY shall have the right to access and examine such records, without charge, during normal business hours. CITY shall further have the right to audit such records, to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities.

1.6 ABANDONMENT BY CONSULTANT: In the event CONSULTANT ceases to perform the Work agreed to under this Agreement or otherwise abandons the undertaking contemplated herein prior to the expiration of this Agreement or prior to completion of any or all tasks set forth in the Scope of Services, CONSULTANT shall deliver to CITY immediately and without delay, all materials, records and other work product prepared or obtained by CONSULTANT in the performance of this Agreement. Furthermore, CONSULTANT shall only be compensated for the reasonable value of the services, tasks and other work performed up to the time of cessation or abandonment, less a deduction for any damages, costs or additional expenses which CITY may incur as a result of CONSULTANT's cessation or abandonment.

II.
PERFORMANCE OF AGREEMENT

2.1 CITY'S REPRESENTATIVES: The CITY hereby designates the Superintendent and [____REPLACE WITH TITLE OF CITY REPRESENTATIVE WHO WILL BE ENGAGED IN THE DAY-TO-DAY ADMINISTRATION OF THE CONTRACT_____] (hereinafter, the "CITY Representatives") to act as its representatives for the performance of this Agreement. The Superintendent shall be the chief CITY Representative. The CITY Representatives or their designee shall act on behalf of the CITY for all purposes under this Agreement. CONSULTANT shall not accept directions or orders from any person other than the CITY Representatives or their designee.

2.2 CONSULTANT REPRESENTATIVE: CONSULTANT hereby designates [__INSERT NAME AND TITLE OF PERSON WHO IS CONSULTANT REPRESENTATIVE FOR PURPOSES OF CONTRACT ADMINISTRATION_____] to act as its representative for the performance of this Agreement (hereinafter, "CONSULTANT Representative"). CONSULTANT Representative shall have full authority to represent and act on behalf of the CONSULTANT for all purposes under this Agreement. CONSULTANT Representative or his designee shall supervise and direct the performance of the Work, using his best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Work under this Agreement. Notice to the CONSULTANT Representative shall constitute notice to CONSULTANT.

2.3 COORDINATION OF SERVICE; CONFORMANCE WITH REQUIREMENTS: CONSULTANT agrees to work closely with CITY staff in the performance of the Work and this Agreement and shall be available to CITY staff and the CITY

Representatives at all reasonable times. All work prepared by CONSULTANT shall be subject to inspection and approval by CITY Representatives or their designees.

2.4 STANDARD OF CARE; PERFORMANCE OF EMPLOYEES: CONSULTANT represents, acknowledges and agrees to the following:

A. CONSULTANT shall perform all Work skillfully, competently and to the highest standards of CONSULTANT's profession;

B. CONSULTANT shall perform all Work in a manner reasonably satisfactory to the CITY;

C. CONSULTANT shall comply with all applicable federal, state and local laws and regulations, including the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq*.);

D. CONSULTANT understands the nature and scope of the Work to be performed under this Agreement as well as any and all schedules of performance;

E. All of CONSULTANT's employees and agents possess sufficient skill, knowledge, training and experience to perform those services and tasks assigned to them by CONSULTANT; and

F. All of CONSULTANT's employees and agents (including but not limited subcontractors and subconsultants) possess all licenses, permits, certificates, qualifications and approvals of whatever nature that are legally required to perform the tasks and services contemplated under this Agreement and all such licenses, permits, certificates, qualifications and approvals shall be maintained throughout the term of this Agreement and made available to CITY for copying and inspection.

The Parties acknowledge and agree that CONSULTANT shall perform, at CONSULTANT's own cost and expense and without any reimbursement from CITY, any services necessary to correct any errors or omissions caused by CONSULTANT's failure to comply with the standard of care set forth under this Section or by any like failure on the part of CONSULTANT's employees, agents, contractors, subcontractors and subconsultants. Such effort by CONSULTANT to correct any errors or omissions shall be commenced immediately upon their discovery by either Party and shall be completed within seven (7) calendars days from the date of discovery or such other extended period of time authorized by the CITY Representatives in writing and in their sole and absolute discretion. The Parties acknowledge and agree that CITY's acceptance of any work

performed by CONSULTANT or on CONSULTANT's behalf shall not constitute a release of any deficiency or delay in performance. The Parties further acknowledge, understand and agree that CITY has relied upon the foregoing representations of CONSULTANT, including but not limited to the representation that CONSULTANT possesses the skills, training, knowledge and experience necessary to perform the Work skillfully, competently and to the highest standards of CONSULTANT's profession.

2.5 ASSIGNMENT: The skills, training, knowledge and experience of CONSULTANT are material to CITY's willingness to enter into this Agreement. Accordingly, CITY has an interest in the qualifications and capabilities of the person(s) who will perform the services and tasks to be undertaken by CONSULTANT or on behalf of CONSULTANT in the performance of this Agreement. In recognition of this interest, CONSULTANT agrees that it shall not assign or transfer, either directly or indirectly or by operation of law, this Agreement or the performance of any of CONSULTANT's duties or obligations under this Agreement without the prior written consent of the CITY. In the absence of CITY's prior written consent, any attempted assignment or transfer shall be ineffective, null and void and shall constitute a material breach of this Agreement.

2.6 CONTROL AND PAYMENT OF SUBORDINATES; INDEPENDENT CONTRACTOR: The Work shall be performed by CONSULTANT or under CONSULTANT's strict supervision. CONSULTANT will determine the means, methods and details of performing the Work subject to the requirements of this Agreement. CITY retains CONSULTANT on an independent contractor basis and not as an employee. CONSULTANT reserves the right to perform similar or different services for other principals during the term of this Agreement, provided such work does not unduly interfere with CONSULTANT's competent and timely performance of the Work contemplated under this Agreement and provided the performance of such services does not result in the unauthorized disclosure of CITY's confidential or proprietary information. Any additional personnel performing the Work under this Agreement on behalf of CONSULTANT are not employees of CITY and shall at all times be under CONSULTANT's exclusive direction and control. CONSULTANT shall pay all wages, salaries and other amounts due such personnel and shall assume responsibility for all benefits, payroll taxes, Social Security and Medicare payments and the like. CONSULTANT shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: Social Security taxes, income tax withholding, unemployment insurance, disability insurance, workers' compensation insurance and the like.

2.7 REMOVAL OF EMPLOYEES OR AGENTS: If any of CONSULTANT's officers, employees, agents, contractors, subcontractors or subconsultants is determined by the CITY Representatives to be uncooperative, incompetent, a threat to the adequate or timely performance of the tasks assigned to CONSULTANT, a threat to persons or property, or if any of CONSULTANT's officers, employees, agents,

contractors, subcontractors or subconsultants fail or refuse to perform the Work in a manner acceptable to the CITY, such officer, employee, agent, contractor, subcontractor or subconsultant shall be promptly removed by CONSULTANT and shall not be re-assigned to perform any of the Work.

2.8 COMPLIANCE WITH LAWS: CONSULTANT shall keep itself informed of and in compliance with all applicable federal, State or local laws to the extent such laws control or otherwise govern the performance of the Work. CONSULTANT's compliance with applicable laws shall include without limitation compliance with all applicable Cal/OSHA requirements.

2.9 NON-DISCRIMINATION: In the performance of this Agreement, CONSULTANT shall not discriminate against any employee, subcontractor, subconsultant, or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, national origin, ancestry, age, physical or mental disability or medical condition.

2.10 INDEPENDENT CONTRACTOR STATUS: The Parties acknowledge, understand and agree that CONSULTANT and all persons retained or employed by CONSULTANT are, and shall at all times remain, wholly independent contractors and are not officials, officers, employees, departments or subdivisions of CITY. CONSULTANT shall be solely responsible for the negligent acts and/or omissions of its employees, agents, contractors, subcontractors and subconsultants. CONSULTANT and all persons retained or employed by CONSULTANT shall have no authority, express or implied, to bind CITY in any manner, nor to incur any obligation, debt or liability of any kind on behalf of, or against, CITY, whether by contract or otherwise, unless such authority is expressly conferred to CONSULTANT under this Agreement or is otherwise expressly conferred by CITY in writing.

III.
INSURANCE

3.1 DUTY TO PROCURE AND MAINTAIN INSURANCE: Prior to the beginning of and throughout the duration of the Work, CONSULTANT will procure and maintain polices of insurance that meet the requirements and specifications set forth under this Article. CONSULTANT shall procure and maintain the following insurance coverage, at its own expense:

A. Commercial General Liability Insurance: CONSULTANT shall procure and maintain Commercial General Liability Insurance ("CGL Coverage") as broad as Insurance Services Office Commercial General Liability coverage (occurrence Form CG 0001) or its equivalent. Such CGL Coverage shall have minimum limits of no less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) in the general aggregate

for bodily injury, personal injury, property damage, operations, products and completed operations, and contractual liability.

B. Automobile Liability Insurance: CONSULTANT shall procure and maintain Automobile Liability Insurance as broad as Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto). Such Automobile Liability Insurance shall have minimum limits of no less than One Million Dollars ($1,000,000.00) per accident for bodily injury and property damage.

C. Workers' Compensation Insurance/ Employer's Liability Insurance: A policy of workers' compensation insurance in such amount as will fully comply with the laws of the State of California and which shall indemnify, insure and provide legal defense for both CONSULTANT and CITY against any loss, claim or damage arising from any injuries or occupational diseases occurring to any worker employed by or any persons retained by CONSULTANT in the course of carrying out the Work contemplated in this Agreement.

D. Errors & Omissions Insurance: For the full term of this Agreement and for a period of three (3) years thereafter, CONSULTANT shall procure and maintain Errors and Omissions Liability Insurance appropriate to CONSULTANT's profession. Such coverage shall have minimum limits of no less than One Million Dollars ($1,000,000.00) per occurrence and shall be endorsed to include contractual liability.

3.2 ADDITIONAL INSURED REQUIREMENTS: The CGL Coverage and the Automobile Liability Insurance shall contain an endorsement naming the CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers as additional insureds.

3.3 REQUIRED CARRIER RATING: All varieties of insurance required under this Agreement shall be procured from insurers admitted in the State of California and authorized to issue policies directly to California insureds. Except as otherwise provided elsewhere under this Article, all required insurance shall be procured from insurers who, according to the latest edition of the Best's Insurance Guide, have an A.M. Best's rating of no less than A:VII. CITY may also accept policies procured by insurance carriers with a Standard & Poor's rating of no less than BBB according to the latest published edition the Standard & Poor's rating guide. As to Workers' Compensation Insurance/ Employer's Liability Insurance, the CITY Representatives are authorized to authorize lower ratings than those set forth in this Section.

3.4 PRIMACY OF CONSULTANT'S INSURANCE: All polices of insurance provided by CONSULTANT shall be primary to any coverage available to CITY or CITY's elected or appointed officials, officers, employees, agents or volunteers. Any insurance or self-insurance maintained by CITY or CITY's elected or appointed

officials, officers, employees, agents or volunteers shall be in excess of CONSULTANT's insurance and shall not contribute with it.

3.5 WAIVER OF SUBROGATION: All insurance coverage provided pursuant to this Agreement shall not prohibit CONSULTANT or CONSULTANT's officers, employees, agents, subcontractors or subconsultants from waiving the right of subrogation prior to a loss. CONSULTANT hereby waives all rights of subrogation against CITY.

3.6 VERIFICATION OF COVERAGE: CONSULTANT acknowledges, understands and agrees, that CITY's ability to verify the procurement and maintenance of the insurance required under this Article is critical to safeguarding CITY's financial well-being and, indirectly, the collective well-being of the residents of the CITY. Accordingly, CONSULTANT warrants, represents and agrees that its shall furnish CITY with original certificates of insurance and endorsements evidencing the coverage required under this Article on forms satisfactory to CITY in its sole and absolute discretion. **The certificates of insurance and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the CITY if requested**. All certificates of insurance and endorsements shall be received and approved by CITY as a condition precedent to CONSULTANT's commencement of any work or any of the Work. Upon CITY's written request, CONSULTANT shall also provide CITY with certified copies of all required insurance policies and endorsements.

IV.
INDEMNIFICATION

4.1 The Parties agree that CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers (hereinafter, the "CITY Indemnitees") should, to the fullest extent permitted by law, be protected from any and all loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, or any other cost arising out of or in any way related to the performance of this Agreement. Accordingly, the provisions of this indemnity provision are intended by the Parties to be interpreted and construed to provide the CITY Indemnitees with the fullest protection possible under the law. CONSULTANT acknowledges that CITY would not enter into this Agreement in the absence of CONSULTANT's commitment to indemnify, defend and protect CITY as set forth herein.

4.2 To the fullest extent permitted by law, CONSULTANT shall indemnify, hold harmless and defend the CITY Indemnitees from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONSULTANT's performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except

such loss or damage which is caused by the sole negligence or willful misconduct of the CITY.

4.3 CITY shall have the right to offset against the amount of any compensation due CONSULTANT under this Agreement any amount due CITY from CONSULTANT as a result of CONSULTANT's failure to pay CITY promptly any indemnification arising under this Article and related to CONSULTANT's failure to either (i) pay taxes on amounts received pursuant to this Agreement or (ii) comply with applicable workers' compensation laws.

4.4 The obligations of CONSULTANT under this Article will not be limited by the provisions of any workers' compensation act or similar act. CONSULTANT expressly waives its statutory immunity under such statutes or laws as to CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers.

4.5 CONSULTANT agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Article from each and every subcontractor or any other person or entity involved by, for, with or on behalf of CONSULTANT in the performance of this Agreement. In the event CONSULTANT fails to obtain such indemnity obligations from others as required herein, CONSULTANT agrees to be fully responsible and indemnify, hold harmless and defend CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of CONSULTANT's subcontractors or any other person or entity involved by, for, with or on behalf of CONSULTANT in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of CITY's choice.

4.6 CITY does not, and shall not, waive any rights that it may possess against CONSULTANT because of the acceptance by CITY, or the deposit with CITY, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

4.7 This Article and all provisions contained herein (including but not limited to the duty to indemnify, defend and hold free and harmless) shall survive the termination or normal expiration of this Agreement and is in addition to any other rights or remedies which the CITY may have at law or in equity.

V.
TERMINATION

5.1 TERMINATION WITHOUT CAUSE: CITY may terminate this Agreement at any time for convenience and without cause by giving CONSULTANT a minimum of five (5) calendar days prior written notice of CITY's intent to terminate this Agreement. Upon such termination for convenience, CONSULTANT shall be compensated only for those services and tasks which have been performed by CONSULTANT up to the effective date of the termination. CONSULTANT may not terminate this Agreement except for cause as provided under Section 5.2, below. If this Agreement is terminated as provided herein, CITY may require CONSULTANT to provide all finished or unfinished Documents and Data, as defined in Section 7.1 below, and other information of any kind prepared by CONSULTANT in connection with the performance of the Work. CONSULTANT shall be required to provide such Documents and Data within fifteen (15) calendar days of CITY's written request. No actual or asserted breach of this Agreement on the part of CITY pursuant to Section 5.2, below, shall operate to prohibit or otherwise restrict CITY's ability to terminate this Agreement for convenience as provided under this Section.

5.2 EVENTS OF DEFAULT; BREACH OF AGREEMENT:

A. In the event either Party fails to perform any duty, obligation, service or task set forth under this Agreement (or fails to timely perform or properly perform any such duty, obligation, service or task set forth under this Agreement), an event of default (hereinafter, "Event of Default") shall occur. For all Events of Default, the Party alleging an Event of Default shall give written notice to the defaulting Party (hereinafter referred to as a "Default Notice") which shall specify: (i) the nature of the Event of Default; (ii) the action required to cure the Event of Default; (iii) a date by which the Event of Default shall be cured, which shall not be less than the applicable cure period set forth under Sections 5.2.B and 5.2C below or if a cure is not reasonably possible within the applicable cure period, to begin such cure and diligently prosecute such cure to completion. The Event of Default shall constitute a breach of this Agreement if the defaulting Party fails to cure the Event of Default within the applicable cure period or any extended cure period allowed under this Agreement.

B. CONSULTANT shall cure the following Events of Defaults within the following time periods:

i. Within three (3) business days of CITY's issuance of a Default Notice for any failure of CONSULTANT to timely provide CITY or CITY's employees or agents with any information and/or written reports, documentation or work product which CONSULTANT is obligated to provide to CITY or CITY's employees or agents under this Agreement. Prior to the expiration of the 3-day cure period, CONSULTANT may submit a written request for additional time to cure the Event of Default upon a showing that CONSULTANT has

commenced efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 3-day cure period. The foregoing notwithstanding, CITY shall be under no obligation to grant additional time for the cure of an Event of Default under this Section 5.2 B.i. that exceeds seven (7) calendar days from the end of the initial 3-day cure period; or

ii. Within fourteen (14) calendar days of CITY's issuance of a Default Notice for any other Event of Default under this Agreement. Prior to the expiration of the 14-day cure period, CONSULTANT may submit a written request for additional time to cure the Event of Default upon a showing that CONSULTANT has commenced efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 14-day cure period. The foregoing notwithstanding, CITY shall be under no obligation to grant additional time for the cure of an Event of Default under this Section 5.2B.ii that exceeds thirty (30) calendar days from the end of the initial 14-day cure period.

In addition to any other failure on the part of CONSULTANT to perform any duty, obligation, service or task set forth under this Agreement (or the failure to timely perform or properly perform any such duty, obligation, service or task), an Event of Default on the part of CONSULTANT shall include, but shall not be limited to the following: (i) CONSULTANT's refusal or failure to perform any of the services or tasks called for under the Scope of Services; (ii) CONSULTANT's failure to fulfill or perform its obligations under this Agreement within the specified time or if no time is specified, within a reasonable time; (iii) CONSULTANT's and/or its employees' disregard or violation of any federal, state, local law, rule, procedure or regulation; (iv) the initiation of proceedings under any bankruptcy, insolvency, receivership, reorganization, or similar legislation as relates to CONSULTANT, whether voluntary of involuntary; (v) CONSULTANT's refusal or failure to perform or observe any covenant, condition, obligation or provision of this Agreement; and/or (vii) CITY's discovery that a statement representation or warranty by CONSULTANT relating to this Agreement is false, misleading or erroneous in any material respect.

C. CITY shall cure any Event of Default asserted by CONSULTANT within forty-five (45) calendar days of CONSULTANT's issuance of a Default Notice, unless the Event of Default cannot reasonably be cured within the 45-day cure period. Prior to the expiration of the 45-day cure period, CITY may submit a written request for additional time to cure the Event of Default upon a showing that CITY has commenced its efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 45-day cure period. The foregoing notwithstanding, an Event of

Default dealing with CITY's failure to timely pay any undisputed sums to CONSULTANT as provided under Section 1.4, above, shall be cured by CITY within five (5) calendar days from the date of CONSULTANT's Default Notice to CITY.

D. CITY, in its sole and absolute discretion, may also immediately suspend CONSULTANT's performance under this Agreement pending CONSULTANT's cure of any Event of Default by giving CONSULTANT written notice of CITY's intent to suspend CONSULTANT's performance (hereinafter, a "Suspension Notice"). CITY may issue the Suspension Notice at any time upon the occurrence of an Event of Default. Upon such suspension, CONSULTANT shall be compensated only for those services and tasks which have been rendered by CONSULTANT to the reasonable satisfaction of CITY up to the effective date of the suspension. No actual or asserted breach of this Agreement on the part of CITY shall operate to prohibit or otherwise restrict CITY's ability to suspend this Agreement as provided herein.

E. No waiver of any Event of Default or breach under this Agreement shall constitute a waiver of any other or subsequent Event of Default or breach. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

F. The duties and obligations imposed under this Agreement and the rights and remedies available hereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. In addition to any other remedies available to CITY at law or under this Agreement in the event of any breach of this Agreement, CITY, in its sole and absolute discretion, may also pursue any one or more of the following remedies:

i. Upon written notice to CONSULTANT, the CITY may immediately terminate this Agreement in whole or in part;

ii. Upon written notice to CONSULTANT, the CITY may extend the time of performance;

iii. The CITY may proceed by appropriate court action to enforce the terms of the Agreement to recover damages for CONSULTANT's breach of the Agreement or to terminate the Agreement; or

iv. The CITY may exercise any other available and lawful right or remedy.

CONSULTANT shall be liable for all legal fees plus other costs and expenses that CITY incurs upon a breach of this Agreement or in the CITY's exercise of its remedies under this Agreement.

G. In the event CITY is in breach of this Agreement, CONSULTANT's sole remedy shall be the suspension or termination of this Agreement and/or the recovery of any unpaid sums lawfully owed to CONSULTANT under this Agreement for completed services and tasks.

5.3 SCOPE OF WAIVER: No waiver of any default or breach under this Agreement shall constitute a waiver of any other default or breach, whether of the same or other covenant, warranty, agreement, term, condition, duty or requirement contained in this Agreement. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

5.4 SURVIVING ARTICLES, SECTIONS AND PROVISIONS: The termination of this Agreement pursuant to any provision of this Article or by normal expiration of its term or any extension thereto shall not operate to terminate any Article, Section or provision contained herein which provides that it shall survive the termination or normal expiration of this Agreement.

VI.
MISCELLANEOUS PROVISIONS

6.1 DOCUMENTS & DATA; LICENSING OF INTELLECTUAL PROPERTY: All Documents and Data shall be and remain the property of CITY without restriction or limitation upon their use or dissemination by CITY. For purposes of this Agreement, the term "Documents and Data" means and includes all reports, analyses, correspondence, plans, drawings, designs, renderings, specifications, notes, summaries, strategies, charts, schedules, spreadsheets, calculations, lists, data compilations, documents or other materials developed and/or assembled by or on behalf of CONSULTANT in the performance of this Agreement and fixed in any tangible medium of expression, including but not limited to Documents and Data stored digitally, magnetically and/or electronically. This Agreement creates, at no cost to CITY, a perpetual license for CITY to copy, use, reuse, disseminate and/or retain any and all copyrights, designs, and other intellectual property embodied in all Documents and Data. CONSULTANT shall require all subcontractors and subconslutants working on behalf of CONSULTANT in the performance of this Agreement to agree in writing that CITY shall be granted the same right to copy, use, reuse, disseminate and retain Documents and Data prepared or assembled by any subcontractor or subconsultant as applies to Documents and Data prepared by CONSULTANT in the performance of this Agreement.

6.2 CONFIDENTIALITY: All data, documents, discussion, or other information developed or received by CONSULTANT or provided for performance of this Agreement are deemed confidential and shall not be disclosed by CONSULTANT without prior written consent by CITY. CITY shall grant such consent if disclosure is legally required. Upon request, all CITY data shall be returned to CITY upon the termination or expiration of this Agreement. CONSULTANT shall not use CITY's name or insignia, photographs, or any publicity pertaining to the Work in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of CITY.

6.3 FALSE CLAIMS ACT: CONSULTANT warrants and represents that neither CONSULTANT nor any person who is an officer of, in a managing position with, or has an ownership interest in CONSULTANT has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act, 31 U.S.C., Section 3789 et seq. and the California False Claims Act, Government Code Section 12650 et seq.

6.4 NOTICES: All notices permitted or required under this Agreement shall be given to the respective Parties at the following addresses, or at such other address as the respective Parties may provide in writing for this purpose:

CONSULTANT:
[_REPLACE WITH Business Name of Consultant_]
[_REPLACE WITH Business Address_]
Attn: [_REPLACE WITH Name/Title of Consultant's chief contact ___]
Phone: [_REPLACE WITH Phone Number_]
Fax: [_REPLACE WITH Fax Number__]
Email: [_If available, REPLACE WITH e-mail or simply delete_]

CITY:
City of Cudahy
[Insert Name of Department/Division]
5220 Santa Ana Street
Cudahy, CA 90201
Attn: [___Title of CITY Contact___]
Phone: [___REPLACE WITH Dept Phone__]
Fax: [___REPLACE WITH Dept Fax___]

Such notices shall be deemed effective when personally delivered or successfully transmitted by facsimile as evidenced by a fax confirmation slip or when mailed, forty-eight (48) hours after deposit with the United States Postal Service, first class postage prepaid and addressed to the Party at its applicable address.

6.5 COOPERATION; FURTHER ACTS: The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as is reasonably necessary, appropriate or convenient to achieve the purposes of this Agreement.

6.6 SUBCONTRACTING: CONSULTANT shall not subcontract any portion of the Work required by this Agreement, except as expressly stated herein, without the prior written approval of CITY. Subcontracts (including without limitation subcontracts with subconsultants), if any, shall contain a provision making them subject to all provisions stipulated in this Agreement, including provisions relating to insurance requirements and indemnification.

6.7 CITY'S RIGHT TO EMPLOY OTHER CONSULTANTS: CITY reserves the right to employ other contractors in connection with the various projects worked upon by CONSULTANT.

6.8 PROHIBITED INTERESTS: CONSULTANT warrants, represents and maintains that it has not employed nor retained any company or person, other than a *bona fide* employee working solely for CONSULTANT, to solicit or secure this Agreement. Further, CONSULTANT warrants and represents that it has not paid nor has it agreed to pay any company or person, other than a *bona fide* employee working solely for CONSULTANT, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of CITY, during the term of his or her service with CITY, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

6.9 TIME IS OF THE ESSENCE: Time is of the essence for each and every provision of this Agreement.

6.10 GOVERNING LAW AND VENUE: This Agreement shall be interpreted and governed according to the laws of the State of California. In the event of litigation between the Parties, venue, without exception, shall be in the Los Angeles County Superior Court of the State of California. If, and only if, applicable law requires that all or part of any such litigation be tried exclusively in federal court, venue, without exception, shall be in the Central District of California located in the City of Los Angeles, California.

6.11 ATTORNEYS' FEES: If either Party commences an action against the other Party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing Party in such litigation shall be entitled to have and recover from the losing Party reasonable attorneys' fees and all other costs of such action.

6.12 SUCCESSORS AND ASSIGNS: This Agreement shall be binding on the successors and assigns of the Parties.

6.13 NO THIRD PARTY BENEFIT: There are no intended third party beneficiaries of any right or obligation assumed by the Parties. All rights and benefits under this Agreement inure exclusively to the Parties.

6.14 CONSTRUCTION OF AGREEMENT: This Agreement shall not be construed in favor of, or against, either Party but shall be construed as if the Parties prepared this Agreement together through a process of negotiation and with the advice of their respective attorneys.

6.15 SEVERABILITY: If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

6.16 AMENDMENT; MODIFICATION: No amendment, modification or supplement of this Agreement shall be valid or binding unless executed in writing and signed by both Parties, subject to CITY approval. The requirement for written amendments, modifications or supplements cannot be waived and any attempted waiver shall be void and invalid.

6.17 CAPTIONS: The captions of the various articles, sections and paragraphs are for convenience and ease of reference only, and do not define, limits, augment, or describe the scope, content, or intent of this Agreement.

6.18 INCONSISTENCIES OR CONFLICTS: In the event of any conflict or inconsistency between the provisions of this Agreement and any of the exhibits attached hereto, the provisions of this Agreement shall control.

6.19 ENTIRE AGREEMENT: This Agreement including all attached exhibits is the entire, complete, final and exclusive expression of the Parties with respect to the matters addressed herein and supersedes all other agreements or understandings, whether oral or written, or entered into between CITY and CONSULTANT prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any Party which are not embodied herein shall be valid or binding. No amendment, modification or supplement to this Agreement shall be valid and binding unless in writing and duly executed by the Parties pursuant to Section 6.15, above.

6.20 COUNTERPARTS: .This Agreement shall be executed in three (3) original counterparts each of which shall be of equal force and effect. No handwritten or typewritten amendment, modification or supplement to any one counterparts shall be valid or binding unless made to all three counterparts in conformity with Section 6.16, above. One fully executed original counterpart shall be delivered to CONSULTANT and the remaining two original counterparts shall be retained by CITY.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed the day and year first appearing in this Agreement, above.

CITY OF CUDAHY:

By:_____
Henry Garcia, Interim City Manager

Date:_____

[REPLACE WITH BUSINESS NAME OF CONSULTANT, E.G., ACME CORP., A CALIFORNIA CORPORATION ETC.]:

By:_____

Name:_____

Title:_____

Date:_____

APPROVED AS TO FORM:

By:_____

Date:_____

APPENDIX C

GENERAL PLAN UPDATE

SUMMARY SHEET

Firm Name:_____

Firm Parent or Ownership: _____

Firm Address: _____

_____

Firm Telephone Number: _____ Fax Number: _____

Firm Email Address: _____

Firm Website: _____

Number of years in existence: _____

Management Contact (person authorized to sign an agreement for the firm; and ultimately responsible for services required for this Request for Proposal:

Name: _____ Title: _____

Telephone Number:_____ Fax: _____

Email: _____

Types of series provided by your firm: _____

_____

_____

_____

_____

_____

APPENDIX D

GENERAL PLAN UPDATE

CERTIFICATION OF FIRM'S ACCEPTANCE OF CITY OF CUDAHY'S PROFESSIONAL SERVICES AGREEMENTAND PROPOSAL FOR MODIFICATION OF TERMS (if any)

By signing this form below, the firm certifies that the attached Agreement in Appendix B is acceptable to the firm and will be signed upon selection of the firm to perform consulting services for the City of Cudahy, except for request for modification of the agreement (if any), as specifically described below (or listing modifications by number that refer to attached sheets if necessary).

Name and Signature of Firm's Management Representative authorized to sign an agreement:

_____	_____
Name	Title
_____	_____
Signature	Date

Firm Name: _____

APPENDIX E

GENERAL PLAN UPDATE

FALSE CLAIMS FORM

CITY OF CUDAHY
CITY HALL
5220 SANTA ANA STREET
CUDAHY, CALIFORNIA 90201
FALSE CLAIMS/
FALSE CLAIMS ACT CERTIFICATION
(PROJECT MANAGEMENT SERVICES RFP)

Proposer shall provide either the certification requested below or the information requested on the next page. **Failure to certify or provide the requested information may result in a determination that the Proposer is non-responsive and City may reject the proposal on this basis. Failure to fully and accurately provide the requested certification or information may result in a determination that the Proposer is not responsible and City may reject the proposal on this basis as well.** "False Claims Act", as used herein, is defined as either or both the Federal False Claims Act, 31 U.S.C. Sections 3729 et seq., and the California False Claims Act, Government Code Sections 12650 et seq.

FALSE CLAIMS ACT CERTIFICATION

If the Proposer has no False Claims Act violations as described above, complete the following:

I, _____, am the _____
(Print name of person responsible for submitting proposal) (Title with proposing entity)

of_____(hereinafter, "Proposer").
(Print Name of Proposing Entity)

In submitting a proposal to the City of Cudahy, I, hereby certify that neither Proposer nor any person who is an officer of, in a managing position with, or has an ownership interest in Proposer has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act as defined above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____at _____
(month and year) (city and state)

By _____
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

FALSE CLAIMS ACT VIOLATIONS INFORMATION

(1) Date of Determination of Violation: _____

_____

(2) Identity of tribunal or court and case name or number, if any: _____

_____

(3) Government Contract or project involved: _____

_____

(4) Government agency involved:_____

_____

(5) Amount of fine imposed: _____

(6) Exculpatory Information: _____

_____

_____

DECLARATION

I, _____, the _____
(Print name of person responsible for submitting proposal) (Title with proposing entity)

of _____(hereinafter, "Proposer")
(Print Name of Proposing Entity)

I declare under penalty of perjury that the above information is true and correct.

Executed this _____ day of _____at _____
(month and year) (city and state)

by _____
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

END OF DOCUMENT

APPENDIX F

GENERAL PLAN UPDATE

CIVIL LITIGATION HISTORY

CITY OF CUDAHY
CITY HALL
5220 SANTA ANA STREET
CUDAHY, CALIFORNIA 90201
CIVIL LITIGATION HISTORY/
CIVIL LITIGATION CERTIFICATION
(PROJECT MANAGEMENT SERVICES RFP)

Proposer shall provide either the certification requested below or information requested on the next page. **Failure to provide such certification or information may result in a determination that the Proposer is nonresponsive. Failure to fully and accurately provide the requested certification or information may result in a determination that the Proposer is not responsible.** For the five (5) years preceding the date of submittal of this Proposal, identify any civil litigation arising out of the performance of a procurement contract within the State of California in which any of the following was a named plaintiff or defendant in a lawsuit brought by or against the entity soliciting Proposals: the Proposer submitting the instant Proposal, including any person who is an officer of, or in a managing position with, or has an ownership interest in the entity submitting the Proposal. Do not include litigation which is limited solely to enforcement of mechanics' liens or stop notices. Provide on the following page labeled "Civil Litigation History Information:" (i) the name and court case identification number of each case, (ii) the jurisdiction in which it was filed, and (iii) the outcome of the litigation, e.g., whether the case is pending, a judgment was entered, a settlement was reached, or the case was dismissed.

CIVIL LITIGATION CERTIFICATION

If the Proposer has no civil litigation history to report as described above, complete the following:

I, _____, am the _____
(Print name of person responsible for submitting Proposal) (Title with Proposing Entity)

of _____(hereinafter, "Proposer").
(Print Name of Proposing Entity)

In submitting a Proposal to the City of Cudahy for Project Management Services, I, hereby certify that neither Proposer nor any person who is an officer of, in a managing position with, or has an ownership interest in Proposer has been involved in civil litigation as described, above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____at _____
(month and year) (city and state)

by_____
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

CIVIL LITIGATION HISTORY INFORMATION

(1) Name of Case: _____

_____

(2) Court case identification number: _____

(3) Jurisdiction in which case was filed: _____

(4) Outcome of the case: _____

_____

_____

(5) Name of Case: _____

_____

(6) Court case identification number: _____

(7) Jurisdiction in which case was filed: _____

(8) Outcome of the case: _____

_____

_____

DECLARATION

I, _____, the _____
(Print name of person responsible for submitting Proposal) (Title with Proposing Entity)

of _____(hereinafter, "Proposer")
(Print Name of Proposing Entity)

I declare under penalty of perjury that the above information is true and correct.

Executed this _____ day of _____at _____
(month and year) (city and state)

by _____
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

END OF DOCUMENT

General Plan Update RFP Review

Reviewers:

Aaron Hernandez- AH
Michael Allen - MA
Didier Murrillo- DM

			MIG			Kimley Horn			FTS		
Item No.	**ITEM**	**Total Posssible Points**	**A.H.**	**M.A.**	**D.M.**	**A.H.**	**M.A.**	**D.M.**	**A.H.**	**M.A.**	**D.M.**
1	**Submittals and Format**	10	10	10	10	9	5	10	10	10	10
2	**Approach to Scope**	15	15	13	15	14	12	15	15	15	15
3	**Description of Distinguished features, skills and services**	5	5	5	5	4	3	5	4	4	5
4	**Firms past experience**	10	10	10	10	8	7	7	9	8	8
5	**Qualifications of firm**	10	10	8	10	9	7	8	9	10	10
6	**Workplan/Methodology**	5	4.5	4	5	4.5	3	5	4.5	4	4
	Proposed Staffing	5	5	5	5	5	5	5	5	5	5
	References and Project Descriptions	10	10	9	10	8	4	8	9	4	8
	Other Information	5	5	2	5	4.5	2	5	4	2	5
	Hourly Rate/Fee Schedule	15	14	14	14	11	11	13	11	15	12
	Insurance	10	10	10	10	10	10	10	10	10	10
	TOTAL POINTS Evaluation:	**100**	98.5	90	99	87	69	91	90.5	87	92
	TOTAL POINTS Possible:	**300**	**287.50**			**247.00**			**269.50**		

Pricing Point Scale		Points	GP Update	Option 1	Total	**Vendor Name**
Lowest Proposed Fees		**3**	$379,368	$108,720	$488,088	**MIG**
		2	$580,965	$125,530	$706,495	**Kimley Horn**
Highest Proposed Fees		**1**	$804,527	$175,327	$979,854	**FTS**

	RANK		**Fee Score**	**Final**
1	**MIG**	**287.50**	**3.00**	**290.50**
3	**Kimley Horn**	**247.00**	**2.00**	**249.00**
2	**FTS**	**269.50**	**1.00**	**270.50**

MEMORANDUM

Date: May 19, 2015

To: Honorable Mayor/Chair and City Council/Agency Members

From: Jose E. Pulido, City Manager/Executive Director
By: Didier Murillo, Planning Technician

Subject: **Overview of General Plans in California and of the Cudahy General Plan Update Project.**

PURPOSE:

The purpose of this memorandum is to provide an overview of the role, content and adoption process for general plans in California in general, and to provide some background on the project to update the Cudahy General Plan in particular.

ROLE OF THE GENERAL PLAN:

In California, a "general plan" is a document that conveys a vision of a community's future, and establishes a comprehensive set of goals, objectives and policies intended to achieve that vision over the time-horizon of the plan, usually twenty-five to thirty-years. A general plan is expected to reflect the general will of the people in a community, and thus it provides core guidance on the myriad of decisions made over time by the city council, the commissions, and the staff concerning the physical use and development of the city's built and natural environment.

General Plans also serve a legal purpose in providing the baseline rationale and justification for adoption of municipal code zoning, subdivisions and other development regulations, including "specific plans," that implement the general plan's goals, objectives and policies. Adherence of these various regulations and plans, as they are adopted and amended over time, to the principles of the general plan promotes consistency in governing the private sector in an equitable, understandable and predictable manner. By state law, the adoption of all ordinances governing development, as well as all individual development projects requiring planning commission or city council approval, must be found to be consistent with the general plan in order to be approved.

CONTENT OF THE GENERAL PLAN:

Per state law, all cities are required to "adopt a comprehensive, long-term general plan for the physical development" of the city (Gov't. Code Sec. 65300). General plans must contain narrative text with maps and diagrams that set forth the community's planning policies concerning its future development.

More specifically, the general plan must provide such goals, objectives and policies for each of the seven key planning topics, referred to as "elements" of the general plan. These seven "mandatory" elements are:

1) The land use element, which designates the planned locations, distribution and characteristics of land uses in the community including a range of residential, commercial, industrial, institutional, and other uses;
2) The circulation element, which contains policies considering all modes of transport to provide for functional mobility in the community in a manner that is integrated with the land uses element;
3) The housing element, which provides policies and programs to address the identified housing needs of all economic sectors of the community;
4) The open space element, which provides policies for the optimal use, preservation and, if warranted, augmentation of open space, parks and recreational facilities in the community;
5) The conservation element, which provides for the sustainability, development and use of natural resources in the community;
6) The noise element, which provides policies on noise level standards throughout the community, sources of unwarranted noise and measures to mitigate noise nuisances; and
7) The safety element, which addresses protection of the community from risks of natural hazards including earthquakes, fire and flood, and provides policies concerning public safety service and emergency response capabilities.

An important principle required of general plan elements per state law is that they all be internally consistent with each other; that is, no element contains goals, policies, objectives or policies that would be inconsistent or in conflict with the goals, objectives and policies of any other elements. Moreover, inconsistencies in a city's general plan, such as the land use element not providing sufficient land with development potential to accommodate the housing element's determination of the community's future housing needs, can expose the city to liability form a legal challenge to any city planning decision on a development project by proponents or opponents of the project.

However, state law also allows municipalities to adopt additional "voluntary" elements for their general plan to address other planning issues that may be of particular concern to a community. Examples of such issues include historic preservation, urban design, sustainable development, air quality and climate change, health and wellness, and others. Such voluntary elements, once adopted, have equal status with all other elements, and must be consistent with all other elements.

Moreover, preparation of a general plan update will also generally entail an analysis of the community's existing infrastructure and "carrying capacity" constraints with respect to accommodating potential new developments, including streets and public transport, water, sewer, drainage, energy, and other utilities, air quality indicators and greenhouse gas emission levels, fiscal constraints on city services, and other background baselines analyses. These technical analyses are useful in informing the goals formulation process as it proceeds, and they are generally attached to the final general plan documents as "technical appendices."

It is important to note that while state requires general plans to address the basic community planning issues posed by each of the mandatory elements, general plans are local policy documents, and a community may exercise substantial latitude and creativity in formatting its general plan in a manner that is tailored to the community.

GENERAL PLAN FORMATION AND UPDATES:

Municipalities in California are required by state law to involve the public in preparation or updating of the general plan (G.C. 65361) and to adopt or update a general plan through a process that provides adequately for public notice and participation with at least two public hearings, one by planning commission and one by city council (G.C. 65353, 65355). However, most cities in California structure the general plan formation or updating process to encourage and actually achieve meaningful public input and participation at the outset of the process rather than at the end during public hearings.

Such public participation is important so that the adopted general plan legitimately reflects the community's perspective on planning issues. Effort by a city to achieve such participation may include a series of public workshops meetings at the outset of the process, a survey of all community residents, appointment of residents and other stakeholders to a general plan advisory committee and one or more study session by the planning commission. Other creative outreach measures might include the use of a city's newsletter, social media, interactive website pages, visualization imaging programs and other applications of technology to engage the interest and participation of community members.

An important part of the general plan formation or update process is the environmental review of the proposed plan as required per the California Environmental Quality Act (CEQA). This entails an assessment of potential environmental impacts of the goals, objectives and policies of all elements of the plan, including identification of any mitigation measures that may be necessary to address potential impacts. Given the scope of planning and environmental issues addressed in an update of a general plan, this assessment often entails preparation of an environmental impact report, which may then serve as a baseline environmental assessment tool for other projects subsequent to adoption of the general plan.

A comprehensive update of all of most of a community's general plan elements involving functional public outreach and environmental review entail a major commitment by a city as

this process usually takes one to two years to complete, and usually requires a budget in the hundreds of thousands of dollars. However, a well though-out general plan is expected to provide benefits to a community that far outweigh the investment costs; benefits such as preserving and augmenting the community's infrastructure, natural and cultural resources, amenities and character, economic viability, property values and quality of life.

Since the extensive time and effort required to prepare and process a general plan update is beyond the time constraints of existing staff, most cities will contract with an experienced planning consulting firm to work with community members, staff, the planning commission and the city council in formulating a general plan update that will meet statutory and legal requirements in a way that accomplishes the community's vision.

UPDATE OF THE CUDAHY GENERAL PLAN

On October 17, 2014, the City Council approved Fiscal Year (FY) 2014-2015 which included a total of $150,000 to commence the General Plan Update. The existing General Plan is severely outdated. The last time the City of Cudahy completed, adopted, and received certification of a comprehensive General Plan update was on May 26, 1992. A more recent update of the General Plan was completed on September 15, 2010; however, the update was not submitted to or certified by the State of California. Much has changed since then, and it is necessary to plan for the community's development for the next thirty years through an update of the general plan at this time.

To this end, on March 20, 2015, the City released a Request for Proposals to prepare The Cudahy General Plan Update. On April 24, 2015, the City received three proposals to prepare The Cudahy General Plan Update from: Freedman Tung + Sasaki for $804,527; Kimley-Horn $580,965; MIG|Hogle-Ireland $379,368. The staff review committee (i.e., Michael Allen, Community Development Director; Assistant City Engineer, Aaron Hernandez-Torres; and Didier Murillo, Planning Technician) completed the review of the three proposals on May 8, 2015. The scope of work entails the update of all mandated elements except the housing element update which was adopted on January 7, 2014, covering the period of October 15, 2013 through October 15, 2021). The scope of work also entails extensive public participation including workshops, a community-wide survey and other efforts. The process is expected to take at least one – two years to complete.

CONCLUSION

The envisioned comprehensive update of the Cudahy general plan will involve a major commitment on the part of the City organization and the community to plan for the development of the community over the next thirty years. As outlined above, it is expected that a carefully formulated general plan update will guide that development in a manner that will preserve augment the community's infrastructure, protect its natural and cultural resources, preserve its amenities and character, sustain economic viability, protect property values and enhance the quality of life in the community, among other benefits.

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OREGON
EUGENE AND PORTLAND

TEXAS
SAN ANTONIO

April 24, 2015

Mr. Michael Allen
Acting Community Development Director
City of Cudahy
5220 Santa Ana Street
Cudahy, California 91066

Re: Request for Proposals, Professional Services for the Cudahy General Plan Update

Dear Mr. Allen and Selection Committee Members:

The City of Cudahy is taking bold steps to build strong neighborhoods and pursue strategies to improve Cudahy's economic base. Several grants have been awarded that will help shape the community's physical and fiscal environments, and will improve all mobility modes. Most critically, a study funded last year by the State's Strategic Growth Council will result in recommendations for addressing transportation, parks, open space and infrastructure needs. These planning initiatives and the City's resolve to improve conditions for residents set the stage for a comprehensive update of the General Plan and the key document that will implement planning objectives: the Development Code. The MIG Team is pleased to submit this proposal to help Cudahy move forward with these plans.

The process of updating the General Plan and, as an optional task, comprehensively updating the Development Code, will allow the City to establish a cohesive vision that ties current initiatives together, and look toward the next 15 to 20 years. In looking toward that future, the City needs an innovative approach that engages residents who are impassioned about where they live but may be unsure of how to get involved.

RIGHT TEAM: To achieve its goals, the City of Cudahy looks to work with a creative and equally passionate consultant team that can guide the process and craft action-oriented documents. **The MIG Team is that team.**

This project taps into the full range and many strengths of our multidisciplinary firm. To complement MIG staff, we have hand-selected a team of professionals with whom we frequently team to address the content-area technical specialties of mobility, land use economics, fiscal responsibility and infrastructure. Our team has worked extensively in the Gateway Cities region, including Cudahy; we understand the City's particular needs and the community's culture.

RIGHT EXPERIENCE: For over 32 years, MIG has been connecting people with places through engaging, contextual, reality-based planning processes. Our in-house planning and urban design team has a proven record of managing projects that are community driven. Our planners, GIS technicians, urban designers and outreach specialists work collaboratively with city staffs to create robust and inclusive programs. Cities we have helped achieve success include Arcadia, Baldwin Park, Colton, Commerce, Rialto, Richmond, Riverside and Vernon. We specialize in serving communities with populations that may be hesitant to be involved due to language or cultural barriers. Our goal is to hear all voices and reflect those voices in plans and action programs.

We are recognized experts in developing General Plans for jurisdictions that, like Cudahy, are focused on elevating the level of community engagement and reflecting residents' aspirations in actionable plans that embrace community health, sustainability and form-based design principles. In addition, we have extensive experience preparing zoning and development codes that implement the ideas articulated in General Plans. Our staff has prepared both traditional and form-based codes for such communities as Riverside, El Cerrito, Redwood City, Baldwin Park, Duarte and La Puente, among many others.

RIGHT APPROACH: Our approach includes a robust, bilingual community engagement process that is the foundation of all of MIG's work. We are well known for our ability to engage all members of the public in the planning process in meaningful ways using innovative high-touch and high-tech activities. Through stakeholder interviews, a statistically valid telephone survey, work with an advisory committee and several fun community workshops, we will tap deep to discover community values. The input will clearly reflect the community's vision and preferences in a General Plan and Development Code that will result in real, tangible change.

The MIG Team is very excited about this opportunity, and we look forward to sharing our ideas with you further. Please note that both the scope and budget are flexible and can be adjusted to meet your specific requirements and goals.

In response to the RFP, we provide the following information:

FIRM INFORMATION

Moore Iacofano Goltsman, Inc. (MIG)

Principal Officers and Legal Address:
Susan Goltsman, President | susang@migcom.com
Daniel Iacofano, Treasurer and Chief Executive Officer | danieli@migcom.com
Carolyn Verheyen, Secretary and Chief Operating Officer | carolynv@migcom.com

800 Hearst Avenue, Berkeley, CA 94710
p. 510-845-7549 | f. 510-845-8750

Legal Status: Corporation (#1513382), incorporated in California on April 5, 1990

Financial Status: MIG has provided on the following page a letter from our Director of Business Services addressing the firm's financial stability. Her contact information is as follows:

Adele Torreano, Director of Business Services | atorreano@migcom.com
800 Hearst Avenue, Berkeley, CA 94710 | p. 510-845-7549 | f. 510-845-8750

If you have any questions or would like additional information, please do not hesitate to contact me in our Pasadena office at lstetson@migcom.com or 626.744.9872, or our Project Manager Genevieve Sharrow at genevieves@migcom.com.

Regards,

Laura R. Stetson, AICP
Principal

April 22, 2015

To: City of Cudahy

Re: Financial Stability of MIG

To Whom it May Concern:

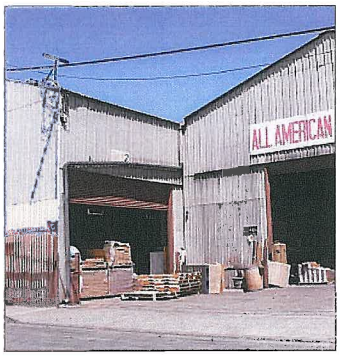
MIG is currently maintaining an over 3 to 1 ratio of current assets to current liabilities. MIG has a line of credit with Wells Fargo Bank in the amount of $3,000,000 of which none is used, currently.

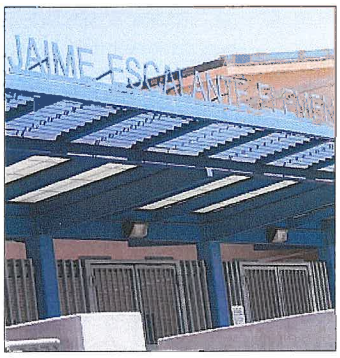
Please direct any questions you may have in regards to the financial health of MIG to me. Thank you.

Sincerely,

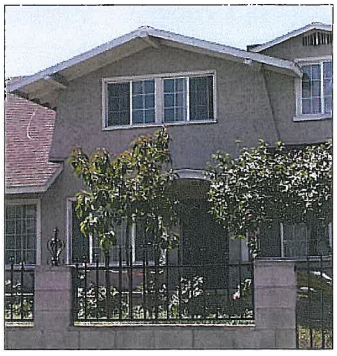
Adele Torreano
Director of Business Services

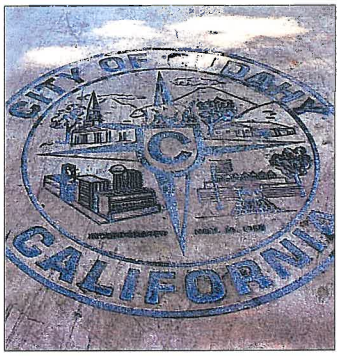
PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | TECHNOLOGY
800 Hearst Avenue • Berkeley, California 94710 • USA • 510.845.7549 • www.migcom.com
Offices in: Davis, Fullerton & Pasadena, CA • Eugene & Portland, OR • Raleigh, NC

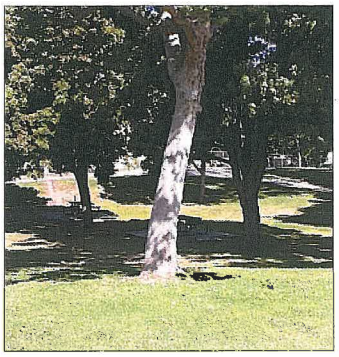

ALL AMERICAN

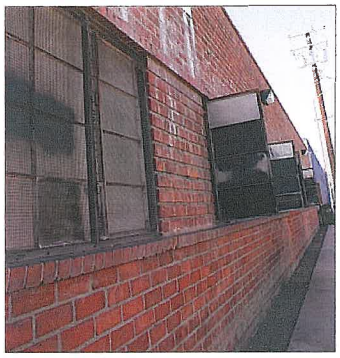


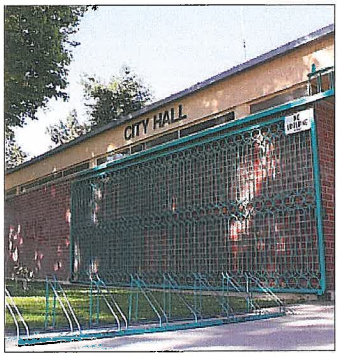
LUGO PARK COMMUNITY CENTER

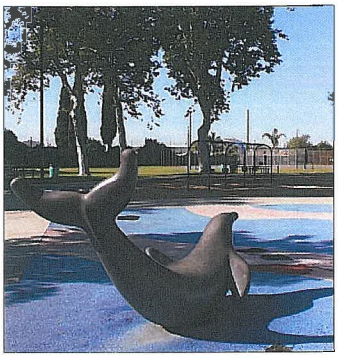


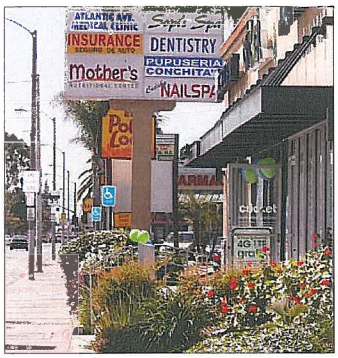






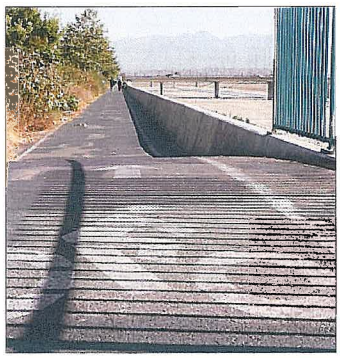

CITY HALL



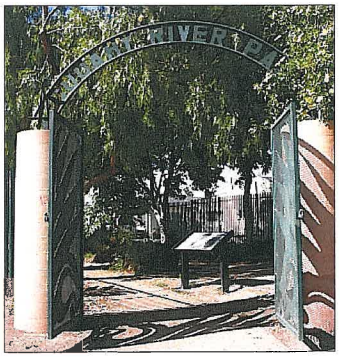

ATLANTIC AVE.
MEDICAL CLINIC
INSURANCE
DENTISTRY
Mother's
PUPUSERIA
CONCHITA'S
NAILSPA

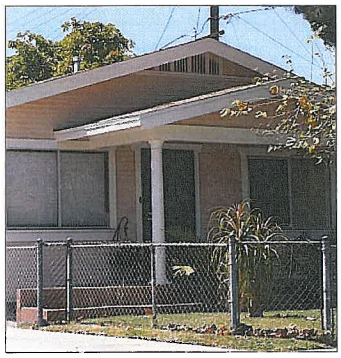
Metro Local
260 N.L. KING

SERVICE
WAYS CLEANERS
OPEN
6 DAYS



Blue Hills
DENTAL





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SECTION B

Organizational Information

West Capitol Avenue Urban Design
Master Plan and Complete Street

Firm Profiles

MIG, INC.

Critical thinking. Strategic focus. Innovative solutions. For 32 years, **MIG** has engaged top professionals in planning, design, communications, management and technology who work together to ensure our clients achieve the results they seek. We look beyond convention to produce meaningful plans and durable solutions that meet our world's increasing social, economic and environmental challenges. A woman-owned business, MIG is a firm of over 180 professionals who provide a sophisticated, integrated and interactive approach to create nuanced, layered, dynamic and implementable plans.

MIG is a multidisciplinary firm that offers a full range of services, including **General Plan preparation, policy planning and development, zoning,** site planning, streetscape design, conceptual design and transit-oriented development planning. Our work is characterized by a **dedication to quality, a flexible approach, creativity in planning and design and a commitment to completing projects on time and within budget**. We have worked extensively with public agencies and municipalities locally and nationally on design and planning for future change.

The diversity of our staff provides a base of knowledge that bridges technical expertise and values, and facilitates the exchange of information among all parties engaged in the planning and design process. Staff backgrounds encompass urban and regional planning, urban design, strategic planning, public participation, environmental science, design and research, landscape architecture, communications, graphic design and public policy.

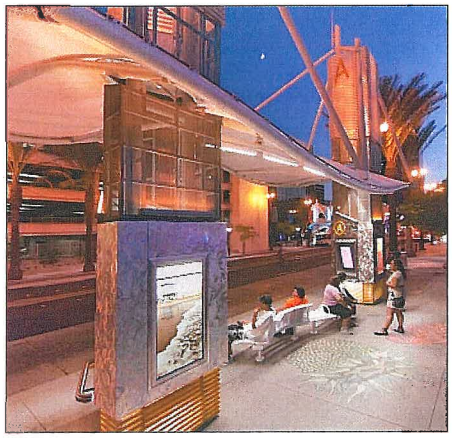
MIG's unique combination of planning and design expertise allows us to conduct planning in a **highly interactive process** involving key constituent groups. This process generates a **clear and collective vision of development and growth in a dynamic, yet stable environment**. Through MIG's participatory planning process, client goals and stakeholder interests work together to frame key issues. **Plans created through this approach enjoy broad-based support and are readily implemented**.

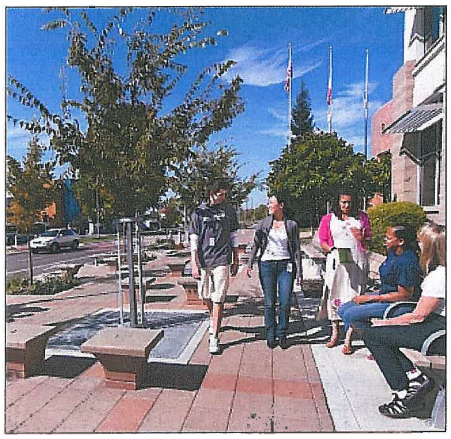
Areas of Expertise

- General Plan Update Process Strategy, Policy Development and Legal Adequacy
- Zoning and Development Codes, Specific Plans and Design Guidelines
- Sustainability and Healthy Community Planning
- Visioning and Community-based Planning
- Community Outreach and Involvement
- Facilitation and Consensus Building
- Urban Design and Streetscapes
- Mapping and GIS Analysis
- Stakeholder and Issues Identification
- Strategic Planning
- Environmental Planning and Analysis
- Strategic Communications and Graphic Design
- Landscape Architecture, Natural Areas and Greenways
- Development Entitlement Services
- Contract Staffing Services

Community-Based Planning - General Plans, Specific Plans and Zoning

At MIG, every project is viewed as a new opportunity to apply our expertise and to collaborate on new approaches and techniques that advance the sustainability, livability and economic vibrancy of a community. **MIG's experience in creating integrated, forward-thinking and implementable plans and codes has resulted in noticeable, positive change for our client communities.** We utilize the latest and most effective public outreach and engagement tools to build community support for the process and develop meaningful input and analysis, including informational graphics, web-based documentation and social media. We also have extensive experience developing effective implementation strategies, including benchmark metrics and form-based codes.





Community Character - Urban Design, Placemaking, Downtowns, Streetscapes and Corridors

MIG's urban design approach evolves out of an interaction with the place. **Our designs tell a story that is unique and specific to the site's context.** MIG utilizes the idea of placemaking, which is more than an assemblage of buildings, plantings and public spaces. Placemaking is intentional and encourages both social interaction and community identity to create meaningful spaces. It develops places where individuals feel like an integral participant in their surroundings.

We are **nationally renowned experts in downtown and corridor planning, design and implementation**, having worked on dozens of projects across the country over the last several years. We assist private clients and public agencies in developing projects that **enhance community livability, support revitalization and connect people with places.** Our approach is grounded in a thorough understanding of local issues regarding planning and design — as well as the social, economic and cultural context of the project area — to create successful plans for re-energizing city centers of all sizes.

Streets and corridors should be dynamic temporal urban spaces, designed and managed to respond to the changing needs of the community. We design and program streetscapes to address different times of the day and year, including weekdays, weeknights and weekends; to support existing business, attract new investment and increase city revenues; be practical and maintainable, be it structures, hardscape or plant materials; and allow for small and large events that build on the neighborhood's history and culture.

Complete Streets

Livable and prosperous cities in the 21st century must support a range of transportation modes — including autos, trucks, pedestrians, bicycles and public transportation — and seamlessly integrate them into the surrounding urban and suburban environments. MIG's Complete Streets projects **incorporate a balanced, context-sensitive approach, understanding that different circumstances require different solutions. We design places and streets that are inclusive and accessible for all, fostering social equity as well as environmental sustainability.** Our team makes the most of its vast array of services, knowledge and experience to better serve our clients. Our multidisciplinary approach goes well beyond simply providing plans, specifications and estimates, but includes an appreciation for how the project fits within the functionality of the mobility network. This understanding allows us to provide reasonable and practical design solutions that will not detract from the functionality of the roadway and transportation network.

Community Outreach and Public Engagement

MIG designs and implements multileveled, well-documented community engagement programs aimed at increasing public confidence in decision-making. MIG uses proven facilitation techniques and succinct, easily understood information **to ensure that the community and stakeholders understand pertinent issues and that agencies receive meaningful community input**. Our public engagement approach enables the community to contribute ideas, solutions and strategies for addressing issues, which results in supported and successful projects.

MIG utilizes a wide variety of well proven public engagement techniques including individual stakeholder/focus group check-ins, user surveys and community workshops to ensure that the plan builds on the people's needs. Our interactive community workshops use illustrative graphic recording, interactive break out group exercises, comment cards and notation to meaningfully engage the community. As with other projects, MIG documents input and methodically analyzes results to ensure a responsive and complete process.

We provide high-quality, written and graphic materials to document planning and design processes, create multimedia outreach and informational materials and develop training and implementation tools. We produce attractive and easy-to-understand and use materials to help communicate complex concepts and issues to a wide range of audiences. Our experience includes brochures, news releases, display boards, PowerPoint presentations, streaming video and audio, interactive CDs, clickable PDF files, HTML newsletters and sophisticated flash products. Our media and communications work crosses all media: print, Internet, video and multimedia.

We work interactively with clients to create web environments that engage, inform and stimulate the visitor as well as reflect our client's goals in a creative way. We have extensive experience in all aspects of web design including: site architecture; navigation design; user profiling; low-income, low-education and disabled accessibility; and interactive design and web animation.

Language Capabilities

MIG has in-house oral and written capability in Spanish, Mandarin, Hindi and Bengali. We also have oral capability in French, German, Japanese, Korean, Punjabi and Russian. In addition, we have access to translation services for numerous other languages including Filipino, Tagalog, Armenian, Cantonese and Vietnamese.

Environmental Documentation

MIG's environmental team is comprised of highly experienced planners with expertise in the preparation and management of environmental impact assessments pursuant to CEQA and NEPA. We have a proven record of quickly becoming familiar with, and adhering to, local jurisdictional requirements. We ensure that **all environmental documents are prepared to meet legal requirements and withstand public scrutiny**. MIG staff have managed and prepared all types of CEQA environmental documents, from simple Initial Studies and Addendums to complex, multiphase Environmental Impact Reports. From initial work scoping through final approvals, we develop defensible and cost effective solutions to guide projects more quickly through the increasingly complex environmental planning process. Our staff has experience in environmental analysis of many forms of development and infrastructure plans and projects in urban, suburban, rural, greenfield, brownfield and infill settings.

TEAMING PARTNERS

Fehr & Peers - Mobility Planning

Fehr & Peers (F&P) specializes in providing transportation planning and traffic engineering services to public and private sector clients. The firm emphasizes the development of creative, cost-effective and results-oriented solutions to planning and design problems associated with all modes of transportation. F&P focuses singularly on being the best traffic engineering and transportation planning consulting firm in the industry. Specialized expertise includes:

- Travel Demand Forecasting
- Traffic Operations and Simulation
- Intelligent Transportation Systems
- Traffic Calming
- Bicycle/Pedestrian Planning and Design
- Transportation Systems Planning
- Transit Operations and Simulation
- Land Use/Transportation Planning
- Smart Growth Planning
- Transportation Impact Analysis
- Traffic Engineering Design

Transportation planning in California is evolving quickly in response to a wide variety of factors: long-term reduced public funding for transportation infrastructure and services, new laws and regulations created in response to global climate change and a desire to link transportation and land use decisions. This context suggests that communities, more than ever, will need to operate, manage and plan their transportation networks based on multiple objectives that often involve inherent trade-offs and potential conflicts. F&P has a long history of helping communities meet their transportation objectives in recognition of community values and applicable laws and regulations as part of General Plans. F&P offers best-practice solutions and tools to quantify the relationships between land use, transportation, energy use and emissions of air pollutants as well as greenhouse gases.

True North Research - Community Survey

Founded in 2002, **True North Research, Inc. (True North)** is a full-service survey research firm that is dedicated to providing public agencies with a clear understanding of the values, priorities and opinions of their residents and customers. Through designing and implementing scientific surveys, focus groups and one-on-one interviews, as well as expert interpretation of the findings, True North helps its clients to move with confidence when making strategic decisions in a variety of areas, including planning, community needs assessments, program and policy evaluation, performance management and developing effective public outreach campaigns. During his career, Dr. Timothy McLarney (President of True North and Project Manager for the proposed survey) has personally designed and managed over 800 survey research studies for public agencies, including more than 300 studies for California cities and municipal agencies.

Kelly Associates Management Group - Economic Development

Kelly Associates Management Group (KAMG) was formed by President/CEO William R. Kelly in 2011 to give public sector professionals the help they need to craft unique, creative solutions to the problems confronting their communities. The KAMG team has proven its effectiveness in helping clients size up the environment, determine stakeholders, identify the landmines, figure out the best courses of action and develop sound implementation strategies. At the core of each engagement is a focus on clear and concise project goals that everyone can agree on and work towards. The KAMG team has experience helping public sector clients in the following specialty areas:

- Economic Development
- Finance and Budgeting
- Community Development and City Planning
- Public Information/Outreach
- Park Planning and Leisure Service Management

Each member of the KAMG team has extensive experience in assessing community needs, evaluating programmatic and facility alternatives and implementing solutions to complex community and organizational problems. The current KAMG staff reflects the following:

- Three former City Managers (each with previous experience as staff and department managers)
- Two former Assistant City Managers
- Two former Planning and Community Development Directors
- A former Parks and Recreation Superintendent and park planning consultant

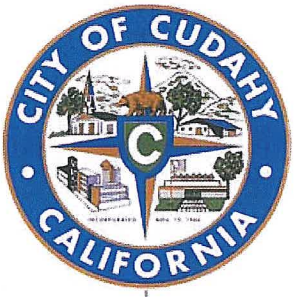
Fuscoe Engineering - Infrastructure Analysis

Fuscoe Engineering (Fuscoe) provides a full spectrum of civil engineering services for public agencies and private firms throughout Southern California and the Bay Area. Project experience includes municipal, residential, retail, commercial and educational facilities. Specialty areas include:

- Entitlements and Feasibility
- Grading and Drainage
- Flood Control and Urban Hydrology
- Roadways, Parking and Trails
- Sewer and Water Infrastructure
- Municipal Infrastructure

Fuscoe Engineering has provided services for many General, Specific, Area and Conceptual Plans and EIRs, including the City of Downey General Plan Amendment EIR, Baldwin Park Downtown Specific Plan, East LA TOD Specific Plan, Long Beach Boulevard Specific Plan and EIR, Bergamot Transit Station Area Plan, Redwood City Inner Harbor Specific Plan, Dana Point Harbor EIR Water Quality Management Plan, Anaheim Canyon Specific Plan and Urban Greening Plan, as well as the Irvine Business Complex Vision Plan and Overlay Zoning Code EIR.

Organization Chart



PROJECT MANAGEMENT

Laura Stetson, *MIG*
Principal-in-Charge

Genevieve Sharrow, *MIG*
Project Manager

COMMUNITY ENGAGEMENT

Key Staff:
Esmeralda García
Laura Stetson
Genevieve Sharrow
Paola Bassignana
MIG

COMMUNITY SURVEY
Key Staff:
Tim McLarney, PhD
True North Research

GENERAL PLAN

Key Staff:
Laura Stetson
Genevieve Sharrow
Paola Bassignana
Diana Gonzalez, *GIS*
MIG

MOBILITY
Key Staff:
Jeremy Klop
Miguel Nuñez
Fehr & Peers

ECONOMIC DEVELOPMENT
Key Staff:
Bill Kelly
Christine Kelly
David Gruchow
KAMG

INFRASTRUCTURE
Key Staff:
Pat Fuscoe
Ian Adam
Fuscoe

CEQA COMPLIANCE

Key Staff:
Genevieve Sharrow
Chris Brown
Olivia Chan
Savannah Richards
MIG

TRAFFIC
Jeremy Klop
Miguel Nuñez
Fehr & Peers

INFRASTRUCTURE
Pat Fuscoe
Ian Adam
Fuscoe

DEVELOPMENT CODE (OPTIONAL)

Key Staff:
Laura Stetson
Genevieve Sharrow
Paola Bassignana
Christina Paul
Ryan Bañuelos
MIG

Laura R. Stetson, AICP

PRINCIPAL-IN-CHARGE

AREAS OF EXPERTISE

Land Use Planning / General Plans / Zoning Codes
Specific Plans / Meeting Facilitation

QUALIFICATIONS

Laura Stetson has served as Principal or Project Manager on specific plans, zoning codes, general plans and special planning studies for diverse cities throughout California for nearly 30 years. In this capacity, she has worked with advisory committees, commissions and councils to develop long-range goals, policies and programs, and to craft the regulatory tools to ensure effective approval and implementation of various plans. She has conducted background research for planning, written plan elements, coordinated preparation of plans and related environmental documentation and presented recommendations to decision-making bodies. She also directs preparation of CEQA documents, either as part of planning programs or to address development projects.

Ms. Stetson oversees and manages projects for a variety of public sector clients. Experience includes general plan updates in Vernon, Monterey Park, Baldwin Park, Rialto, Colton, Rancho Cucamonga, Long Beach, Torrance, Redwood City, Claremont, Arcadia and currently in Costa Mesa, and comprehensive zoning code updates for the cities of Duarte, La Puente and Baldwin Park.

PROFESSIONAL AFFILIATIONS

- American Planning Association (APA)
- American Institute of Certified Planners (AICP)
- California Planning Roundtable

EDUCATION

- Bachelor of Science, Environmental Earth Science, Stanford University
- Graduate Coursework in Public Administration, American University

RELEVANT EXPERIENCE

- Vernon Focused General Plan and Zoning Ordinance Update and EIR, *Vernon, California*
- Long Beach General Plan Land Use Element, *Long Beach, California*
- Baldwin Park General Plan and Zoning Code and Sustainability Element, *Baldwin Park, California*
- Manhattan Beach General Plan, *Manhattan Beach, California*
- Smoky Hollow Specific Plan Update, *El Segundo, California*
- Rancho Cucamonga General Plan Update, *Rancho Cucamonga, California*
- Rialto General Plan, *Rialto, California*
- Riverside General Plan and Zoning Ordinance Update, *Riverside, California*
- Claremont General Plan, *Claremont, California*
- Colton General Plan, *Colton, California*
- Costa Mesa General Plan, *Costa Mesa, California*
- Brea General Plan, *Brea, California*
- Redwood City General Plan Update, *Redwood City, California*
- Torrance General Plan Update, *Torrance, California*
- Westminster Zoning Code Update, *Westminster, California*
- Garden Grove Mixed Use Zoning Regulations, *Garden Grove, California*

PROJECT AWARDS

- **Brea General Plan** - APA Award, California Chapter
- **Redwood City General Plan** - APA, California Chapter, Outstanding Achievement for Small Jurisdiction Planning Effort
- **Riverside General Plan** - APA Award, California Chapter
- **Claremont General Plan** - APA Award, California Chapter

Genevieve Sharrow

PROJECT MANAGER

AREAS OF EXPERTISE

Urban Planning / GIS / Housing Elements
Zoning Ordinances / Development Codes

QUALIFICATIONS

With ten years of experience, Genevieve Sharrow provides a broad range of planning and planning related services to clients. Her primary responsibilities include preparing and assisting in the preparation of general plans, with housing element expertise; zoning ordinances and development codes; HUD applications and compliance documents; and environmental analysis and CEQA documentation. She has extensive experience with long-range planning documents and implementing codes.

Genevieve has experience in leading community outreach efforts as an integral component of projects, especially as related to General Plans and HUD compliance documents. Genevieve has led facilitated discussions with stakeholders, conducted one-on-one interviews, participated in large open-house meetings with community members, created and administered surveys, and given presentations for interest groups, Planning Commissions and City Councils.

Her CEQA experience spans diverse projects, at a variety of analysis levels. She excels at completing succinct, thoroughly researched and defensible environmental review for both development and program-level projects. Genevieve has prepared air quality and greenhouse gas emissions assessments utilizing the latest CalEEMod software and is well-versed in the latest developments related to climate change.

PROFESSIONAL AFFILIATION

- American Planning Association

EDUCATION

- Master of Art, Urban Planning, University of California, Los Angeles
- Bachelor of Arts, Social Anthropology, University of Michigan

RELEVANT EXPERIENCE

- La Palma General Plan Update, *La Palma, California*
- Vernon Focused General Plan and Zoning Ordinance Update and EIR, *Vernon, California*
- Baldwin Park General Plan Health and Sustainability Element, *Baldwin Park, California*
- Rialto General Plan, *Rialto, California*
- Redwood City General Plan, *Redwood City, California*
- Redwood City Zoning Code Update–Mixed Use, *Redwood City, California*
- Baldwin Park Zoning Code, *Baldwin Park, California*
- Duarte Development Code, *Duarte, California*
- Garden Grove Mixed Use Zoning Regulations, *Garden Grove, California*
- Rosemead General Plan EIR, *Rosemead, California*
- Pasadena Lincoln Avenue Specific Plan, *Pasadena, California*
- Initial Studies/(M)NDs/Addendums to EIRs for Zoning Amendments, *Baldwin Park, Duarte, Monterey Park, Garden Grove and Redwood City, California*
- Initial Studies/(M)NDs for Housing Elements, *Azusa, West Covina and Baldwin Park, California*

PROJECT AWARDS

- **Redwood City General Plan** - APA, California Chapter, Outstanding Achievement for Small Jurisdiction Planning Effort

MIG

Esmeralda García

COMMUNITY ENGAGEMENT STRATEGIST

AREAS OF EXPERTISE

Community Outreach / Facilitation / Visioning
Community Planning / Stakeholder Involvement

QUALIFICATIONS

Esmeralda García is the Director for Pasadena Office Operations and has been a Senior Project Manager with MIG for over ten years. Ms. García has a broad background that combines community planning, urban design and community outreach. She has led numerous neighborhood-based and regional planning efforts for both public and private sector clients, working closely with community stakeholders and city leaders to develop neighborhood improvement plans, community plans, downtown strategic plans and transportation plans.

From visioning and strategic planning to comprehensive general planning, Ms. García has extensive experience developing interactive program methodology to identify the needs of ethnically diverse communities. Fluent in both Spanish and English, she has facilitated bilingual community meetings, workshops and focus groups to determine community challenges, issues and opportunities.

As an expert facilitator, Ms. García has assisted a variety of groups and organizations in consensus-building for controversial projects, including cities, counties, regional agencies, environmental groups, residents' associations and development agencies.

PROFESSIONAL AFFILIATIONS

- APA
- Transportation Research Board - Environmental Justice Committee Member

EDUCATION

- Bachelor of Arts, Art History, California State University, Los Angeles

RELEVANT EXPERIENCE

- Gateway Cities Council of Governments Sustainable Communities, *Los Angeles County, California*
- I-710 Corridor Project EIR/EIS Community Outreach and Engagement Program, *Los Angeles, California*
- Los Angeles Goldline Extension/Boyle Heights Transit-Oriented Urban Design Study, *Los Angeles, California*
- City of Commerce Planning Outreach Projects and Commerce Green Zones Working Group, *Commerce, California*
- Barrio Logan Community Plan Update, *San Diego, California*
- Long Beach General Plan Update, *Long Beach, California*
- Pasadena General Plan Update Public Outreach and Community Participation Program, *Pasadena, California*
- West Hollywood Vision and Strategic Plan, *West Hollywood, California*
- Santa Monica Pier Visioning, *Santa Monica, California*
- Azusa General Plan Update Visioning and Public Outreach Program, *Azusa, California*
- Brea General Plan, *Brea, California*
- City of Westlake Village Visioning, *Westlake Village, California*
- City of Upland Vision and Development Plan, *Upland, California*
- Rialto Downtown Vision and Strategic Plan, *Rialto, California*
- Riverside Vision and General Plan Update, *Riverside, California*
- Ventura General Plan Advisory Committee, *Ventura, California*
- Ventura Creative Cities Charrette, *Ventura, California*
- Palm Springs General Plan Update, *Palm Springs, California*

Christina Paul, AICP

PROJECT ASSOCIATE - DEVELOPMENT CODE

AREAS OF EXPERTISE

Urban Planning and Design / Form-Based Codes

Graphic Communication / Community Engagement

QUALIFICATIONS

Christina Paul brings a wealth of knowledge, more than five years of experience and passion for place making to her planning work. She has expertise in master planning, land use, urban design, development, form-based codes, financial analysis and modeling. She also brings a focus on sustainability, stakeholder engagement and the visual display of information to each project. At MIG she provides project management, planning, graphics and modeling for public agency and institutional clients. Christina is responsive, personable and exacting, ensuring that plans and codes are expertly crafted, and accompanied by illustrations that are both technically explicit and beautiful.

Christina has managed and worked on projects across California and the US, including the El Cerrito San Pablo Avenue Specific Plan, which establishes a form-based code for the Downtown and surrounding areas of the city. She is completing the Master Plan for Saint Mary's College, which includes a form-based code for this historic campus. She is also co-editing and producing graphics for a book on streetscape design guidelines to be published by Rutledge Press.

CERTIFICATION

- American Institute of Certified Planners

PROFESSIONAL AFFILIATION

- American Planning Association

EDUCATION

- Master of City Planning and Urban Design Certificate, Massachusetts Institute of Technology
- Bachelor of Fine Arts, Graphic Design, The California College of the Arts
- Bachelor of Arts, Reed College

RELEVANT EXPERIENCE

- City of Baldwin Park General Plan Health and Sustainablilty Element, *Baldwin Park, California*
- Los Angeles County Water Quality Funding Initiative Branding and Communications, *Los Angeles, California*
- San Pablo Avenue Specific Plan, *El Cerrito, California*
- Re:Streets: Designing Streets for Living, not Just for Driving (Book), *Rutledge Press, 2016*
- Saint Mary's College Master Plan and Form-Based Code, *Moraga, California*
- University of North Texas Research Park Master Plan and Form-Based Code, *Denton, Texas**
- City of Oakland Zoning Update, *Oakland, California**
- City of Oakland Comprehensive Sustainability Framework, *Oakland, California**
- University of San Francisco Master Plan, *San Francisco, California**
- University of Balamand Master Plan, *Kuora, Lebanon**
- Sonoma Clean Power Branding and Communications, *Sonoma, California*
- City of Davis Drinking Water Quality Initiative Communications, *Davis, California*

**work completed prior to MIG*

Paola Bassignana

PROJECT ASSOCIATE

AREAS OF EXPERTISE

Community Outreach and Engagement / Planning
Project Research and Analysis / Bilingual - Spanish

QUALIFICATIONS

Paola Bassignana is a Project Associate and Urban Planner. She provides support on various community outreach and planning efforts, specifically with regard to strategy development, media relations, meeting coordination, collateral material development, social media marketing and event planning.

EDUCATION

- M.A. Urban and Regional Planning, International Development Concentration, University of California, Los Angeles
- B.A. Global and International Studies, B.A. Italian Studies, University of California, Santa Barbara

RELEVANT EXPERIENCE

- I-710 Corridor Project EIR/EIS Community Outreach and Engagement Program, *Los Angeles, California*
- Los Angeles County Flood Control District Enhanced Watershed Management Plan Community Outreach, *Los Angeles County, California*
- La Palma Zoning Code Update, *La Palma, California*
- Los Angeles County Department of Regional Planning Strategic Plan, *Los Angeles County, California*
- Salinas Housing and Community Development Planning Initiatives Community Outreach, *Salinas, California*
- Claremont Hills Wilderness Park Master Plan, *Claremont, California*
- Redwood City Inner Harbor Specific Plan, *Redwood City, California*
- American Red Cross, Los Angeles Region, Ready Rating Operational Risk Assessment Report, *Los Angeles County, California**
- UCLA Healthy Campus Initiative Web Content Development and Social Media, *Los Angeles County, California**

**work completed prior to MIG*

Ryan Bañuelos

PROJECT ASSOCIATE

AREAS OF EXPERTISE

Neighborhood and Community Planning / Sustainability

QUALIFICATIONS

Ryan Bañuelos is a Project Associate in MIG's Pasadena office. He provides support on a variety of planning efforts, specifically with regards to land use, specific plans, general plans and sustainability. His exceptional technical skills and background in planning and environmental science has also contributed to the success of multi-faceted projects for a range of clients including City and Regional Planning entities. Mr. Bañuelos is skilled in Adobe Suite, Google SketchUp and GIS and is conversational in Spanish. While completing his graduate studies, Mr. Bañuelos was selected as the 2013-2014 Student Scholarship Central Coast Section recipient by the California Planning Foundation and was a recipient of the Errett Fisher Foundation Grant 2013 Fellowship at Cal Poly San Luis Obispo. While at Cal Poly San Luis Obispo, he participated in the City of Bell General Plan Update student project.

EDUCATION

- Masters of City and Regional Planning, California Polytechnic State University, San Luis Obispo
- Bachelor of Science, Earth and Environmental Science, University of California, Irvine

RELEVANT EXPERIENCE

- Arcadia Zoning and Subdivision Code Update, *Arcadia, California*
- Baldwin Park Healthy Community and Sustainability Element, *Baldwin Park, California*
- Adelanto North 2035: Sustainable Comprehensive Plan, *Adelanto, California*
- Commerce Green Zones, *City of Commerce, California*
- Guadalupe General Plan Update, *Guadalupe, California**
- Los Angeles Arts District Form-Based Code, *Los Angeles, California**
- West Haven Waterfront Vision Plan, *Menlo Park, California**
- Bell General Plan, Cal Poly San Luis Obispo, *Bell, California**

**work completed prior to MIG*

Diana Gonzalez

GIS / PLANNING ASSOCIATE

AREAS OF EXPERTISE

General Plans / Housing Elements / GIS

QUALIFICATIONS

Diana Gonzalez has a broad range of land use planning experience in both advance and current planning. Her primary responsibilities include preparing long-range planning documents such as General Plans and HUD compliance documents (Consolidated Plans, Action Plans and Analyses of Impediments to Fair Housing Choice). She has a high level of expertise and experience in graphic and GIS mapping. She has produced mapping, demographic and spatial analysis for several general plans and large-scale housing projects, including the Analysis of Impediment to Fair Housing Choice for Los Angeles and San Diego Counties. Diana also has experience in public outreach and website development for public outreach purposes. She is fluent in Spanish and can translate outreach material and has provided translation at community meetings.

PROFESSIONAL AFFILIATION

- American Planning Association

EDUCATION

- Master of Arts, Urban Planning, University of California, Los Angeles
- Bachelor of Arts, Political Science and Communication Studies, University of California, Los Angeles

RELEVANT EXPERIENCE

- Arcadia General Plan, *Arcadia, California*
- Colton General Plan, *Colton, California*
- Hemet General Plan, *Hemet, California*
- Torrance General Plan, *Torrance, California*
- Rosemead General Plan, *Rosemead, California*
- Analysis of Impediments to Fair Housing Choice, *Los Angeles County, California*
- La Puente General Plan, *La Puente, California*

Christopher Brown

DIRECTOR OF ENVIRONMENTAL SERVICES

AREAS OF EXPERTISE

Environmental Analysis / CEQA

Air Quality and Climate Change Analysis

QUALIFICATIONS

Christopher Brown has over eight years experience in environmental analysis and the preparation of CEQA documents. He has managed and prepared CEQA documents for a variety of development plans and projects, specific plans, comprehensive general plan updates, general plan elements and transportation improvements and infrastructure plans and projects. In addition to his CEQA expertise, Chris has specialized in air quality and has been modeling and analyzing air pollutant emissions for the past six years. The air quality assessments utilize the latest CalEEMod software for a variety of development and infrastructure projects. He has prepared GHG emissions models utilizing the methods and practices presented in the California Air Pollution Control Officers Association's CEQA and Climate Change white paper and their Quantifying Greenhouse Gas Mitigation Measures guidelines.

EDUCATION

- Bachelor of Science, Environmental Planning, California State University, Northridge

RELEVANT EXPERIENCE

- Cudahy CEQA Projects, *Cudahy, California*
- Colton General Plan EIR, *Colton, California*
- Rialto General Plan EIR, *Rialto, California*
- La Palma General Plan EIR, *La Palma, California*
- Claremont University Consortium East Campus EIR, *Claremont, California*
- Station Square Transit Village Specific Plan, Phase II IS/MND, *Monrovia, California*
- Rosemead General Plan and EIR, *Rosemead, California*
- Huntington Beach General Plan and EIR, *Huntington Beach, California*
- Twentynine Palms General Plan and EIR, *Twentynine Palms, California*

Olivia Chan

ENVIRONMENTAL ASSOCIATE

AREAS OF EXPERTISE

Environmental Analysis / CEQA

Air Quality and Climate Change Analysis

QUALIFICATIONS

Olivia Young is an assistant project manager for Environmental Planning. She has prepared a variety of environmental documents such as Initial Studies, Mitigated Negative Declarations, Environmental Impact Reports and Mitigation Monitoring Programs pursuant to CEQA for jurisdictions throughout Southern California. In addition to her environmental experience, Olivia has assisted in the preparation of a specific plan for a 800-acre Master Planned Community in the City of Corona. She has also provided demographics research and enrollment projection analysis for several school districts within California. These services allow school districts to better plan for the future in terms of facility and faculty needs.

EDUCATION

- Masters in Urban and Regional Planning
  University of California, Irvine
- Bachelors in Environmental Analysis and Design
  University of California, Irvine
- EPA 400 and EAA 422

RELEVANT EXPERIENCE

- Cudahy CEQA Projects, *Cudahy, California*
- Garden Grove Housing Element Initial Study (IS)/Mitigated Negative Declaration (MND), *Garden Grove, California*
- Colton General Plan Update EIR, *Colton, California*
- Baldwin Park Housing Element IS/MND, *Baldwin Park, California*
- Hawaiian Gardens Redevelopment EIR, *Hawaiian Gardens, California*
- Whittier LA Fitness IS/MND, *Whittier, California*
- Irvine Crossings IS/MND, *Irvine, California*

Savannah Richards

ENVIRONMENTAL ASSOCIATE

AREAS OF EXPERTISE

Environmental Analysis / Hazards and Hazardous Materials Analysis

QUALIFICATIONS

Savannah Richards is an associate environmental planner with MIG's Environmental Planning division. Savannah has a background and education in planning and environmental studies. She is experienced in Phase I and II Environmental Site Assessments, preparation of EPA Quarterly Reports and submission of Annual Supplemental Funding Requests. Savannah also has experience with NEPA documentation, has developed field skills in wetland delineation and mitigation and participated in extensive field work involving soil and water sampling.

EDUCATION

- Masters of Regional and City Planning,
  University of Oklahoma
- Bachelors of Science, Environmental Science,
  Oklahoma State University

Additional Education

- 40 hour HAZWOPER Safety Training
- EPA HAZWOPER Refresher Safety Training
- ASTM Phase I & II Site Assessment Training
- EPA's Introduction to Groundwater Investigations
- DEQ Trimble GeoXT GPS Certification
- EPA's Intro to Risk Assessment
- EPA's Superfund 101
- ArcMap Training

RELEVANT EXPERIENCE

- Cudahy CEQA Projects, *Cudahy, California*
- 2400 South Fremont Specific Plan Initial Study/MND, *Alhambra, California*
- Adelanto North 2035 Comprehensive Sustainable Plan EIR, *Adelanto, California*
- San Bernardino 2014-2021 Housing Element Initial Study/MND, *San Bernardino, California*
- San Bernardino County, Treh Partners, LLC Initial Study/MND, *San Bernardino County, California*

Jeremy Klop, AICP

PRINCIPAL MOBILITY PLANNER

AREAS OF EXPERTISE

Mobility Planning / Bicycle and Pedestrian Planning
Complete Streets

QUALIFICATIONS

Jeremy Klop's professional experience includes a wide range of multimodal planning and implementation projects across the United States. Through his combined expertise in travel demand forecasting and multimodal traffic operations, he has helped implement transportation projects in diverse settings such as high mountain Main Streets, economically challenged Midwestern towns, biomedical campuses, 4,000+ acre infill communities, thriving urban downtowns, and small transit villages throughout the Western US. He is known for working effectively with planning commissions, elected officials, advocacy groups, and multiple city departments to gain consensus on complex transportation planning issues. He frequently lectures and trains practitioners on multimodal planning and served as a chapter co-author for the Institute of Transportation Engineers (ITE) Transportation Planning Handbook.

PROFESSIONAL AFFILIATIONS

- American Planning Association
- Institute of Transportation Engineers

REGISTRATION/CERTIFICATION

- American Institute of Certified Planners (018596)

EDUCATION

- Master of Regional Planning, University of North Carolina, Chapel Hill
- BS, Biology, Calvin College, Grand Rapids, Michigan

RELEVANT EXPERIENCE

- Huntington Park Complete Streets Plan, *Huntington Park, California*
- Downey Citywide Bicycle Master Plan, *Downey, California*
- Gateway Cities Transportation Strategic Plan Phase II Active Transportation Element, *Los Angeles County, California*
- City of Los Angeles Mobility Element Update - LA2B, *Los Angeles, California*

Miguel Nuñez, AICP

SENIOR MOBILITY PLANNER

AREAS OF EXPERTISE

Mobility Planning / Bicycle and Pedestrian Planning
Complete Streets

QUALIFICATIONS

Miguel Núñez has over six years of experience in transportation planning. He received his Masters in Urban and Regional Planning from the University of California, Los Angeles in 2007. He has assisted in a wide variety of projects including traffic impact studies in West Los Angeles, Sun Valley, Burbank, Pasadena, Manhattan Beach and the Wilmington community. He was also involved in a regional multi-modal mobility study for West Los Angeles and the General Plan Update in the City of Beverly Hills. He has helped to collect and analyze data for traffic impact assessments contained in Environmental Impact Reports on four Hawaiian Islands, and has been involved in pedestrian safety assessments in local jurisdictions including Encinitas, Los Angeles, Santa Barbara, El Monte, Chula Vista, Lomita, Thousand Oaks and Ventura.

PROFESSIONAL AFFILIATIONS

- American Planning Association
- Association of Pedestrian and Bicycle Professionals

REGISTRATION/CERTIFICATION

- American Institute of Certified Planners (024917)

EDUCATION

- Master of Arts in Urban Planning, University of California, Los Angeles
- BA, Political Science, University of California, Los Angeles

RELEVANT EXPERIENCE

- Huntington Park Complete Streets Plan, *Huntington Park, California*
- Downey Citywide Bicycle Master Plan, *Downey, California*
- Gateway Cities Transportation Strategic Plan Phase II Active Transportation Element, *Los Angeles County, California*
- Metro Eastside Access Project, *Los Angeles, California*
- City of Azusa TOD General Plan/Development Code Update and Specific Plan Project, *Azusa, California*

TRUE NORTH RESEARCH

kelly associates Management Group

Timothy McLarney, PhD

STATISTICAL SURVEY MANAGER

AREAS OF EXPERTISE

Surveys / Qualitative and Quantitative Research

QUALIFICATIONS

As President of True North, Dr. McLarney is directly responsible for the design, management and analysis of True North's qualitative and quantitative research projects, including those that address community needs assessments, general and strategic planning, program evaluation, performance management and public outreach issues. Dr. McLarney's work to date has provided California cities, counties, special jurisdictions, transportation planning agencies, councils of government, school districts, corporations and political campaigns with research to address their often complex marketing, planning and/or policy needs. Dr. McLarney's research for California cities has included more than a dozen surveys as part of community visioning/planning exercises and public outreach for General Plan updates, including studies for Claremont, Hemet, Manhattan Beach, Upland, Rancho Cucamonga, West Hollywood and Westlake Village.

EDUCATION

- Doctor of Philosophy, Government, Cornell University
- Master of Arts, Government, Cornell University
- Bachelor of Arts, Politics, University of California, Santa Cruz

RELEVANT EXPERIENCE

- Lake Forest Community Surveys, *Lake Forest, California*
- Westlake Village Visioning and Planning Survey, *Westlake Village, California*
- Temecula Multiple Community Surveys, *Temecula, California*
- Thousand Oaks Multiple Community Surveys, *Thousand Oaks, California*
- 900 survey research studies, including more than 300 studies for California cities and municipal agencies; Cities in Los Angeles County include - *Agoura Hills, Azusa, Beverly Hills, Burbank, Claremont, Diamond Bar, Glendale, La Canada-Flintridge, La Verne, Long Beach, Los Angeles, Malibu, Manhattan Beach, Norwalk, Palmdale, Pico Rivera, Rancho Palos Verdes, Redondo Beach, San Gabriel, San Marino, Thousand Oaks, Westlake Village, West Hollywood and Whittier*

William Kelly

ECONOMIC DEVELOPMENT SPECIALIST

AREAS OF EXPERTISE

City Planning / Economic Development

Public Facilities and Infrastructure / Community Governance

QUALIFICATIONS

William R. "Bill" Kelly is KAMG's President/CEO where he specializes in the areas of economic development and city planning. Bill previously served as the Chief Operating Officer for Urban Futures, Inc. for four years where he consulted with many local agencies. Prior to that, Bill has held positions of City Manager, Deputy City Manager, Director of Community Development, Director of Development Services, Director of Redevelopment and Director of Planning and Building for several California municipalities for over 20 years. Bill brings to the engagement the insights of one who has served as both a department director and a City Manager and who has been directly responsible for managing a wide variety of public and private sector development projects.

EDUCATION

- Doctoral Studies, Executive Management, Claremont Graduate University
- Executive MBA and MA, Management, Claremont Graduate University
- MPA, University of Southern California
- BS, City Planning, California State Polytechnic University, Pomona

RELEVANT EXPERIENCE

- Bellflower Economic Development Strategy, Downtown Streetscape Enhancement Project and Successor Agency Long Range Property Management Plan, *Bellflower, California*
- Signal Hill Five-Year Strategic Plan, *Signal Hill, California*
- Hawaiian Gardens Economic Development Program, *Hawaiian Gardens, California*
- Community Strategic Plan, Economic Development Services, *Stanton, California*
- Economic Development Plan and Intermodal Transportation Center Development, *Millbrae, California*

kelly associates
Management Group

Christine Kelly

ECONOMIC DEVELOPMENT SPECIALIST

AREAS OF EXPERTISE

City Planning / Economic Development

Public Facilities and Infrastructure / Community Governance

QUALIFICATIONS

Christine E. "Chris" Kelly is KAMG's Executive Vice President where she specializes in the areas of project oversight, permit streamlining, economic development and city planning. Chris has 35+ years of public and private sector experience and most recently served as Land Use Services Director for the County of San Bernardino, overseeing Planning, Building and Safety, Code Enforcement and Mining. Prior to that, she was the Community Development Director for the cities of Chino Hills, Pomona and Cypress as well as the Development Services Director for the City of Brea. Chris was also the Deputy Executive Director of the Redevelopment Agencies for the cities of Cypress and Pomona. In the private sector, she worked as a Senior Project Manager for Hogle-Ireland, Inc. overseeing the Chapman University Specific Plan and building expansion as well as other agency specific plans.

EDUCATION

- MPA, California State University, Long Beach
- BA, Anthropology, California State University, Long Beach

RELEVANT EXPERIENCE

- Bellflower Economic Development Strategy, Downtown Streetscape Enhancement Project and Successor Agency Long Range Property Management Plan, *Bellflower, California*
- Signal Hill Five-Year Strategic Plan, *Signal Hill, California*
- Hawaiian Gardens Economic Development Program, *Hawaiian Gardens, California*
- Community Strategic Plan, Economic Development Services, *Stanton, California*
- Economic Development Plan and Intermodal Transportation Center Development, *Millbrae, California*

David A. Gruchow

ECONOMIC DEVELOPMENT SPECIALIST

AREAS OF EXPERTISE

City Planning / Economic Development

Public Facilities and Infrastructure / Community Governance

QUALIFICATIONS

David A. Gruchow, Principal, specializes in research and analysis and has worked closely with the KAMG team since 2009 after a 33-year career in city government. For the first 16 years of his public service, David held staff and management positions in several departments in the City of Long Beach including Recreation, Finance, General Services, Public Works and the City Manager's Office. For the last 17 years, he served as Assistant City Manager and Assistant Redevelopment Agency Executive Director for the City of Yorba Linda where he managed several high-profile development projects. He also served as a Principal with Urban Futures, Inc. for two and a half years specializing in redevelopment and economic development. During his career, David has acquired extensive experience in local government finance and budgeting, Human Resources, capital improvement planning and community development.

EDUCATION

- MPA, California State University, Long Beach
- BS, Political Science/Public Administration, California State University, Long Beach

RELEVANT EXPERIENCE

- Bellflower Economic Development Strategy, Downtown Streetscape Enhancement Project and Successor Agency Long Range Property Management Plan, *Bellflower, California*
- Signal Hill Five-Year Strategic Plan, *Signal Hill, California*
- Hawaiian Gardens Economic Development Program, *Hawaiian Gardens, California*
- Community Strategic Plan, Economic Development Services, *Stanton, California*
- Economic Development Plan and Intermodal Transportation Center Development, *Millbrae, California*

FUSCOE ENGINEERING

Pat Fuscoe, PE

INFRASTRUCTURE SPECIALIST

AREAS OF EXPERTISE

Infrastructure Systems

QUALIFICATIONS

Patrick Fuscoe is the founder and CEO of Fuscoe Engineering, Inc. and over the course of his 35-year career has been lead engineer on milestone assignments such as the highly acclaimed Village of Woodbridge; Dana Point Harbor Revitalization; Laguna Beach-Bluebird Canyon Landslide Repair; Newport Banning Ranch Coastal Community; Tongva Park and Ken Genser Square at Santa Monica pier; and the Hyatt Regency Huntington Beach Resort and Spa. Pat initiates planning for all of the firm's larger projects, overseeing the progress of each development and offering creative direction, guidance and support.

REGISTRATION/CERTIFICATION

- PE, PLS 1975 - CA #24701

EDUCATION

- BS, Civil Engineering, University of Southern California

RELEVANT EXPERIENCE

- Downey General Plan Amendment EIR, *Downey, California*
- Long Beach Boulevard Specific Plan and EIR, *Long Beach, California*
- Long Beach SEADIP, LCP Amendment and Planning EIR, *Long Beach, California*
- Baldwin Park Downtown Specific Plan, *Baldwin Park, California*
- East LA TOD Specific Plan, *Los Angeles, California*
- Redwood City Inner Harbor Specific Plan, *Redwood City, California*
- Tustin Downtown Commercial Core, *Tustin, California*
- Anaheim Canyon Specific and Urban Greening Plan, *Anaheim, California*

Ian Adam, CPSWQ, QSD, LEED AP

INFRASTRUCTURE SPECIALIST

AREAS OF EXPERTISE

Infrastructure Systems / Stormwater / Water Quality

QUALIFICATIONS

Ian Adam specializes in water resources, with an emphasis in water quality regulations and Resource Agency interaction. His emphasis in stormwater regulations and water quality BMP design has served as a valuable resource for cities, private developers and public entities. Ian is currently working as the stormwater consultant to several cities in Orange County for the development, implementation and training of numerous stormwater programs. Ian's technical background in water quality combined with his engineering and regulatory experience provides clients with a uniquely trained individual to work with stakeholders, regulatory agencies and other consultants.

REGISTRATIONS/CERTIFICATIONS

- LEED Accredited Professional
- Certified Professional in Storm Water Quality (CPSWQ)
- QSD / QSP Certified

EDUCATION

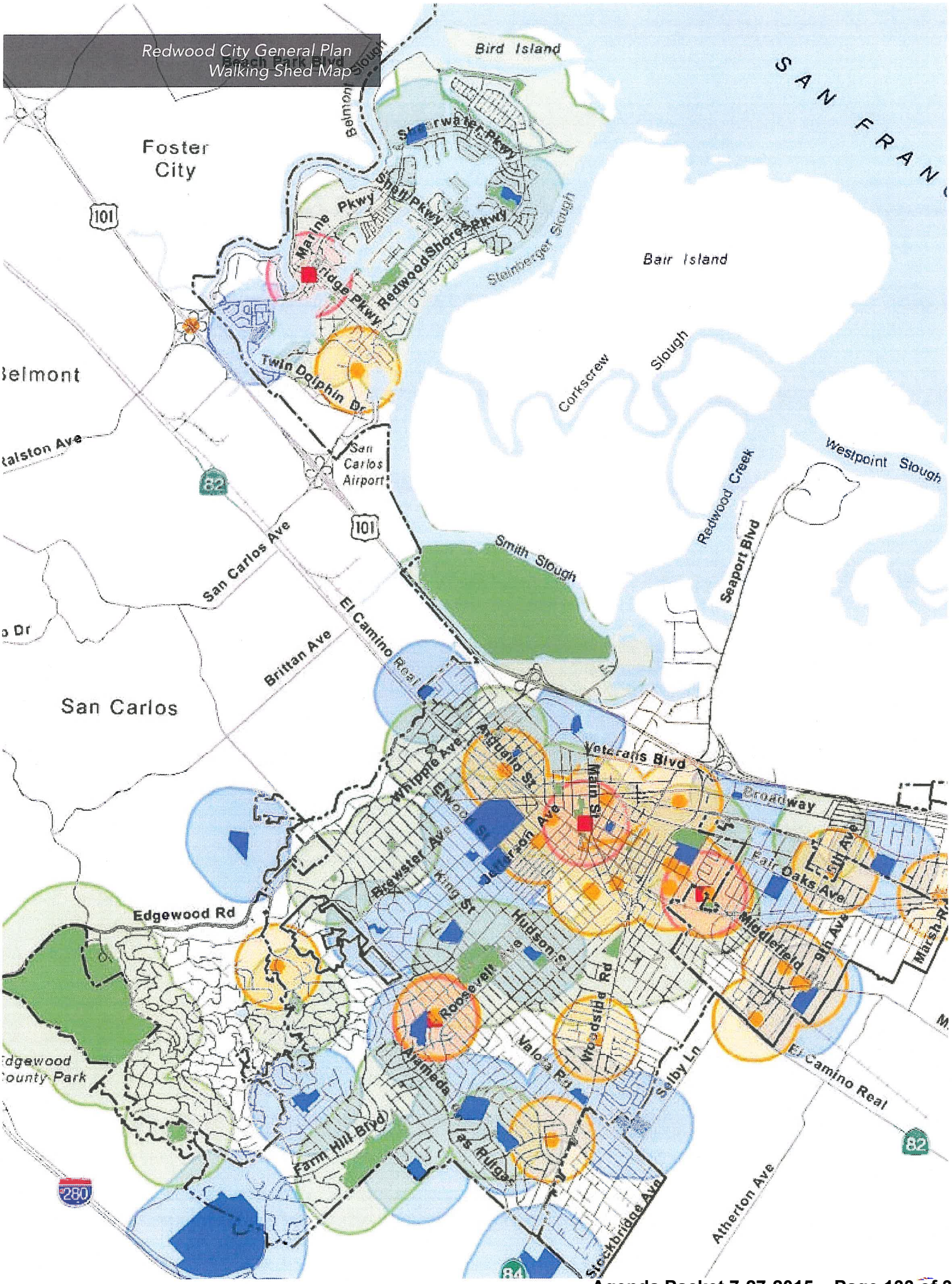
- Master of Environmental Science and Management, University of California, Santa Barbara
- BS, Science, Ecology and Systematic Biology, University of California, Santa Barbara

RELEVANT EXPERIENCE

- Downey General Plan Amendment EIR, *Downey, California*
- Long Beach Boulevard Specific Plan and EIR, *Long Beach, California*
- Long Beach SEADIP, LCP Amendment and Planning EIR, *Long Beach, California*
- Tustin Downtown Commercial Core, *Tustin, California*
- Irvine Business Complex Vision Plan and Overlay Zoning Code EIR, *Irvine, California*
- Anaheim Mountain Park EIR and Specific Plan, *Anaheim, California*

SECTION C

Previous Experience


Redwood City General Plan
Walking Shed Map
Bird Island
Foster City
Belmont Slough
Shoreline Park Blvd
Shoreline Pkwy
Marine Pkwy
Shell Pkwy
Redwood Shores Pkwy
Steinberger Slough
Bair Island
Corkscrew Slough
Twin Dolphin Dr
Belmont
Ralston Ave
San Carlos Airport
Westpoint Slough
Redwood Creek
Seaport Blvd
Smith Slough
San Carlos Ave
El Camino Real
Brittan Ave
San Carlos
Whipple Ave
Arguello St
Veterans Blvd
Main St
Broadway
Brewster Ave
Jefferson Ave
King St
Fair Oaks Ave
Edgewood Rd
Hudson St
Middlefield
Roosevelt
Woodside Rd
Alameda
Valota Rd
Selby Ln
Edgewood County Park
Farm Hill Blvd
Los Hidalgos
Steckbridge Ave
Atherton Ave
101
82
280
84

Relevant Experience

The tables below highlight MIG's experience preparing general plan updates and zoning and development codes. This experience, accompanied by additional relevant planning and community engagement experience and a description of our subconsultants relevant experience, is described in detail on the following pages.

Through all of our projects, our team exhibits dedication to quality and creativity, a flexible approach and our commitment to completing projects on time and within budget.

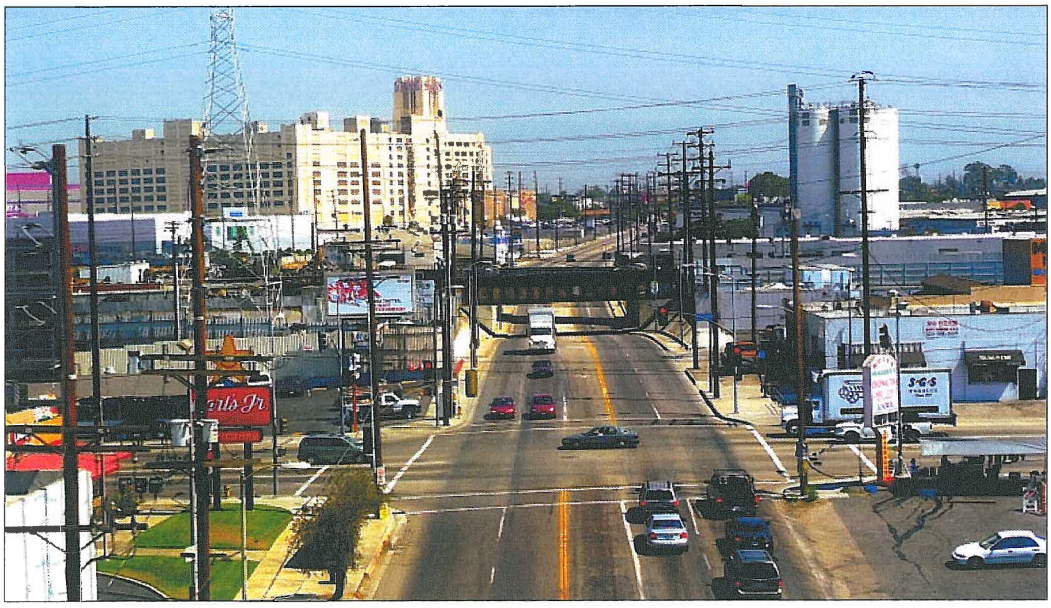
MIG Select General Plan Projects	Planning Issues											
	General Plan Update	Mobility/ Bicycle and Pedestrian Planning	Complete Streets	Economic Development	Mixed Use Development	Community Design/ Character	Downtown Planning	Sustainability	Parks and Recreation	Public Safety	Historic Preservation/ Cultural Resources	Community Participation/ Outreach
Vernon Focused General Plan Update	●			●	●	●		●		●	●	●
La Palma General Plan	●	●		●	●	●	●			●		●
Redwood City General Plan	●	●	●	●	●	●	●	●		●	●	●
Baldwin Park General Plan, Health and Sustainability Element	●	●		●	●	●	●			●		●
Rialto General Plan	●	●		●	●	●	●			●	●	●
Riverside General Plan	●	●		●	●	●	●	●		●	●	●
Claremont General Plan	●	●		●	●	●	●	●	●	●	●	●
Arcadia General Plan	●	●	●	●	●	●	●			●	●	●
Rancho Cucamonga General Plan	●	●	●	●	●	●		●		●	●	●
Colton General Plan	●	●		●	●	●	●	●				●
Costa Mesa General Plan Update	●	●	●	●	●	●		●		●	●	●
Torrance General Plan Update	●	●			●	●	●		●	●		●
Hawaiian Gardens General Plan Update	●	●		●	●	●			●	●		●
Long Beach 2030 Focused General Plan Update	●	●		●	●	●		●				
Santa Monica Land Use and Circulation Element	●	●	●	●	●	●	●	●	●	●	●	●
Richmond General Plan and Health and Wellness Element	●	●	●	●	●	●	●	●	●	●		●
Hollister General Plan Update	●	●	●	●	●	●	●	●	●	●	●	●
Mountain View General Plan Update	●	●	●	●	●	●	●	●	●	●	●	●

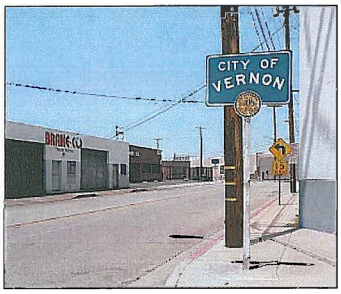
General Plan Community Engagement Programs for: Chula Vista, El Cerrito, Los Angeles, Malibu, Palm Springs, Sacramento County, San Leandro, San Bernardino County and Santa Barbara. *General Plan Vision Element and Visioning for:* Belmont and Sunnyvale

MIG Select Zoning Projects	Development Code Issues									
	Design/Form Based Code	Development of Additional Zoning Districts	Sign Ordinance	Low Impact Development	Mixed Use Development Standards	Urban and Community Design Standards	Non-conforming Uses	Subdivision Code	Community Engagement	Joint or Subsequent General Plan Update
Arcadia Zoning Ordinance Update	●	●	●	●	●	●	●		●	●
Baldwin Park Zoning Code Update	●	●	●		●	●	●		●	●
La Puente Zoning Code Update		●	●		●	●	●		●	●
Riverside Zoning and Subdivision Codes Update		●	●		●	●	●	●	●	●
Duarte Comprehensive Development Code		●	●			●	●	●	●	
Redwood City Mixed-Use Zoning Ordinance	●	●		●	●	●	●		●	●
Garden Grove Mixed-Use Zoning Regulations	●	●	●	●	●	●	●		●	

Vernon Focused General Plan and Zoning Ordinance Update and EIR

VERNON, CALIFORNIA





MIG staff led a focused update to the City of Vernon's General Plan to comply with new State laws and make minor adjustments to land use policy.

The City of Vernon is an exclusively industrial city with one land use category (Industrial) and three overlay districts: Commercial, Rendering and Slaughtering. The update involved a thorough analysis to identify appropriate sites for housing given industrial proximity. A fourth overlay (Housing) was created for the selected sites. In addition, the Commercial Overlay was expanded and a new truck/freight zoning overlay was created.

In addition, information on flood hazards were provided to comply with State law (AB 162). Revisions to earthquake fault maps to update information provided by the California Geological Survey were also addressed. Lastly, policies were introduced to address AB 32, the Global Warming Solutions Act of 2006 and SB 375.

To correlate with new policies in the General Plan, new actions to the Implementation Plan were added, particularly to address the loss of redevelopment funding in the in State.

As a parallel effort, MIG prepared focused Zoning Ordinance amendments to implement General Plan land use policy. We also completed a supplemental EIR for both updates.

Relevant Key Features

- Focused General Plan and Zoning Ordinance Update for a Gateway City
- General Plan policies that address economic development pressures and environmental conditions experienced in Cudahy

La Palma General Plan

LA PALMA, CALIFORNIA

The goal for the La Palma General Plan update was to refresh the existing policy framework, augment the Plan with any new changes resulting from the public outreach effort and emerging issues and address new State laws (including AB 32, AB 1358, AB 162 and SB 375). The update addressed several challenges, including:

- Loss of redevelopment as a financing tool for public infrastructure
- Lack of diversity in the City's revenue base
- Aging and antiquated commercial, industrial and rental properties
- Shifting demographics and technologies
- Regional planning issues

Working closely with City staff, stakeholders and community members, MIG updated the La Palma General Plan to create new opportunities for mixed-use development along the SR-91 freeway corridor. Based on the information gained from analysis and public workshops, the General Plan outlines a long-term vision, policies, guidelines and action-oriented implementation measures and strategies.

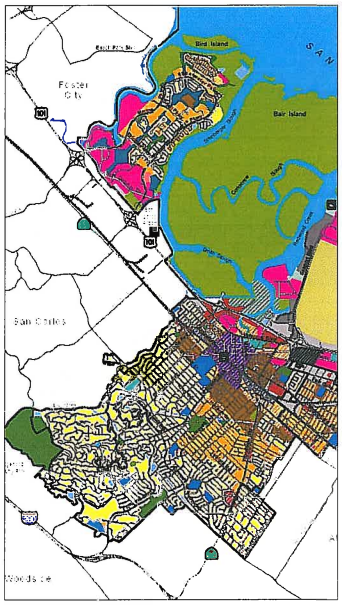
Adopted in 2014, the General Plan allows the City to accommodate modest residential and commercial growth in focused areas along the SR-91 Freeway/Orangethorpe Avenue corridors and in the town's core, while preserving the City's well-established neighborhoods.

Relevant Key Features

- Similar challenges to Cudahy that include planning for aging and antiquated land uses and infrastructure, lack of diversity in City revenue and shifting demographics
- Long-term vision, policies, guidelines and action-oriented implementation measures and strategies
- Close and successful working relationship with City staff and community stakeholders

Redwood City General Plan and EIR

REDWOOD CITY, CALIFORNIA



As the San Mateo County seat and one of the oldest communities on the San Francisco Bay peninsula, Redwood City has a wealth of historic civic architecture and diverse residential neighborhoods that reflect the City's history. Also, given its location in Silicon Valley, Redwood City is home to many knowledge-based and emerging technology industries. These assets combine with the City's bay-front location to create a place of vibrancy, interest and opportunity. To ensure that these assets are preserved for future generations, MIG staff worked with the community to comprehensively update the General Plan.

The General Plan is built around the land use and urban design concepts of neighborhoods, corridors and districts. This approach has allowed the City to define clear implementing plans for El Camino Real Corridor, the re-emerging and reinvigorated downtown and historic residential neighborhoods. The focus is on creating complete neighborhoods and balanced business districts that work toward healthy community and sustainability goals.

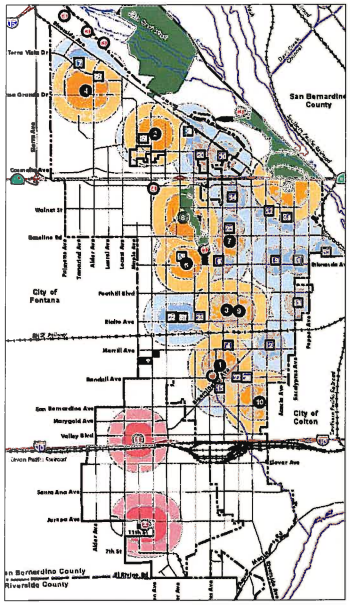
Public engagement was critical to General Plan development, with an active citizenry participating in numerous affinity group workshops and meetings, as well as a well-attended community fair held in September 2008 and numerous workshops with the City's various commissions and advisory committees.

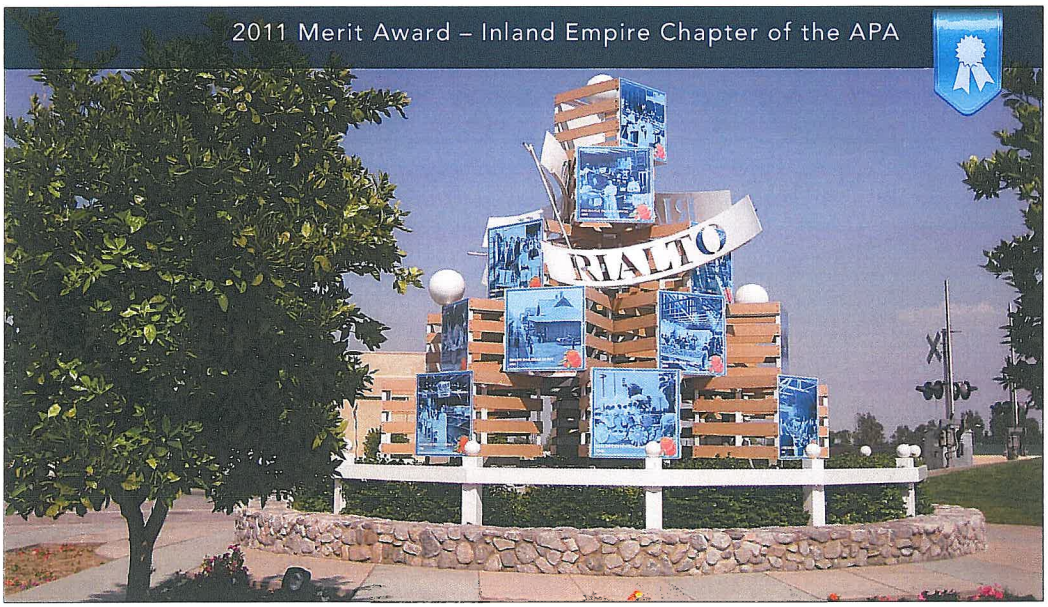
Relevant Key Features

- Land use and urban design concepts for the City's central commercial corridor, a re-emerging and reinvigorated downtown and mixed density residential neighborhoods
- Focus on creating complete neighborhoods and balanced business districts that work toward healthy community and sustainability goals
- Robust public engagement plan

Rialto General Plan

RIALTO, CALIFORNIA





Rialto's vision for the future, as expressed in both English and Spanish in the General Plan's guiding principles, emphasizes a family first community that attracts quality development, improves the physical environment, creates a diverse economy and becomes a more active community through physical activity and public participation.

Rialto, with a 2010 population of 99,000, includes a balanced mix of residential, commercial and industrial uses. General Plan land use policy could allow the City to grow to a population of over 125,000, with growth focused within the new planned community along Lytle Creek, Foothill Boulevard corridor and in Downtown Rialto.

The General Plan was crafted to address challenges the City has struggled with over the years. New goals and policies provide City staff and leaders with directives to pursue projects and programs that focus on advancing community design, preserving a small-town character, protecting residential neighborhoods, increasing park areas and protecting groundwater resources.

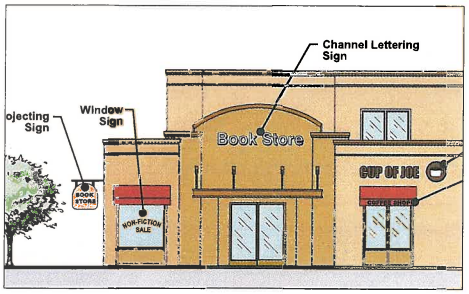
The General Plan is designed to be a user-friendly document with streamlined elements, an emphasis on action statements and extensive use of graphics, maps and photos.

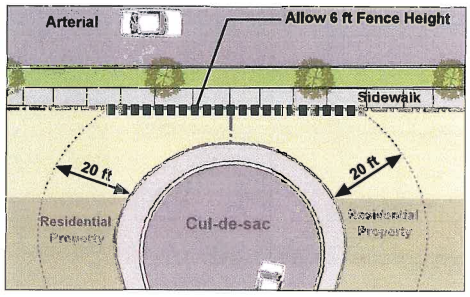
Relevant Key Features

- Bilingual guiding principles and outreach events
- Goals and policies focus on:
  - Advancing community design
  - Preserving small-town character
  - Protecting residential neighborhoods
  - Increasing park areas
  - Protecting groundwater resources
- User-friendly, highly graphic format

La Puente General Plan and Zoning Code Update

LA PUENTE, CALIFORNIA





MIG staff (while with a previous company) comprehensively updated the La Puente General Plan in 2006. The General Plan included Community Development, Circulation and Infrastructure, Community Resources and Community Safety Elements. New guiding principles were prepared for the General Plan that included providing community services to meet residents' needs, creating attractive neighborhoods, opportunities for businesses, creating a safety place to live and work, creating a balanced community that promotes housing options and identifying mobility options.

Following a 2006 comprehensive General Plan update, the City hired the team of MIG and Jacobson & Wack to comprehensively update La Puente's 1950s-era Zoning Code, with the objectives of achieving General Plan consistency, modernizing all regulations, eliminating internal conflicts and restructuring the code to make it easier to use. The scope included overhauling all administrative review procedures and creating new water-saving landscaping and irrigation regulations to comply with AB 1881.

To implement General Plan policies regarding design quality, the team prepared site planning and architectural design standards that were incorporated into the Zoning Code. The team also worked closely with City staff to create regulations for additions to residential structures that respond to difficult conditions on small lots in a built-out community.

Relevant Key Features

- New mixed use district for Downtown
- Detailed set of design guidelines to require attractive new residential, commercial and industrial development projects
- Providing strategies to develop additional community services and facilities

Arcadia General Plan and EIR and Zoning Code

ARCADIA, CALIFORNIA

Arcadia is internationally recognized as home to the historic Santa Anita Park racetrack, and many people know the City as a community of homes with nationally ranked public schools. The City strives to maintain the qualities that distinguish the community while responding to the planned extension of light rail service to Arcadia's downtown, demographic shifts and emerging changes in the horse racing industry. The General Plan program focused on creating a vision for a transit-oriented downtown district, long-term alternative uses of racetrack properties and reinvention of the aging Live Oak Avenue commercial corridor to better serve surrounding neighborhoods.

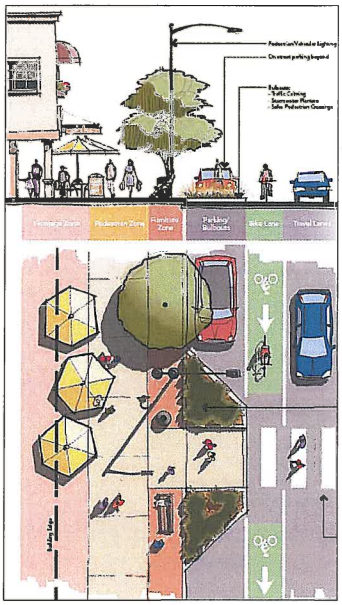
Due to our successful completion of the General Plan Update, we were selected to prepare the Zoning and Subdivision Code Update. This update is ongoing.

Relevant Key Features

- Provides strategies to rehabilitate underperforming corridors
- Allows for more urban-scale uses and development patterns surrounding future transit station
- Successful General Plan Update has led to ongoing Zoning and Subdivision Code Update

Baldwin Park General Plan, Zoning and Health and Sustainability Element

BALDWIN PARK, CALIFORNIA



MIG staff (while with a previous company) prepared the 2020 Baldwin Park General Plan. The comprehensive update included a complete revision to the Land Use Element, which focused on 14 unique study areas aimed at long-term improvements. The Element included strategies to establish a pedestrian core for Downtown and introduced a new mixed-use district to complement the Metrolink station.

Following the General Plan update, MIG staff completed an overhaul to the City's 1950s-era Zoning Code. We completely restructured the Zoning Code to improve its user friendliness, created two mixed-used zones to implement General Plan land use policies, modernized the parking regulations, crafted new regulations to address emergency and transitional housing (pursuant to State law) and established streamlined administrative review procedures. The program also included the creation of a new GIS-based zoning map and citywide rezoning effort to achieve General Plan consistency.

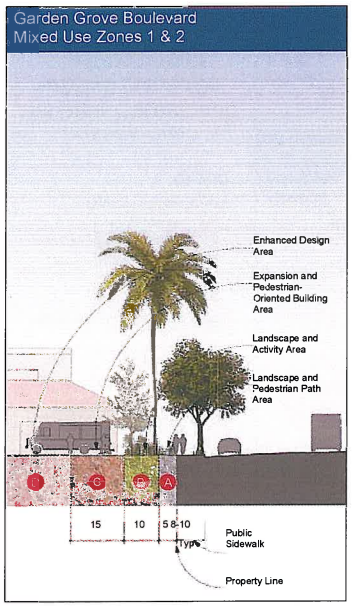
MIG staff recently worked with the City to add a Health and Sustainability Element to the General Plan. The Element focuses on opportunities to address issues related to healthy living, creating an active built environment, improving air and water quality and conserving energy and natural resources.

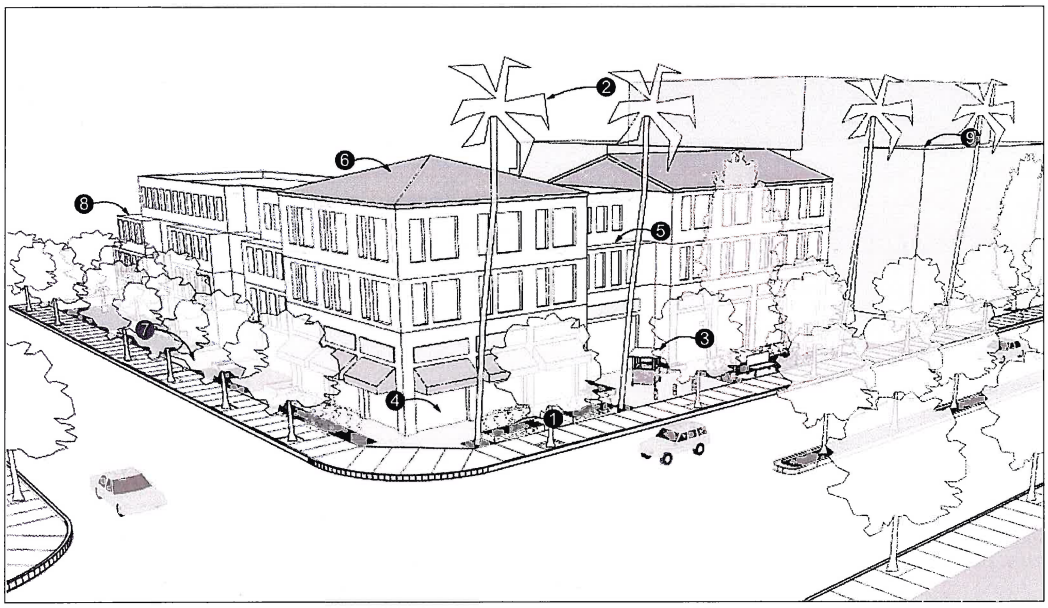
Relevant Key Features

- Healthy communities and environmental sustainability strategies
- Comprehensive bilingual community engagement program
- Solutions tailored to address the issues of blight and commercial revitalization

Garden Grove Mixed-Use Zoning Regulations

GARDEN GROVE, CALIFORNIA





In recent years, many cities have begun to revitalize districts and neighborhoods by allowing greater variety of uses with higher levels of density and intensity. Mixed-use zoning regulations are a primary implementation mechanism for this effort. Mixed-use development generally consists of a combination of residential, commercial and entertainment/recreation uses within walkable distances of each other. A mix of uses may occupy a single building (vertical integration) or exist as individual uses adjacent to each other (horizontal integration).

Following a 2008 comprehensive General Plan update, the City of Garden Grove hired the team of MIG and John Kaliski Architects to develop zoning regulations to implement newly created Mixed Use General Plan land use designations. Four new Mixed Use zone districts provide for a high degree of flexibility in use and development approaches, including regulations for the Adaptive Reuse zone intended to encourage creative industry uses.

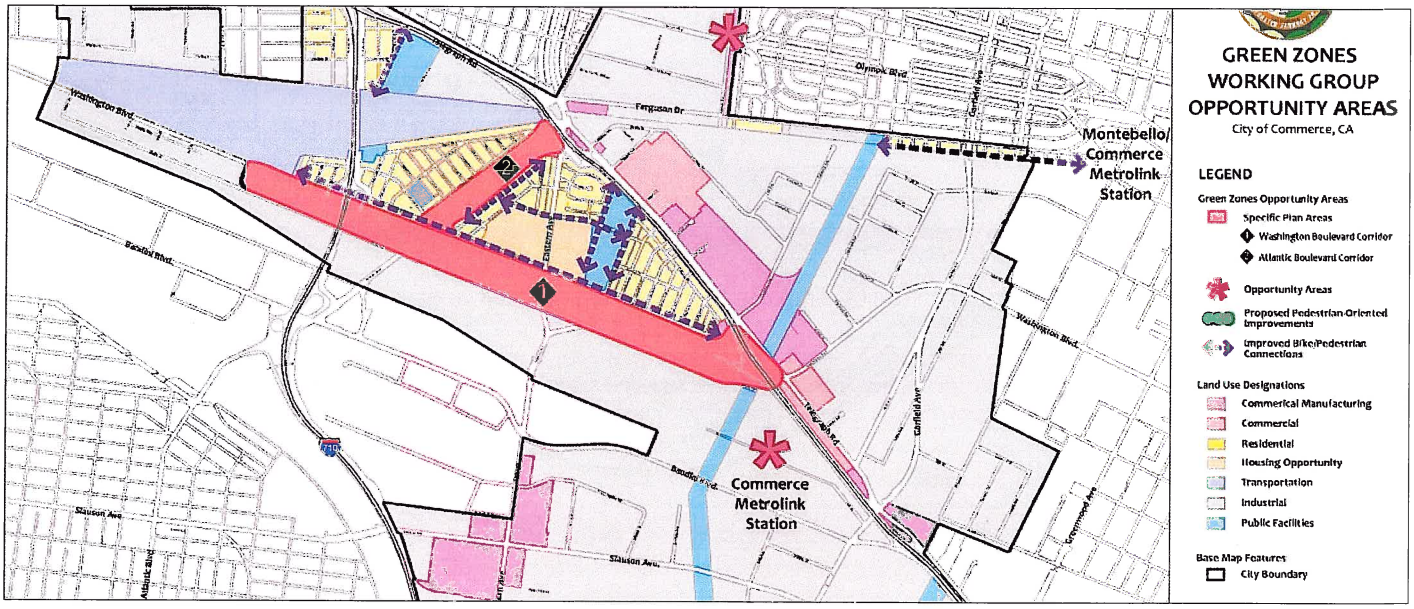
The Garden Grove Boulevard Mixed Use zone provides for varying intensities of development along the corridor, all tied together with a ribbon-like stretch of frontage landscaping and pedestrian enhancements. The Neighborhood Mixed Use zone provides opportunities to revitalize aging commercial centers. The civic center zone, with four sub-zones, offers opportunities for development to reinforce this area's continued function as a place of prominence in Garden Grove.

Relevant Key Features

- Mixed-use zoning districts that provide high degree of flexibility in use and development approaches
- Regulations for adaptive reuse intended to encourage creative industry uses
- Opportunity to revitalize aging commercial centers

Commerce Green Zones Working Group

COMMERCE, CALIFORNIA



As directed by the Commerce City Council, the Commerce Green Zones Working Group was convened to discuss and develop land use recommendations related to Buffer Zones/Sensitive Receptors and Green Zones to address concerns with proximity of hazardous sources and sensitive land uses while encouraging green economic development. The Green Zones Working Group included stakeholder representatives from the Commerce residential and business communities, Environmental Justice Advisory Task Force, the Planning Commission, labor and the University of Southern California's Program for Environmental and Regional Equity. Between July 2012 and September 2013, the Working Group participated in monthly meetings to discuss data and topics that would become the framework for its recommendations.

MIG was contracted to facilitate the Green Zones Working Group process. We worked with City staff and Working Group participants to establish the Group's purpose and charge, process schedule, communications protocol and decision-making process. Through a consensus building process, the Working Group developed a set of policy recommendations to present to the Commerce City Council.

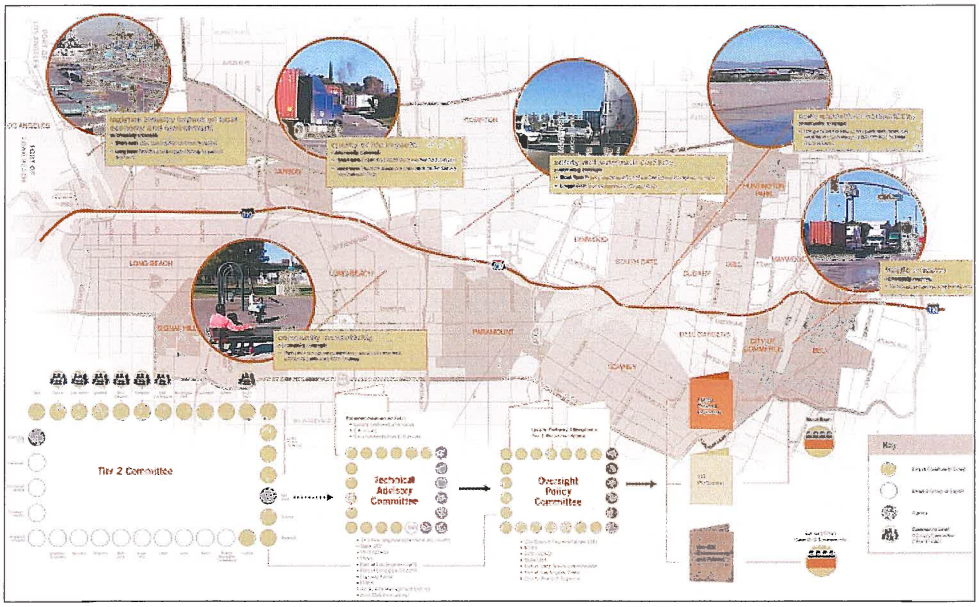
The Green Zones Working Group developed a set of guiding principles that provided direction in the design of recommendations and crafting policy options. The Group also developed a set of objectives and strategies to achieve improved quality of life in Commerce. The Working Group's final report was presented to City Council. We are currently working with City staff and the Working Group to prioritize the strategy recommendations.

Relevant Key Features

- Stakeholder engagement with local environmental justice and under-represented community
- Development of guiding principles to provide direction in the design of recommendations and crafting policy options

I-710 Corridor Project EIR/EIS Community Outreach and Engagement

LOS ANGELES, CALIFORNIA



The I-710 Major Corridor Study (MCS) identified issues and strategy recommendations for the aging and congested I-710 freeway corridor, the major artery for goods movement in Southern California. A collaborative effort among partner agencies, the study engaged communities and key stakeholders in an innovative "two-tiered" community participation process. Through this process, individual communities formed local Community Advisory Committees whose representatives joined with representatives of business, environmental, labor and academic interests to review alignment options and craft strategies for addressing key community concerns including health, environmental, quality of life, safety, mobility, regional economic development and land use. This process resulted in unanimous adoption of the MCS and endorsement by key communities and stakeholders.

Los Angeles Metro and the funding partners (Caltrans, GCCOG, SCAG, Ports of Los Angeles and Long Beach and I-5 JPA) have engaged MIG to manage the next phase, the EIR/EIS. In this phase, MIG is working with Metro, partner agencies and communities to build on the successful approach of the MCS. The EIR/EIS phase involves adapting advisory structures to meet process and regulatory requirements of the EIR/EIS while maintaining the level of hands-on community engagement that built consensus around the Major Corridor Study. The consensus report developed during the MCS has been used as pre-scoping guidance to ensure continuity and continued community buy-in.

The robust public outreach program has shaped the environmental process and Caltrans, the lead agency, has taken steps to respond to ensure ongoing community dialogue. MIG produced an executive summary in 5 languages to make the information more accessible and understandable. We expanded outreach through social media (Facebook, Twitter, YouTube); over 2,000 people receive regular email updates (actually a mini-website).

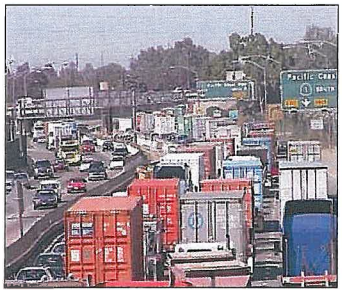
This process is now changing the way Caltrans engages with communities statewide, providing more transparency and increased opportunities for people to have an impact on transportation projects in their communities.

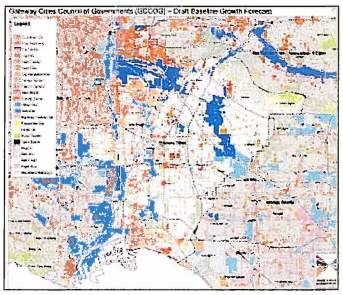
Relevant Key Features

- Robust multilingual community outreach and extensive multiagency stakeholder engagement and education program for communities including Cudahy
- Stakeholders, include bicyclists, addressing proposed bikeways and overpasses along I-710

Gateway Cities Council of Governments Sustainable Communities

LOS ANGELES COUNTY, CALIFORNIA





In November 2010, the Gateway Cities Council of Governments (GC COG) embarked on a process to develop an unprecedented plan to reduce greenhouse gas emissions from cars and light trucks through a set of strategic land use and transportation initiatives. MIG was part of a multidisciplinary team that worked with the GC COG to develop the plan known as the Sustainable Communities Strategy (SCS). MIG developed a public information and outreach campaign that included public forums to communicate the results of the SCS and public information materials that communicated the SCS process.

The projects and strategies included in the Gateway Cities SCS are expected to be implemented by one of two target years: 2020 or 2035. The California Air Resources Board has set regional emission reduction targets for each of these years. The targets must be collectively met by six Southern California counties that comprise SCAG.

Relevant Key Features

- Sustainable communities strategies for the Gateway Communities, including Cudahy
- Bilingual public information and outreach campaign, including public forums to communicate the results and planning process

City of Cudahy Clara Street Phase I Environmental Site Assessment

CUDAHY, CALIFORNIA

MIG was retained by the City of Cudahy to prepare the Phase I Environmental Site Assessment for the property located at 4840-4844 Clara Street. Principal components of the assessment included current property conditions, usage of adjacent and nearby properties, physical characteristics, research of historic uses, environmental records, asbestos and lead-based paint survey and preliminary soil samples.

New Era Village Initial Study

CUDAHY, CALIFORNIA

MIG prepared the Initial Study/Mitigated Negative Declaration for the six two-story detached residential development located at 5244 Live Oak Street in the City of Cudahy. The property is surrounded by multifamily and single family residential uses. The project required approval of a Tentative Tract Map, Conditional Use Permit and a Development Review Permit. Mitigation measures were included for the cultural resources and noise sections of the environmental analysis. MIG was selected by the City to prepare the IS/MND for the Applicant, Alma Delgado.

Ministerios Una Voz Profetica en Las Naciones Initial Study

CUDAHY, CALIFORNIA

MIG prepared the Initial Study/Negative Declaration for the Ministerios Uno Voz Profetica en Las Naciones project located at 8333 Atlantic Avenue in the City of Cudahy. The project consisted of the occupancy of two existing buildings as a place of worship and the interior remodel of an existing 14,228-square foot one-story commercial building on 2.96 acres. The project required approval of a Conditional Use Permit. MIG was selected by the City to prepare the IS/ND for the Applicant, Ministerios Una Voz Profetica en las Naciones, Inc.

Arcadis Soil Vapor Extraction Initial Study

CUDAHY, CALIFORNIA

MIG prepared the Initial Study/Negative Declaration for the Arcadis Soil Vapor Extraction Remediation System project located at 7200 Atlantic Avenue in the City of Cudahy. The project included design modifications to the reinstallation of the upgraded SVE remediation system completed in 2013. The project required approval of a Development Review Permit. MIG was selected by the City to prepare the IS/ND for the Applicant, ARCADIS U.S., Inc.

Huntington Park Complete Streets Plan

HUNTINGTON PARK, CALIFORNIA

Fehr & Peers is leading a team preparing the City of Huntington Park's Complete Streets Plan. Following an existing conditions analysis, F&P staff is conducting a series of outreach meetings to familiarize ourselves with project partners, local stakeholders, problem areas, opportunity areas and identifying strategies for enhancing community engagement for all stakeholders. A significant component of the community engagement process includes a bilingual community charrette process that is intended to create a digestible, implementable and easily understandable plan for the City of Huntington Park. This includes recommendations for making local streets complete through conceptual designs, recommendations and development standards for specific improvements, streetscape recommendations, and policies and programs that will enhance safety, design and the capacity of local streets to serve various travel modes, such as people walking, biking, driving and taking transit.

Downey Citywide Bicycle Master Plan

DOWNEY, CALIFORNIA

Fehr & Peers is leading the preparation of the Downey Citywide Bicycle Master Plan, following F&P's effort on the regional Gateway Cities Council of Governments (GCCOG) Active Transportation Plan (ATP). F&P is coordinating with city staff to develop a network of proposed bicycle facilities that identify bicycle parking locations and the bicycle facility classification and appropriateness for a given street, based on facility type, street characteristics and nearby bicycle generators. Analysis of proposed facilities will focus on consolidating prior efforts and providing implementation and prioritization strategies based on local conditions and preferences, consistent with BTA requirements and anticipated ATP grant requirements.

F&P will synthesize input gathered from the public through social media channels, the project website, community workshops, a Bicycle Circulation Assessment Needs Survey and discussions with city staff to define the overarching goals and specific supporting objectives of the Bicycle Master Plan. Specific aspects of this project include a bicycle collision analysis, development of bicycle shed maps accounting for freeways and high-stress facilities, bicycle parking and amenity policies, the development of the Bicycle Master Plan document and preparation of two grant applications.

Gateway Cities Transportation Strategic Plan Phase II Active Transportation Element

LOS ANGELES COUNTY, CALIFORNIA

As part of a team chosen by Metro, Fehr & Peers is completing the Active Transportation Element of the Gateway Cities Council of Governments' Strategic Transportation Plan to identify projects and programs to increase the use of active modes of transportation, while improving safety for those who are currently walking and bicycling. The analysis is considering the broader transportation and infrastructure context (freeways, surface streets, flood control, port facilities) and how modes are related. Recommendations are informed by local and national experience and will provide both quantitative and qualitative benefit assessments. Specific recommendations will include interagency projects of regional significance, improving access to transit stations and key bicycle and pedestrian facilities, identifying local and state best practices, researching impacts to health and safety and prioritizing improvement locations throughout the 26-city region. Key stakeholders are being engaged to both generate ideas and vet the best solutions.

Hermosa Beach General Plan and Coastal Land Use Plan

HERMOSA BEACH, CALIFORNIA

As part of a team, Fehr & Peers is assisting the City of Hermosa Beach with their General Plan and Coastal Land Use Plan. Fehr & Peers is responsible for transportation policy and multi-modal transportation modeling. Fehr & Peers is preparing a background report summarizing existing mobility conditions, which includes an inventory of transportation facilities (roadway, parking, transit, pedestrian, bicycle), and a summary of their current operation. Because mobile source greenhouse gas emissions (GHG) make up a large portion of the City's total GHG output, innovative mobility policies are a vital component of the General Plan Update. The goals, objectives, and policies of the Mobility Element will reflect the requirements of the 2008 California Complete Streets Act (AB 1358), as well as the City's growing interest in transportation mode alternatives.

Then Fehr & Peers is providing input to the project team on transportation goals, policies, and standards and developing a roadway classification system and prototypical street cross sections that support the City's mobility goals and policies. Fehr & Peers is also identifying enhancements to the bicycle, pedestrian, and alternative vehicle network for inclusion in the Mobility Element. Tasks include developing strategies and policies to address the management of parking resources in the City, the need to increase parking supply to support economic vitality, and methods to efficiently increase parking supply. Fehr & Peers will prepare a transportation impact study in support of the preparation of the EIR for the General Plan Update. Fehr & Peers is gathering parking utilization rates and analyzing parking operations in the coastal zone as part of the Local Coastal Plan update.

LA2B, City of Los Angeles Mobility Element

LOS ANGELES, CALIFORNIA

Fehr & Peers is leading a team updating the General Plan Mobility Element for the City of Los Angeles. From a selection of alternative approaches, the City chose to implement a multimodal layered-network with a context-sensitive overlay to update its street classification system. Fehr & Peers used its work on the LA Street Classification and Benchmarking System study to develop concepts for a layered network and create new street standards. Through an extensive social media campaign and a series of meetings and workshops, Fehr & Peers framed the conversation in terms of transportation choices, where options and tradeoffs are clearly defined to reflect both aspirational goals and the constraints of conditions on the ground. This framing allows for the productive exchange of ideas between the public and the City. The Fehr & Peers team also worked with the City to prepare a Streetscape Manual that identifies required improvements associated with each street type and addresses the existing disconnects between policy goals and current street standards. Throughout the project, our team is performing outreach and branding related to public engagement for the Mobility Element (now called LA2B). In Phase 2 of the Mobility Element update, Fehr & Peers is leading the team to prepare the technical analysis and EIR required for plan adoption. The City's Travel Demand Model, developed by our team, will be used to create non-traditional performance measures to quantify the benefits of the City's new layered network. As part of this effort, the Fehr & Peers team geo-coded all of the planned and pending transportation improvement projects in the City that can be used by staff going forward. LA2B will create a new vision for mobility in the City of LA and provide the environmental clearance needed for implementation.

The resulting draft Bicycle Enhanced Network (BEN) includes 120 miles of streets — just a subset of the over 1,000 miles of proposed bikeway improvements in the Citywide bike plan — that would receive the highest level of bikeway treatments to serve users of all ages and abilities.

TRUE NORTH RESEARCH

City of Lake Forest Multiple Community Surveys (1998 to 2014)

LAKE FOREST, CALIFORNIA

True North designed and conducted resident and business surveys for the City of Lake Forest in 1998, 2000, 2002, 2004, 2006, 2008, 2010 and 2012. The focus of the surveys has been on identifying community priorities, informing the City's planning efforts and measuring the City's performance in meeting the needs and priorities of its residents and the business community.

City of Westlake Village Visioning and Planning Surveys (2005, 2009 and 2015)

WESTLAKE VILLAGE, CALIFORNIA

True North has designed and conducted multiple visioning and planning surveys for the City of Westlake Village, including developing its Vision and Strategic Plan for 2015 in conjunction with MIG. The surveys were conducted using a mixed-methodology approach (telephone, Internet and mail), addressed many key topics of interest, and are being used to guide Council's current and future policy decisions.

City of Temecula Multiple Community Surveys (2000 to 2014)

TEMECULA, CALIFORNIA

True North has designed eight community opinion surveys for the City of Temecula since 2000, including bi-annual surveys that measure community needs, priorities, policy preferences and opinions to help guide the city's planning and performance management efforts.

City of Thousand Oaks Multiple Community Surveys (2009 to 2015)

THOUSAND OAKS, CALIFORNIA

True North has designed four community opinion surveys for the City of Thousand Oaks. The surveys have tracked how residents' opinions on key planning and policy questions have evolved over time, focusing in particular on issues of economic development and redevelopment.

City of La Mesa Multiple Community Surveys (2008 to 2015)

LA MESA, CALIFORNIA

True North has designed four community opinion surveys for the City of La Mesa, most recently using a hybrid, mixed-methodology approach that combined mail, email and telephone-based recruiting with online and telephone data collection. The surveys have tracked resident satisfaction, needs and priorities as they pertain to service, facility and policy issues in the community.

Bellflower Economic Development Strategy

BELLFLOWER, CALIFORNIA

Beginning in September of 2011, KAMG has provided ongoing economic development consulting services to the City of Bellflower. This engagement has primarily focused on evaluating various programs and initiatives that the City can pursue in a post-Redevelopment environment to solidify and grow its local economy. In addition, KAMG served as the project manager for the City's Bellflower Boulevard Streetscape Enhancement Project which involved extensive public and stakeholder outreach along with a detailed fiscal/planning analysis of Project alternatives.

Hawaiian Gardens Economic Development Program

HAWAIIAN GARDENS, CALIFORNIA

KAMG is currently assisting the City of Hawaiian Gardens in developing various economic development strategies and community promotional materials in conjunction with the dissolution of its Redevelopment Agency and the disposal of the Agency's real estate assets.

Signal Hill Five-Year Strategic Plan

SIGNAL HILL, CALIFORNIA

KAMG began working with the City of Signal Hill in July 2013 to develop a new Five-Year Strategic Plan. In addition to assessing fiscal and policy issues facing the City Council, KAMG was tasked to conduct a series of community outreach sessions including SWOT analyses with specific stakeholders, noticed community meetings and interviews with staff. This work was conducted in a particularly volatile political environment as certain influential community groups were competing for attention.

Stanton Community Strategic Plan

STANTON, CALIFORNIA

The City of Stanton's City Council retained KAMG in 2012 to revise its Community Strategic Plan. This involved considerable outreach to both the City Council and staff to evaluate progress towards achieving previously-established goals and objectives, identify local and regional trends, assess those dynamics at work in both the organization and community that can affect service delivery, establish new service priorities, and develop new goals, objectives and strategies for addressing priorities. Recently, KAMG worked with the City to produce the 2014-15 Updated Strategic Plan that was approved by the City Council in March 2015. KAMG continues to serve as the Economic Development advisor to the City.

Millbrae Economic Development Plan

MILLBRAE, CALIFORNIA

The City of Millbrae hired KAMG to create its 2013 Economic Development Plan. The purpose of this Plan was to help the City identify ways that it could still take a proactive approach to building a healthy economic base even in the absence of Redevelopment. KAMG's objectives for the project were to take a snapshot of the City's current status relative to its recent economic development goals and activities, to assess local and regional trends, to examine current growth opportunities, and to introduce a series of tools that the City could employ on a "go-forward" basis to help remain focused on addressing commercial, retail and industrial development. Since the Plan's adoption in February 2013, KAMG has continued to provide annual updates.

Long Beach Midtown Specific Plan and EIR

LONG BEACH, CALIFORNIA

The City of Long Beach has joined with Southern California Association of Governments (SCAG) to fund professional planning services for the redevelopment of Long Beach Boulevard into a vibrant, transit-supported mixed-use corridor. The project area consists of an 820-acre, 2.5-mile segment of Long Beach Midtown with project boundaries extending to all properties located within a quarter mile. The project goal is development of a regulatory framework to achieve new public and private investment; support walking, biking and transit use alternatives over automobile travel; improve the local residents' overall economic conditions; and promote environmental sustainability. The project process will include community outreach and stakeholder interviews, Specific Plan preparation, formulation of an Environmental Impact Report and public hearings/visioning workshops through the City Council and City's Planning Commission. Fuscoe is evaluating existing site conditions and providing an EIR Screen Check, sewer and water technical reports and a water quality/drainage report.

Redwood City Inner Harbor Specific Plan

REDWOOD CITY, CALIFORNIA

Fuscoe is assisting MIG in preparing an infrastructure assessment as well as identifying plan alternatives associated with the Inner Harbor Specific Plan. Redwood City's Inner Harbor is a 100-acre bayfront community that includes a mix of recreational, watercraft and industrial uses, businesses, marinas and waterways. Guided by Redwood City's General Plan and public input, Fuscoe will study the area's infrastructure to identify opportunities and constraints as well as establish criteria to guide the reinvigoration of the Inner Harbor community. This work includes review and interpretation of existing utility studies and regional/jurisdictional requirements. Awareness of concerns such as sea level rise, bay mud and wetland areas will help guide the assessment. Special attention will be given to identifying areas that could benefit from eco-friendly designs and green infrastructure (recycled water, alternate energy, green streets, etc.), while preserving the health of surrounding creeks and San Francisco Bay. Fuscoe will provide mapping and input associated with these infrastructure components: sanitary sewer, domestic and recycled water, storm drain, dry utilities and water quality.

Anaheim Canyon Specific Plan

ANAHEIM, CALIFORNIA

The Anaheim Canyon Specific Plan was prepared to create an economic development strategy for this 3,000-acre, industrial-zoned district. Working closely with City staff and the consultant team led by MIG, Fuscoe investigated area-wide circulation and infrastructure, stormwater management and operational aspects, such as solid waste handling and recycling. This research, along with several stakeholder group outreach sessions, led to the new Specific Plan, featuring:

- Side streets designated and enhanced for bicycles/pedestrians, leaving arterials maximized for vehicles
- Creative "neighborhood-level" stormwater management basins, relieving properties of expensive, area consuming compliance BMPs
- Alternative standards to consider for LID buildout of sites
- Green Street concepts aimed at stormwater cleansing, enhanced pedestrian experiences and environmental performance

The project was funded by a Sustainable Communities Planning Grant and has become a cornerstone for the city-wide Anaheim Outdoors Connectivity/Urban Greening Plan, also prepared by MIG.

Tustin Downtown Commercial Core

TUSTIN, CALIFORNIA

Fuscoe Engineering is assisting MIG in providing the City of Tustin with professional planning consultant support in developing its proposed Downtown Commercial Core Plan, which will extend from Tustin Old Town and First Street to the Interstate 5 and 55 Freeway interface. The purpose of the Plan is to rehabilitate and revitalize the City's historic center to be a vibrant, economically energetic sector with new businesses topped by multi-family housing. To maintain Tustin's small town ambience, a mixed-use, high-density live/work environment that combines residential and commercial uses with inviting, pedestrian-friendly walkways is favored by both locals and City staff.

Fuscoe Engineering is investigating and evaluating existing infrastructure for the proposed plan as well as developing complete street features. Fuscoe is also evaluating the scale and type of storm water management features to use, for both regulation compliance and visual aesthetics.

FUSCOE ENGINEERING

MIG

Long Beach SEADIP, LCP Amendment and Planning EIR

LONG BEACH, CALIFORNIA

The purpose of this project is to prepare land use updates for a 1,500-acre portion of East Long Beach and entails preparation of a Specific Plan and an amendment to the City's Local Coastal Program (LCP) and the Southeast Area Development and Improvement Plan (SEADIP) zoning district. The scope of work may also include the preparation of a Program EIR. Located directly south of the California State University Long Beach campus, the area provides marina access to the Alamitos Bay and is host to regional bikeway connections along the San Gabriel River, which provides access to the ocean. SEADIP is the last remaining area of Long Beach that is not entirely built out and is characterized by undeveloped Los Cerritos wetlands parcels in varying degrees of degradation and several large under-utilized properties, particularly along Pacific Coast Highway.

The Fuscoe team will also assist in conducting community outreach, following State grant protocols. The overall project will encompass refining and implementing the perspectives of multiple stakeholder groups, including property owners, businesses, residents and wetlands preservationists. This significant undertaking offers a unique opportunity to produce a land use and development code that creatively balances responsible development with resource preservation. It is expected that the Specific Plan will include customized land uses and development standards; identify locations for future development potential; identify expanded multi-modal transportation options; and incorporate proactive strategies to preserve wetlands and measures to maintain valuable natural resources.

References

We invite you to contact the clients identified below regarding our team's ability to provide planning and design services and engage diverse staff and communities in these efforts.

MIG

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La Palma General Plan

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City Planner
City of Baldwin Park
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Baldwin Park General Plan, Zoning and Sustainability Element

LEE MORENO
Senior Planner
City of Garden Grove, Planning Division
11222 Acacia Pkwy, Garden Grove, CA 92840
714-741-5302 | leem@ci.garden-grove.ca.us

Garden Grove Mixed Use Zoning Regulations

MATT MARQUEZ
City Planner
City of Commerce, Planning Division
2535 Commerce Way, Commerce, CA 90040
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City of Commerce Planning and Outreach Projects, Commerce Green Zones Working Group

KEVIN WILSON
Director of Public Works, Water and Development Services
City of Vernon, Community Services Department
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323-583-8811 | kwilson@ci.vernon.ca.us

Focused General Plan and Zoning Ordinance Update and Supplemental EIR

Fehr & Peers

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Huntington Park Complete Streets Plan

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Downey Citywide Bicycle Master Plan

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Gateway Cities Transportation Strategic Plan Phase II Active Transportation Element

True North Research

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Eight Community Survey Projects

AUDREY BROWN
Assistant City Manager, City of Westlake Village
31200 Oak Crest Drive, Westlake Village CA 91361
818-706-1613 | Audrey@wlv.org

Two Visioning and Planning Surveys

DEBRA ROSE
Director of Management Services, City of Lake Forest
25550 Commercentre Drive, Lake Forest, CA 92630
949-461-3414 | DRose@lakeforestca.gov

Eight Community Surveys

ANDREW POWERS
Assistant City Manager, City of Thousand Oaks
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805-449-2148 | APowers@toaks.org

Three Community Opinion/Planning Surveys

KAMG

BRIAN LEE
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Bellflower Economic Development Strategy

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Signal Hill Five-Year Strategic Plan

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Hawaiian Gardens Economic Development Program

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Stanton Community Strategic Plan

Fuscoe Engineering

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Anaheim Canyon Specific Plan, others

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Tongva Park and Ken Genser Square, others

ALEX WAITE
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Tustin Downtown Commercial Core, NPDES Stormwater Program, others

SECTION D

Procedures and Methodology

CITY OF CUDAHY
INCORPORATED
CALIFORNIA

Project Understanding

In politics, in advertising, and in the movies, the world abounds in powerful messages that encourage — and inspire — people to be bold. **Change is good. Just do it.** ***Si se puede.*** The City of Cudahy has embraced these messages and has initiated several programs to effect change in the community. Through a comprehensive update of the General Plan — and also potentially updating the Development Code on a parallel path — the City looks to consolidate its visioning and long-range planning efforts into a focused program that will engage all community members. The MIG Team is excited to work with Cudahy residents, City staff and City leaders to achieve community objectives.

The City of Cudahy last updated its General Plan as a community-wide effort in 1992. While minor amendments were completed in 2010, these focused on more immediate needs. In the Request for Proposals, the City clearly outlined what it looks to accomplish in a comprehensive General Plan update today:

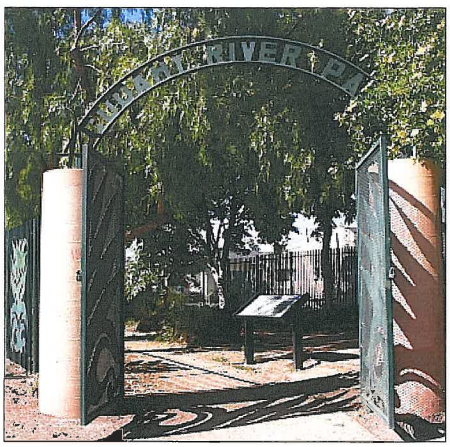
- Engage residents and the business community in a process that will shape Cudahy in a manner that reflects local values and responds to regional influences
- Facilitate the coordination and planning of municipal services and development for the next 20 years
- Pursue current and cutting-edge planning approaches — sustainability, pedestrian orientation and complete streets — that will support healthy growth and neighborhood enhancement
- Preserve neighborhood quality, develop a stronger local economic base and provide the service and facilities the community desires and deserves
- Produce a General Plan that is graphically driven and focused on meaningful results and action

EFFORTS TO DATE

The General Plan update represents the culmination of several recent City initiatives focused on changing the course for the future. In the past two years, Cudahy has been phenomenally successful in securing grants to fund long-range planning activities — and mobility planning in particular:

1. A Highway Safety Improvement Program grant in 2013;
2. A Pedestrian Safety Assessment in June 2013 from the University of California, Berkeley's Institute of Transportation Studies;
3. A Caltrans Active Transportation Program grant in 2014; and
4. Most significantly, in June of 2014, a $105,913 grant from the California Strategic Growth Council to fund a team of researchers and planners — including a team from the University of California, Los Angeles, Lewis Center — to create a new regulatory structure for land use development in Cudahy.

This latter study will identify needed projects in the areas of transportation, parks and open space, as well as a nexus study of future developments' fair share contribution to such projects. Additionally, a nexus study for water and sewer systems will be provided. All of these grant-funded studies will inform and bear directly upon the General Plan update process.



The City has not limited its efforts to grants acquisition for planning. The City Council adopted a Green Streets policy and an accompanying Green Streets Manual in 2013, and Safe Routes to School Plan in October 2014. These efforts demonstrate Cudahy's intent to incorporate sustainable development approaches and healthy communities thinking into its capital programs.

We will draw from this work to ensure consistency across all planning processes underway. Ideally, if the work funded by the Strategic Growth Council has not been completed upon initiation of the General Plan program, the MIG Team will work closely with the UCLA team to identify land use strategies. Also, our partner Fehr & Peers will interact with the consultants for the Caltrans grant.

ENGAGING THE COMMUNITY

City leaders' concern about setting the right course for Cudahy can be realized through active community participation. To reflect broad community goals, the planning process will engage residents in creative ways, allowing them to share ideas that reflect common community values and hopes for the future. Cudahy residents have busy lives and may not always be able to participate in all program events. Thus, we propose to combine outreach efforts with other community events (such as the Cudahy Swap Meet) and provide numerous opportunities for everyone to participate. Critically, our public engagement program will be fully bilingual to accommodate residents and business owners who feel most comfortable expressing their hopes and ideas in Spanish.

Consistent with the Request for Proposals, we propose a public engagement strategy that includes:

- A General Plan Advisory Committee (GPAC), which will have a clear charge to help develop strategies and solutions, and who will act as ambassadors/embajadores to the community and engage their friends and neighbors in discussions about the General Plan and Development Code. We intend to utilize the GPAC throughout the project in a genuine, focused and well-organized process.
- A series of community workshops and study sessions with the Planning Commission and City Council focused on identifying issues and opportunities, defining a Vision and Framework, prioritizing strategies for solutions in the policy framework and reviewing draft policy documents.
- A statistically valid survey of residents (conducted in Spanish and English) to identify key issues of concern. Due to the small population size of Cudahy and the demographic profile, we propose a sample size of 300 rather than 400 as indicated in the RFP. With this sample size, we will feel confident that we can recruit and obtain the interviews without deviating from proper sampling procedures.
- Public hearings to discuss the Draft General Plan and Development Code

In addition, we propose to conduct one-on-one and small group interviews early in the program with stakeholders (in both English and Spanish) from organizations such as mothers' groups, the Chamber of Commerce, realtors, and local community organizations to gain insight and dig deep about current issues and ideas for solutions. As an optional task, we will also create a bilingual project website that allows visitors to stay informed and comment on strategies and solutions.

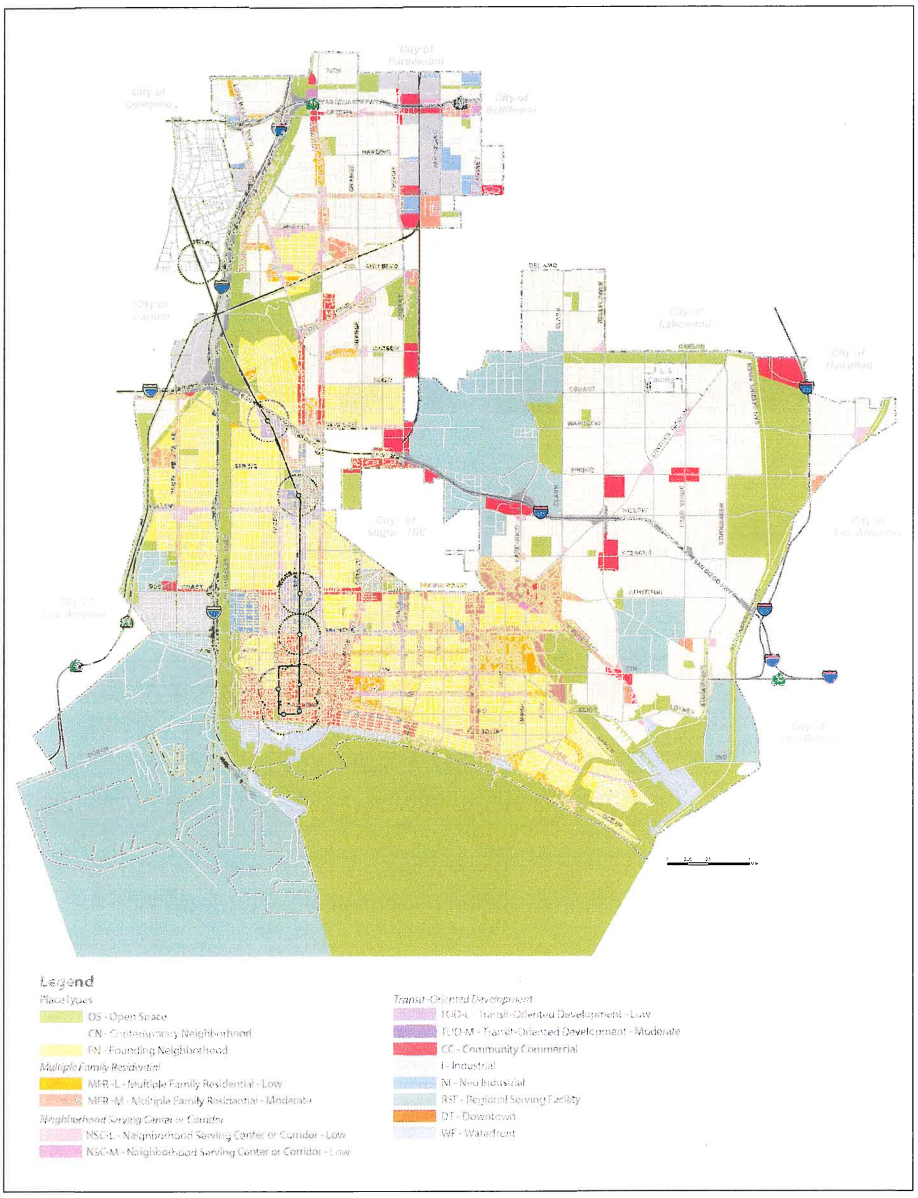
WORK PROGRAM COMPONENTS

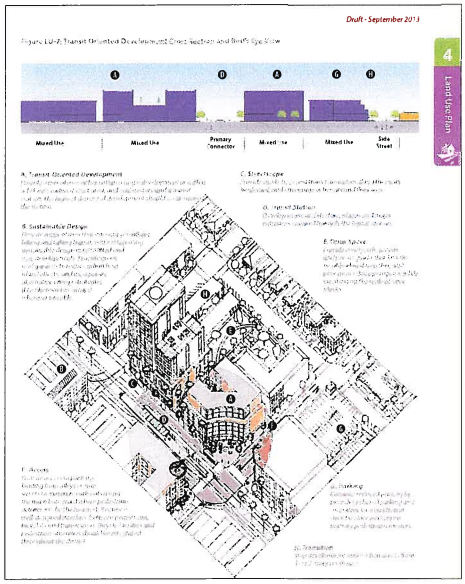
With the advantage of robust community input, the General Plan and Development Code updates will examine and set direction for these key issues:

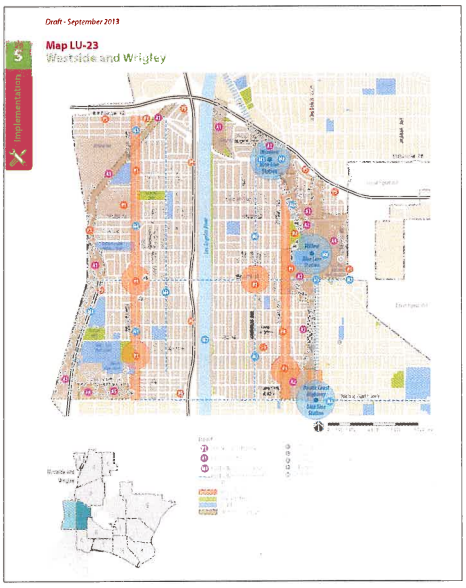
- Enhancement of residential neighborhoods, recognizing the current abundance of land zoned for high-density multi-family use, and meeting the community's housing needs especially as directed in the adopted Housing Element
- Infrastructure needs to support economic development goals and ensure quality provision of services
- Economic development and jobs, as well as business attraction and retention in the aging commercial and industrial areas of the City
- Accommodating all modes of mobility safely and efficiently, with a particular focus on implementing the Safe Routes to School and Pedestrian Safety Assessment recommendations, recognizing that many Cudahy residents already walk or bike to work, school and other destinations
- Human health and welfare, including ready access to healthy food choices and health care services
- Addressing parks and recreation needs of a growing multigenerational community
- Community safety
- Urban design in the public and private realms
- Environmental sustainability

The framework to address those issues will focus on: 1) transparency—comprehensively involving the community in the project and receiving thorough input from stakeholders, 2) clear identification of issues and 3) realistic solutions to address those identified issues. Solutions must be actionable and achievable. Concerns regarding how to fund the many needs of the community over time can be addressed by clearly identifying what Cudahy looks to achieve, setting priorities thoughtfully and establishing the funding strategies to reach desired objectives. The General Plan and Development Code Update will set the framework and incorporate a robust Implementation Plan to achieve a grounded vision for Cudahy.

Our team of qualified land use planners proposes to craft the General Plan and Development Code on parallel courses (should the City choose the optional task of updating the Development Code), thus providing efficiencies and allowing for clear translation of ideas from the General Plan into the on-the-ground implementation of the Development Code. Despite its small size, Cudahy is home to varied uses, including industrial districts along Salt Lake Avenue and south of Cecelia Street, commercial properties along Atlantic Boulevard, and established residential neighborhoods. Through the General Plan process, in lieu of land use designations, we propose to structure the Land Use Element with "PlaceTypes" to reflect more than just use, and to formulate appropriate district policy. The Land Use Element PlaceTypes would fold easily into a PlaceType-based Development Code, which would be combine the best aspects of regulations based on use and those based on form.







Long Beach PlaceTypes

Another important component will be to formulate policy related to circulation — both related to mobility and infrastructure. Where any increases in development capacity may occur, we will take a critical look at aging infrastructure and existing infrastructure deficiencies. We will also incorporate new policies and actions that will enhance pedestrian, bicycle and traffic mobility, incorporating the recent efforts including Safe Routes to School Plan, the Strategic Growth Council grant and Prop 1B street improvements.

We propose a holistic approach to creating a user-friendly, highly graphic General Plan, whereby ideas of fostering jobs creation, improving connectivity and addressing health and sustainability are integrated throughout the Plan. This will support the Vision identified by the community.

Scope of Work

For the General Plan (and optional Development Code), we propose a hybrid form-based approach to the land use plan centered on "PlaceTypes". Place Types will define the "types of places" in Cudahy in terms of the physical structures, public spaces and infrastructure the City looks to achieve. For the General Plan, PlaceTypes will be the new regulating standards that define land use and form as well as the character of Cudahy's neighborhoods, corridors and districts. Complementary to Place Types, a hybrid Development Code is proposed that provides the benefits of use standards while incorporating clear form and design standards. The hybrid Code will provide graphic representations of development standards, including visual representation of setbacks, height, massing of buildings and interactions between building frontages and streets.

To respond to the community engagement tasks requested in the RFP, we have included an extensive, inclusive, bilingual public outreach program with innovative and proven high-tech and high-touch tools that will result in meaningful community participation. This approach ensures that the community will be kept well informed and actively engaged in the General Plan Update and updating the Development Code in ways participants are most comfortable. The activities will be designed to be fun and transparent, thus resulting in new, practical planning documents with a high level of acceptance.

TASK 1: PROJECT KICK-OFF AND EXISTING CONDITIONS ANALYSIS

Task 1.1: Background Document Review, Project Kick-Off Meeting and City Tour

The MIG Team will meet with City staff to kick off the project, gather data and information, finalize protocols and communications, discuss the stakeholder process and outline overall expectations and desired project outcomes. This will include refining the scope of work, preparing a detailed project schedule, developing an initial list of stakeholders to be interviewed and reviewing the management structure that will ensure the program is completed on time and on budget.

Following the formal part of the meeting, City staff will lead the MIG Team on a walking/driving tour of Cudahy to highlight individual neighborhoods and community areas, key issue and opportunity sites as well as areas where land use change may be considered. (City staff will be responsible for arranging for a van for the tour and for developing the tour route.) The focus of the tour will be to view and understand the neighborhoods, districts and opportunity areas. MIG will photo-document the tour for use in subsequent presentations and work products.

Deliverables:

- Data Needs List (PDF)
- Kick-off Meeting Agenda (PDF)
- Base Map for City Tour

Task 1.2: Base Mapping

Building on the most recently available Los Angeles County Assessor parcel data and infrastructure GIS data provided by the City and local utility providers, MIG will create a base map containing basic information that will be used throughout the project. Depending upon availability of data, layers in this base mapping will include street rights-of-way and infrastructure, parcel information and ownership, vacant and underutilized parcels, approved and proposed projects, existing land uses, existing General Plan land use designations, and zoning. If available, the following data is also desirable: pedestrian and bicycle connections and facilities, transit, building footprints, building height attributes, and business license data with information regarding number of employees. City staff will be responsible for providing data, coordinating on formatting and metadata protocols, and reviewing and providing feedback on the base maps.

At the culmination of the project, MIG will provide the City with the GIS maps and associated files developed during the process.

Deliverable:

- Base Maps (PDF)

Task 1.3: Existing Conditions Report

The MIG Team will conduct an analysis of Cudahy's existing conditions and regulatory context. MIG will prepare comprehensive and concise existing conditions technical studies to support the General Plan policy preparation and EIR tasks. The structure of the report will mirror the California Environmental Quality Act (CEQA) checklist and set forth existing conditions and policy implications, drawing from the MIG Team's professional experience and what we learn from the initial public engagement activities. The report will identify environmental and infrastructure issues to be considered in the General Plan.

Aesthetics, Land Use and Population and Housing:

MIG will conduct a land use survey to document existing land use conditions, analyze existing land use and development patterns as well as analyze adopted and pending plans that affect development in the City. In addition, we will describe, analyze and map constraints and opportunities for future growth and development, drawing particularly from the work completed by the UCLA team working on the Strategic Growth Council nexus fee study and outreach. Special attention will be paid to defining variation within existing residential areas to identify areas for redesignation to lower density based on predominant land use patterns, and to identifying infill opportunity areas and areas with the potential to generate new economic and employment activities. MIG will also summarize adopted and "in progress" City plans, as well as plans for areas surrounding Cudahy. This will include a discussion on regional plans affecting the City.

MIG will prepare an aesthetics/urban design summary that describes the look, feel and character of existing development and public spaces. This will include identifying architectural patterns and themes to be preserved, character elements to emphasize and barriers to be addressed. MIG will produce associated maps and graphics that illustrate existing conditions, including gateways, historic resources, major urban features, open space, character areas, landmarks and gateways.

With regard to Population and Housing, input from stakeholders who work on gentrification, displacement and environmental justice will inform the baseline analysis.

Team member Kelly Associates Management Group will undertake an analysis of local economic conditions to establish an understanding of economic development needs. This will include a review of City goals and objectives; a review of the existing general plan, zoning map and code documents; understanding Cudahy's fiscal position (present and projected); a review of existing marketing material; and review of City development procedures to ascertain issues, opportunities and constraints.

Transportation and Traffic: Team member Fehr & Peers will document and analyze existing transportation conditions through a review of circulation patterns and available data from previous and ongoing projects, and will summarize these findings in a way that is easily accessible to the community and decision makers. Our work in this task will be focused on analysis of opportunities and constraints associated with potential multimodal transportation improvements and will include an assessment of existing active transportation (walking and bicycling) patterns and vehicular circulation. Fehr & Peers will also support MIG in the mobility components of the CEQA checklist. Additionally, Fehr & Peers will collect vehicle counts at eight roadway segments and four intersections to analyze existing levels of service.

We will also work with the City to incorporate any work completed by the UCLA team into our conclusions, and draw from their analysis as timing allows.

Utilities and Service Systems: In coordination with MIG and City staff, team member Fuscoe Engineering will obtain and review relevant planning and "wet" infrastructure documents (drainage, water and sewer master plans, regional studies and projects completed within study area) related to infrastructure including obtainment of GIS files. This task includes outreach by Fuscoe to the Los Angeles County Sanitation District, Los Angeles County Public Works and Tract 180/Tract 349 Water Company for additional data on sewer, storm drain and water. Fuscoe will also interview Public Works staff to assist with the deficiency assessment. Subsequent to this analysis, Fuscoe will prepare this chapter of the background report compiling City data into a base map of existing or planned infrastructure based on infrastructure master plans (sewer, water, drainage) or regional studies previously prepared on behalf of the City. In the analysis the team will identify deficiency areas and outline measures to correct and/or improve upon deficiencies within City limits. The team will collaborate with external agencies as needed to ensure the proposed improvements are consistent with regional master plans.

Parks, Recreation and Public Facilities: MIG will inventory the parks and recreation system to identify existing community facilities. This task builds upon information obtained during the existing land use survey, aerial data and field visits to parks. We will talk to Parks staff about current usage and demand and recent improvements, including the Clara Park Expansion project, improvements to the Los Angeles River bike trail and rest areas, and potential improvements at Lugo Park. The MIG Team will review all current policies and standards for parks, open space, and facilities. MIG will also summarize Cudahy's recreational and open space context and identify existing park to population ratio, as well as identify pedestrian, bicycle and transit accessibility to determine geographical service areas of each park facility and connections to nearby regional recreation resources. As part of this analysis, MIG will determine where deficiencies exist. We will review any reports and summaries prepared by the UCLA team to incorporate outreach findings related to parks, recreation, and public facilities needs.

Public Services: This section will report information from the Sheriff and Fire Departments regarding the most relevant crime and emergency response statistics within the past five years. We will also identify community policing plans.

Noise: With regard to noise, we will report existing conditions based on five to eight noise measurements MIG staff will document in the community. Traffic-related noise will be reported based on traffic count data and as may be documented in environmental reports related to the I-710 expansion project.

Hazards: We will map flood, geologic and other natural hazards information based on recent published sources (e.g., California Geological Survey, FEMA).

Air Quality and Greenhouse Gas: Air quality data will be reported based on information from the South Coast Air Quality Management District and studies underway for the I-710 expansion project, along with a baseline evaluation of air quality emissions associated with existing land uses. MIG has full in-house capabilities to estimate current local pollutant and GHG emissions. Additionally, information from Cal EnviroScreen2 will be used to report population exposure information.

Health and Human Services: While not covered in the CEQA checklist, public health and human services are critical components to address in the General Plan update. As such, the background report will provide an overview of health conditions in Cudahy based on published sources from Kaiser and the State Department of Health. We will report on healthy community programs currently in effect in Cudahy. We will also provide information regarding state-of-the-art practices for integrating public health and environmental sustainability into the planning process; this will allow residents and policy makers to identify the degree to which Cudahy wishes to address these issues in the General Plan. MIG will map healthy resources in the City, including schools, parks, open space, food gardens, community centers, trails, public transit, libraries and other uses and facilities related to improving the quality of life for residents. Based on the existing land use survey and GIS data, we will identify ¼- and ½-mile radius walking sheds maps for parks, schools and grocery stores (healthy food choices). We will also identify "unhealthy" land uses (e.g., liquor stores, fast-food establishments and convenience stores).

City staff will be responsible for reviewing and providing one consolidated set of City comments to the MIG Team for the Existing Conditions Report. The scope and budget assume one round of review.

Deliverables:

- Administrative Draft Existing Conditions Background Report (PDF)
- Final Existing Conditions Background Report (PDF; 15 printed copies)

TASK 2: PUBLIC OUTREACH AND COMMUNITY ENGAGEMENT

Task 2.1: Public Outreach Plan

To ensure that the updated Cudahy General Plan truly reflects the community's vision and priorities, the public outreach and community engagement approach needs to be inclusive and transparent, with multiple opportunities for input. Below we present an approach we believe will meet the City's objectives, as outlined in the RFP. This can be refined and will be detailed based on discussions with staff during the project kick-off meeting. The detailed outreach plan will include a description of all outreach activities, schedule of events, process and timing for releasing collaterals and project information materials as well as team roles for implementation.

Deliverable:

- Public Outreach Plan (PDF)

Task 2.2: Stakeholder Interviews

MIG will conduct one-on-one and small group interviews with key community stakeholders. These interviews are expected to be informal meetings that last approximately one-half hour to one hour. Potential participants include representatives from the City Council and Planning Commission, community and opinion leaders, local community organizations, social service providers and business representatives as well as local environmental and neighborhood organizations. The final list of interviewees will be developed by MIG in close coordination with City staff. City staff will be responsible for contacting the interviewees, coordinating interview times and securing a meeting room to hold the interviews. As requested by the stakeholders, we can conduct group interviews entirely in Spanish.

Following the conclusion of all interviews, we will prepare a summary memorandum of key findings.

Deliverables:

- Ten Stakeholder Interviews
- Stakeholder Questions (PDF)
- Stakeholder Interviews Key Findings Summary (PDF)

Task 2.3: Project Website (OPTIONAL)

MIG will design, launch, host and maintain an interactive project website that allows for users to sign up for automatic email notifications when new project information is posted on the website, review the latest information, download public documents related to the project and provide project input. MIG's suite of web tools incorporated into our unique Townsquare™ technology provides easy-to-update features and news items, an interactive calendar, discussions and press room and automatic email notification of events and postings. This multilayered website can also support other extended outreach activities, as well as expand collaboration among the project staff, data sharing and online analysis. The website will be bilingual, with information available in English and Spanish languages.

The website design and development will include creating a project brand that coordinates with materials prepared by Fuel Creative Group as part of their current branding/ newsletter contract with the City of Cudahy. The branding will provide a cohesive, unifying identity for the program for use in a variety of outreach materials and media. MIG will develop two initial concepts (color scheme and font) for review by City staff. The brand will be further refined to a final version, to also include guidelines to ensure that the brand is effectively implemented across all channels (web, print, etc.). The brand will be applied to the website as well as other project collaterals.

Deliverables:

- Project Brand
- Project Website

Task 2.4: Fact Sheet

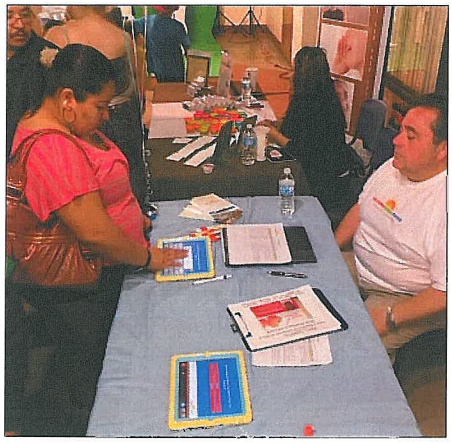
To ensure that information about the project is widely accessible to community members, MIG proposes developing a frequently asked questions "FAQ" sheet. The project FAQ sheet will introduce the General Plan process, including schedule and opportunities for community involvement. The fact sheet will also include frequently asked questions to communicate the importance of long-range planning documents, like the General Plan, and the relevancy to individual community members. MIG will design a one-page bilingual (English and Spanish) fact sheet for distribution through the regular City channels, community representatives and the General Plan Advisory Committee (Task 2.6).

Deliverable:

- Project Fact Sheet (PDF)

Task 2.5: Resident Survey

To ensure the General Plan Update reflects the values, priorities and concerns of all residents in Cudahy — not just residents who actively participate in the workshops or advisory committees — we recommend conducting a scientific survey of adult residents as part of the public outreach efforts. The survey will provide objective, statistically reliable measures of residents' opinions and behaviors on a number of key issues such as neighborhood stabilization, commercial land uses, City services and programs, bicycle and pedestrian mobility, and healthy community strategies, and is especially useful for identifying how residents prioritize or make tradeoffs among a list of options.



With this information, the City and the consultant team can update the General Plan with confidence it reflects the opinions of all residents. The methodological rigor associated with a survey will also promote the acceptance of the outreach findings and final Plan, as the City will be able to demonstrate in a statistically reliable way that the Plan is consistent with the opinions and priorities of residents.

Our team proposes to design and conduct a 15-minute telephone survey (including bilingual interviewers) of 300 adult residents selected at random from those who live in Cudahy. Using a probability-based random sampling methodology, a sample of this size will produce highly reliable survey results with a statistical margin of error of +/- 5.6% at the 95% level of confidence.

True North will handle all aspects of the research process in consultation with staff and Council, as appropriate. The work scope will include all tasks necessary to complete the survey, including designing and refining the questionnaire, professionally translating the survey into Spanish, developing an appropriate sampling methodology, programming the survey instrument to assist the interviewers in navigating the survey and recording data, conducting interviews according to a strict protocol in English and Spanish, performing quality control checks throughout the data collection period, processing and analyzing the data, preparing thorough (200+ pages) full-color reports of the findings, and presenting the results to staff and Council aided by a PowerPoint presentation. The final report and presentation will be designed so that they are accessible to those with little or no understanding of statistics and survey research methodology.

Deliverables:

- Draft and Final Survey questionnaires (PDF)
- Initial Topline Report of survey findings (PDF)
- Full Report that details overall survey findings and how they vary by subgroups of residents (PDF)
- Cross tabulations of survey data for reference (PDF)
- One Powerpoint presentation of survey findings

Task 2.6: General Plan Advisory Committee (GPAC)

Central to the engagement program will be the General Plan Advisory Committee (GPAC). We recommend that the GPAC be comprised of 7 to 11 community members, including residents, business owners and representatives from community organizations. A student representative from Bell High School (who is a Cudahy resident) would be a great addition to provide a youth perspective. Our experience in nearby communities has revealed that resident involvement may be difficult to solicit due to busy family life. Thus, by involving representatives from current stakeholder community groups, a larger GPAC group may be formed. To foster transparency and inclusivity, we recommend advertising the opportunity to participate on the GPAC and asking candidates to complete an application. MIG will prepare a bilingual application for use by City staff for soliciting participation.

MIG will prepare materials for and facilitate up to six GPAC meetings at strategic points in the work program. These meetings will provide an opportunity for MIG/City staff to present the project and receive input from the group on the technical studies, Vision and Framework, draft solutions, and pre-public draft General Plan. City staff will be responsible for scheduling these meetings,

coordinating the GPAC and securing meeting locations. The schedule on page H.2 indicates the approximate timing of the GPAC meetings and topics. MIG is available to attend additional GPAC meetings as requested on a time-and-materials basis, with prior authorization from the City.

Introduction and Kick-Off. At the first GPAC meeting, we will orient and educate the GPAC members regarding their responsibilities and the purpose of the General Plan and encourage their participation as ambassadors for the General Plan project. We will also begin work on issues identification. MIG will prepare a summary Charge Statement for the GPAC to establish meeting ground rules and expectations.

Issues and Opportunities. The second GPAC meeting will focus on soliciting issues, challenges and opportunities that will provide direction for the Existing Conditions Report. We will also ask the GPAC to begin to craft a preliminary vision. The GPAC will receive a summary of input received from the Issues and Ideas Community Workshop (Task 2.5), and help formulate specific questions to ask for the resident survey (Task 2.5).

Existing Conditions Report and Survey Findings. In this meeting the GPAC will review the Existing Conditions Reports (Task 1.4) and summary of the resident survey (Task 2.5).

Vision and Framework. From the outreach and existing conditions report efforts, we will summarize the primary issues that the General Plan will address; these ideas will be expressed in a Vision Framework. The GPAC will review and refine the draft Vision Framework at this meeting.

Solutions and Priorities. MIG will prepare for and facilitate a meeting with the GPAC to discuss the options for implementing the Vision and the Framework. The GPAC will assist in priority identification, particularly with regard to land use/PlaceTypes alternatives, healthy communities and sustainability as well as preliminary economic impacts and context.

Administrative Draft General Plan. MIG will prepare for and facilitate one final meeting with the GPAC to review key components of the Administrative Draft General Plan.

Deliverables:

- Bilingual GPAC Application (PDF)
- GPAC Scope and Charge (PDF; 11 printed copies)
- Six GPAC meetings
- GPAC PowerPoints and Meeting Materials

Task 2.7: Community-Wide Workshop - Values

At the first workshop, the team will provide participants with an overview of the planning process and introduce the purpose of a General Plan. This workshop will focus on identifying community values, issues, opportunities, neighborhood assets and connectivity. To encourage robust participation, we recommend that this workshop be held in conjunction with another event in the City (such as, for instance, a town hall meeting or the Cudahy Swap Meet).

MIG, in coordination with City staff and the project team, will develop the workshop content, print materials and facilitate the workshop. MIG will design the workshop to include activities to capture feedback and comments. Two MIG project team members—including a Spanish-language speaker—will staff the workshops, anticipated to be no more than three hours in length. MIG will produce agenda and handout materials in English and Spanish. All workshop materials will include Spanish language. City staff will be responsible for securing workshop locations, printing and mailing announcements and providing food.

Following the workshop, we will provide a graphic summary.

Deliverables:

- One Workshop
- Exhibits and visual aids for the Workshop
- Workshop summary (PDF)

Task 2.8: Community Workshops and Joint Planning Commission/City Council Meetings

To broaden community involvement and achieve transparency with decision-makers, we propose to conduct four community workshops that double as joint Planning Commission/City Council study sessions. This workshop format allows decision-makers to observe and hear community interaction first-hand, and for the public to talk directly to City leaders. Each such event will be held at a point in the General Plan program where directed feedback is needed to move on to the next task.

- The first joint workshop will provide the opportunity to review results from the resident survey and present the ideas from the first community workshop on issues and opportunities.
- During the second joint workshop, the MIG team will present the General Plan Framework and Vision (Task 3.1). The objective will be to gain direct feedback from the community and decision-makers regarding the draft Vision and Policy Framework, and to identify focus areas where land use changes may occur.
- The third joint workshop will be held to test approaches to addressing the issues identified, using the Vision and Framework as the primary lens. Input will help inform the selection of a preferred PlaceType concept that will be the basis for the updated General Plan, along with critical goals and policies pertaining to mobility, health, safety and other issues identified by the community.
- As an unveiling of the Draft General Plan, MIG will plan and facilitate a citywide open house on the draft document. The MIG Team will be available to answer questions about the project and the draft General Plan elements. This will provide an opportunity for members of the public to provide feedback on the draft elements, and all components therein. MIG will prepare large boards or posters that describe each of the draft elements, highlighting new policy concepts and major changes from the existing General Plan.

MIG, in coordination with City staff and the project team, will be responsible for developing the content, printing materials and facilitating each workshop. MIG will design the workshops to include activities to capture feedback and comments. Two MIG project team members — including a Spanish-language speaker — will staff the workshops, anticipated to be no more than three hours in length. MIG will produce agenda and handout materials in English and Spanish. All workshop materials will include Spanish language.

Following each event, we will prepare a graphic summary.

Deliverables:

- Four communitywide Workshops/Joint Study Sessions
- Agenda, handout materials, exhibits, and visual aids for the Workshops/Study Sessions
- Workshop summaries (PDF)

Task 2.9: Cudahy Commission Meetings

Getting feedback regarding parks and open space, fire safety issues and human services issues from the three City Commissions charged with providing recommendations on these issues will be important and informative. We will meet once each with the Parks and Recreation Commission, Public Safety Commission and Aging and Senior Citizens Commission to review the draft Vision and Framework, and to work with the Commissions to identify potential solutions to issues within their charge areas. This scope and budget provide for three Commission meetings, all with the same format (although the issues will differ).

Deliverables:

- Three Commission Meetings
- PowerPoint for the Meetings

TASK 3: VISION AND POLICY FRAMEWORK

Task 3.1: Framework Document:

To establish the framework for the General Plan, we will produce a Vision and Policy Framework document for review and approval by the GPAC, community, the Planning Commission and the City Council. The Vision and Policy Framework will state a clear vision, supported by the underlying values identified through the public outreach process and lay out policy direction. The Vision and Policy Framework will also identify focus areas where change may occur, followed by a series of transformative strategies designed to create positive change in the city. The Vision and Policy Framework will draw from the Existing Conditions Report, the input received from community engagement activities and discussions with City staff. MIG will submit a draft for City staff review, and City staff will be responsible for reviewing the draft report and providing MIG with one set of consolidated and confirmed edits. This scope and budget assumes one round of review and revisions.

Deliverables:

- Administrative Draft Vision and Policy Framework (PDF)
- Vision and Policy Framework (PDF)

TASK 4: DRAFT GENERAL PLAN

Task 4.1: General Plan Format and Structure

Prior to crafting the new General Plan, we will have City staff confirm its structure, including layout and organization of chapters. The overall goal is to create a streamlined General Plan. The introduction will describe vision and framework. Each subsequent chapter will have a brief overview of the issues, followed by succinct statements and ample illustrations of desired future conditions, and concluding with clear implementing programs and actions to achieve these conditions.

Deliverable:

- Administrative Draft General Plan Format and Structure (PDF)

Task 4.2: Administrative Draft General Plan

The MIG Team will prepare a new, comprehensive General Plan based on the technical analysis, input received during earlier phases and State legal requirements. The draft General Plan will reflect expressed community values, such as economic vitality, safe and healthy communities, connectivity and education throughout each element. We will incorporate the PlaceType structure and sustainability and healthy community concepts into each of the individual elements, consistent with best practices. The updated Plan will also include a comprehensive implementation program that will focus on the Plan as a living document that results in the desired change in the community.

The updated General Plan will include the following elements/sections; the exact order and arrangement of elements and topics will be discussed and confirmed with City staff.

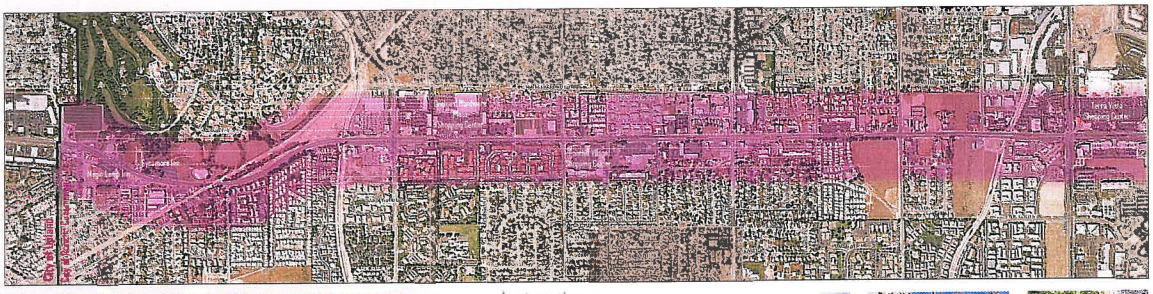
- **Introduction.** MIG will prepare an Introduction that summarizes the new General Plan. This will include a summary of the update process, extensive public outreach and engagement process, and summary of the General Plan Vision and Framework.

Rancho Cucamonga General Plan - Land Use Workshop

West Foothill Boulevard

Planning Considerations:

- Parcel Size/Lot Depths
- Mobile Home Parks
- Aging Retail Centers
- Historic Assets/Route 66 (Bear Gulch, Gas Station)
- Adjacent Residential Neighborhoods
- Pacific Electric Trailhead
- Public Art
- Western "Gateway" into City



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Auto-Oriented Development

Development Type

Bus Rapid Transit-Oriented Development

Lower

Building Heights

Higher

Fewer

Street Amenities

More

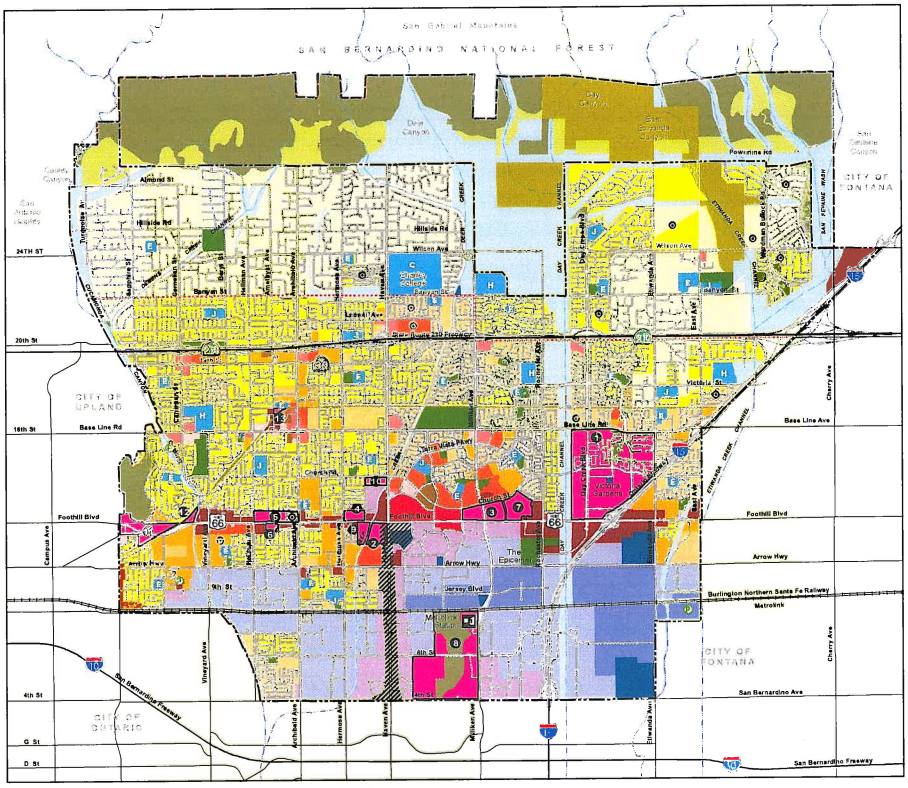


Figure LU-2:
Land Use Plan

Rancho Cucamonga General Plan

- **Land Use Element.** MIG will prepare a Land Use Element that includes a new Land Use Diagram and updated land use designations that address allowable use, density ranges, floor-area ratios and other appropriate standards. The new Land Use Element will include a form-based approach incorporating PlaceTypes, and will include allowable use, density ranges, floor area ratios and form-based community character features. Each PlaceType will include illustrations and descriptions. Building from the Vision and Policy Framework, MIG will identify new goals, policies and implementation measures that will form the basis of land use and community design components to the General Plan. MIG will use photo examples and/or illustrations as appropriate to illustrate development standards, prototypes and character in focus areas. The Land Use Element will incorporate healthy communities strategies pertaining to land use and community health resources. We will ensure consistency with adopted the Housing Element goals and implementation programs to provide adequate sites to meet the Regional Housing Needs Allocation and related increases in density in the High Density Residential and Community Commercial Land Use designations.

- **Circulation Element.** MIG, with support from Fehr & Peers and Fuscoe Engineering, will prepare a Circulation Element that describes the planned transportation and infrastructure network. We will produce full-color maps showing planned pedestrian and bicycle facilities as well as streets and roadways for automobiles, including freight and high-occupancy-vehicles. We will update General Plan goals, policies and implementation actions to be consistent with the community's values and desired future transportation conditions. These may include policies related to Complete Streets and multimodal transportation, Transportation Demand Management, access for the mobility impaired, guidelines for the coordination of land use and development with the provision of adequate transportation facilities and services and neighborhood traffic management.

Richmond General Plan Update Conceptual Streetscape Design, Before and After Visualization

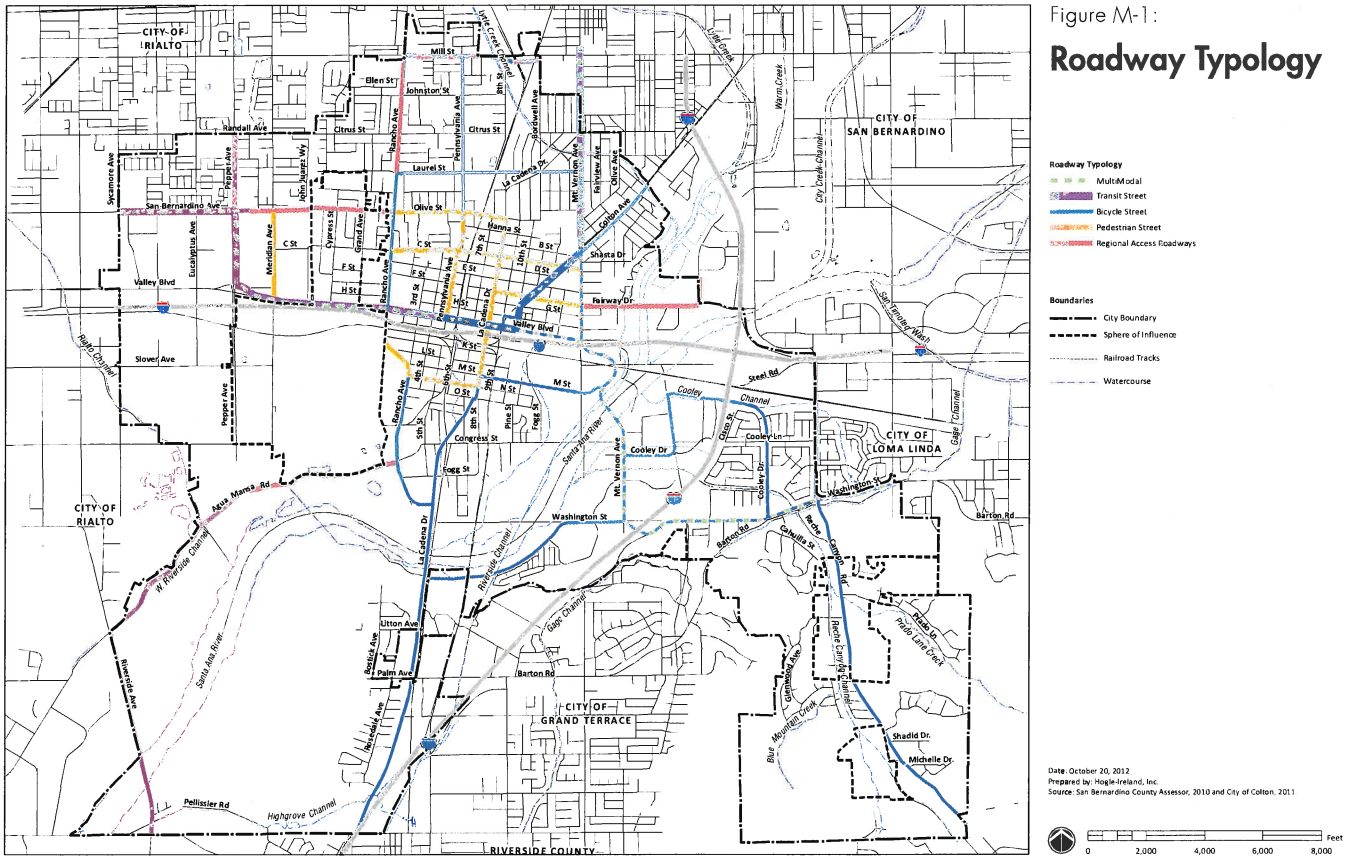


Figure M-1:

Roadway Typology

Colton Mobility Element Roadway Typology

The Circulation Plan Element will also incorporate recently adopted studies and findings from the Citywide Safe Routes to School Plan, the Pedestrian Safety Assessment and the Strategic Planning Grant. Fehr & Peers will work closely with MIG to develop a circulation element and associated analysis that is legally defensible and reflective of current changes in statewide legislation such as the Complete Streets Act (AB 1358) and the draft guidance for SB 743, which has substantially changed significance criteria approach to transportation analysis. The effort will include a forecast of future transportation conditions using either a regional or sketch level transportation analysis model, a background technical report and an evaluation of future conditions with and without the proposed project circulation network suitable for use as an appendix to the environmental document.

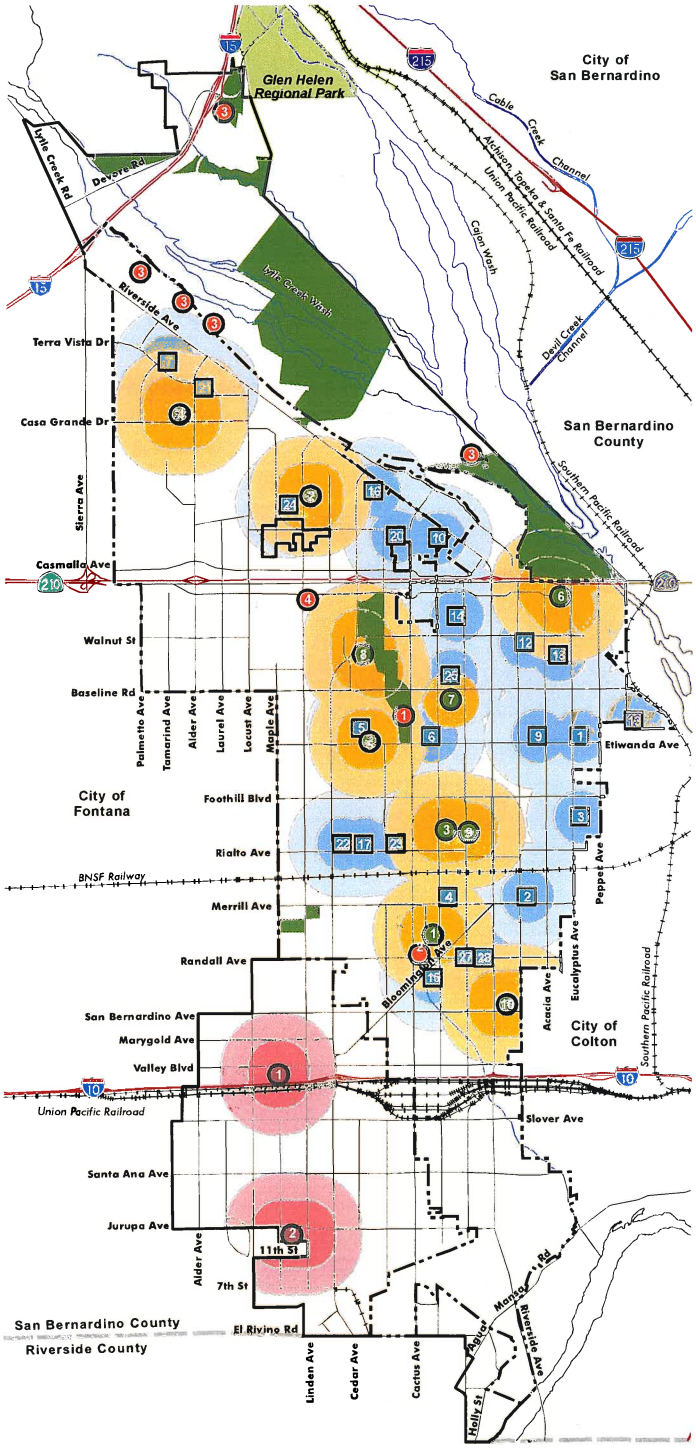
This element will also include goals, policies and programs related to public facilities, infrastructure and water planning. Fuscoe will define the infrastructure needs required to support the Land Use Element, and will address long-term water capacity issues and conservation efforts to support expanded development growth efforts proposed as part this General Plan update.

- **Conservation and Open Space Element.** MIG will prepare an updated Conservation and Open Space Element that shows the distribution and potential locations of recreation facilities, schools and public buildings. We will produce maps and define requirements for trails, parks and recreation access as well as cultural and historical resources, as appropriate.

- **Noise Element.** MIG will prepare a Noise Element that includes appropriate noise standards and policies to address development under the new General Plan. We will produce future noise exposure contours calculated based upon future traffic data, railroad usage assumptions and other information provided by the City. MIG will prepare the map in terms of CNEL in increments of 5 decibels down to 60 dB CNEL.

- **Safety Element.** MIG, with support from Fuscoe Engineering, will prepare an updated Safety Element that addresses areas constrained by hazards such as flooding, seismic and geologic hazards, fire danger, hazardous materials and other topics as appropriate. This element will also include goals, policies and programs related to fire, police, emergency medical services and disaster preparedness.

CITY OF RIALTO
General Plan



Rialto Parks

1. Anderson Park
2. Birdsall Park
3. Bud Bender Park
4. Fergusson Park
5. Flores Park
6. Frisbie Park
7. Jackson Street Park
8. Jerry Eaves Park
9. Margaret Todd Park
10. Rialto City Park

Planned Parks

1. Cactus Basin Park
2. Cactus/Randal Park
3. Lytle Creek Specific Plan Parks*
4. Renaissance Specific Plan Parks*

** Parks are conceptual; number and location subject to change.*

Bloomington Parks (County)

Sphere of Influence

1. Ayala Park
2. Kessler Park

Rialto Unified School District Open Space

1. Bemis E.S.
2. Boyd E.S.
3. Casey E.S.
4. Curtis E.S.
5. Dollahan E.S
6. Dunn E.S
7. Fitzgerald E.S.
9. Henry E.S.
10. Hughbanks E.S.
12. Morgan E.S.
13. Myers E.S.
14. Preston E.S.
15. Simpson E.S.
16. Trapp E.S.
17. Werner E.S.
18. Frisbie M.S.
20. Kolb M.S.
21. Kucera M.S.
22. Rialto M.S.
23. Rialto Community Day Alternative M.S.
24. Carter H.S.
25. Eisenhower H.S.
27. Zupanic H.S.
28. Milor Continuation H.S.

Park Service Area**

Rialto Parks | Bloomington Parks | School Open Space

*** Outer radius distance is 1/2 mile*
Inner radius distance is 1/4 mile
Mini-Park radius is 1/4 mile only

Open Space

Open Space - Resources

Regional Parks (County)

Glen Helen Regional Park

Base Map Features

- Rialto Incorporated Area
- Rialto Sphere of Influence
- Freeway/Highway
- Local Road
- Railroad
- Hydrology

Sources: Hogle-Ireland, Inc. (2010)

0 0.5 1 1.5 2 Miles

Rialto General Plan Parks and Open Space

- **Air Quality Element.** MIG will prepare an Air Quality and Atmosphere Element that addresses air quality and atmosphere (greenhouse gases).This Element focuses on minimizing the impacts of land uses that have the potential to pollute, maintaining good local air quality, promoting efficient management and use of energy resources. This will include policies and programs specifically related to greenhouse gas reduction, climate change adaptation and sustainability. As appropriate, environmental justice concerns will be addressed with regard to air quality.

- **Implementation Plan.** This is a key component of the updated General Plan. The Implementation Plan should provide concrete policy guidance to the City Council in its annual budgeting process. We propose to put extensive effort into this component to make the Implementation relevant, effective and reflective of objectives and resources. In addition to actions, the updated Implementation Plan will identify time frames and funding sources. The Plan will be drafted to be easily amended to respond to shifting City priorities and changing physical, financial or political circumstances in the future. We will use the knowledge, experience and practical creativity of all team members to identify opportunities for new strategies, especially as they relate to economic development and other important issues that are identified by City staff and the community. In addition, through the Implementation Plan, MIG will work with staff to identify inconsistencies between the updated General Plan and the Municipal Code, and we will recommend a list of programs to ensure consistency with General Plan goals and programs to be implemented.

The Administrative Draft General Plan will be submitted to the City as a series of separate Word files with embedded or attached images and figures. City staff will be responsible for reviewing each element, adding track-change comments and edits to the Word files as well as providing one set of consolidated and confirmed edits. This scope and budget assumes two rounds of review, edit, and revisions.

Deliverables:

- Administrative Draft General Plan (Microsoft Word file and PDF; 3 printed copies)
- Draft General Plan (PDF; 20 printed copies)

TASK 5: ENVIRONMENTAL REVIEW

MIG will prepare the appropriate CEQA compliance documents; we anticipate that an EIR will be required. Our work scope assumes that City staff will be responsible for all public noticing, distribution and filing of environmental documents per the law. However, we can provide these tasks as additional services upon request.

We propose to prepare a single CEQA document to address the General Plan and Development Code update.

Task 5.1: Initial Study, Notice of Preparation and Scoping Meeting

MIG will complete an Initial Study checklist and narrative to appropriately focus the topical contents of the Environmental Impact Report (EIR). Those focus topics determined to have a potentially significant impact on the environment will then be further analyzed during the development of the Draft EIR and associated mitigation strategies closely linked to General Plan policies.

MIG will also prepare the Notice of Preparation (NOP) for the Draft EIR. The Initial Study will be attached to the NOP for City staff approval and distribution to responsible and interested agencies, initiating the 30-day NOP response period. MIG will aid City staff in compiling the NOP mailing list. Our scope also includes preparation and attendance at one scoping meeting. Our experience has been that stand-alone scoping meetings for General Plan EIRs are poorly attended. As an optional modification, this Scoping Meeting may be combined with a final joint PC/CC study session and community workshop.

Deliverables:

- Scoping Meeting
- NOP and Initial Study (PDF; 3 printed copies)

Task 5.2 Draft EIR

The MIG Team will develop a Draft EIR that considers all aspects of General Plan and Development Code implementation to streamline future entitlements. Mitigation will be developed through close coordination with General Plan policies and implementation strategies. In turn, the evaluation of the focus topics in the Draft EIR will not necessarily result in significant environmental impacts.

Our scope provides for two rounds of review of the Draft EIR: an administrative draft followed by a pre-press draft for City staff to ensure that all comments have been appropriately addressed prior to release of the official Draft EIR for public review and comment. MIG will also prepare the Notice of Availability for the Draft EIR.

The General Plan existing conditions studies will provide much of the environmental baseline for the Draft EIR analysis. We anticipate that the following topics will be of importance to City decision-makers, interested agencies and the public during their consideration of the General Plan. These topics will receive emphasis in the Draft EIR (listed below in order of CEQA Guidelines Appendix G, Environmental Checklist Form). For the remaining environmental topics in Appendix G, such as agriculture and forestry resources and mineral resources, the EIR Initial Study will include brief written statements explaining why no significant impacts are anticipated.

Aesthetics. Consistent with CEQA, the EIR will independently evaluate the potential impacts of the General Plan land use and urban design policies and the anticipated citywide build-out scenario under these policies on the visual character and image of the City. Beneficial aesthetic effects of the plans will be discussed as well. The EIR will then recommend any General Plan and Development Code refinements warranted to minimize identified visual impacts, if any.

Air Quality. With criteria and toxic air contaminant modeling by MIG, the EIR will assess the local and regional air emissions impacts of General Plan build-out based on the most recent adopted modeling criteria of the Southern California Air Quality Management District (SCAQMD). For any significant impacts, the EIR will identify mitigation consistent with SCAQMD CEQA requirements that can be formulated into General Plan policies.

Biological Resources. As a built-out suburban community, Cudahy has no remaining native habitats and presumptively no threatened or protected species. We anticipate that this issue may be able to be dismissed from further analysis through the Initial Study process.

Cultural and Historic Resources. Pursuant to CEQA Guidelines section 15064.5, the EIR will evaluate the potential effects of the General Plan on any identified or potential cultural or historic resources in the planning area. We will utilize the information contained in existing data sources. CEQA-based mitigation protocols will be identified and can be incorporated directly into General Plan policy.

Geology and Soils. Earthquakes can cause strong ground shaking, liquefaction, differential settlement, and lateral spreading. The EIR will identify potential geotechnical impacts of General Plan build-out, and describe mitigation protocols, including Building Department requirements, to reduce the impacts to less-than-significant levels.

Greenhouse Gas Emissions. The EIR will address the GHG implications, both beneficial and adverse, of General Plan build-out. The EIR will quantify project climate change impacts based on the most recent adopted modeling criteria of the SCAQMD. For any significant impacts, the EIR will identify mitigations consistent with SCAQMD CEQA requirements which can be formulated into General Plan policies.

Hazards and Hazardous Materials. Existing properties and structures in the City may contain contaminated soils, groundwater or hazardous building materials that might be disturbed during development activities. Based on review of available data, including the Department of Toxic Substances Control EnviroStor website, the EIR will discuss the potential for future hazardous material exposure impacts and describe associated jurisdictional mitigation protocols.

Hydrology and Water Quality. Based on the existing conditions analysis and planning studies, the EIR will assess drainage, flooding, and water quality issues.

Land Use and Planning. The EIR will evaluate the land use implications, both beneficial and adverse, of the General Plan and the Development Code and will identify any significant impacts under CEQA (e.g., "division of an established neighborhood"). The EIR will then identify associated mitigation, including recommended General Plan or Development Code refinements. In addition, the consistency of the General Plan proposed policies and Development Code regulations with relevant regional planning policies (e.g., SCAG and SCAQMD) will be evaluated.

Noise and Vibration. Based on the noise contour exercise prepared for the General Plan and Development Code, impacts of General Plan development policies and associated future buildout on the local noise/vibration environment will be described. Short- and long-term noise measurements and existing noise contours will be provided. The EIR will analyze construction and traffic noise, and will assess land use compatibility within the projected noise environment. The EIR will then identify effective and feasible mitigations that can be incorporated directly into General Plan policy.

Population and Housing. The EIR will describe the potential effects on housing and population in order to provide the statistical basis for related quantitative environmental impact evaluations (e.g., public services and utilities). General Plan implementation is not expected to cause CEQA-defined population or housing impacts.

Public Services/Recreation. The EIR will evaluate the effects of General Plan and Development Code implementation on the following public services: fire protection, law enforcement, schools, and parks/recreation. Appropriate service providers will be identified in coordination with City staff, and will be contacted to help determine potential impacts and formulate mitigation consistent with General Plan policy.

Transportation and Traffic. Fehr & Peers will prepare a traffic impact analysis at four intersections and eight street segments with the City. This task includes assisting the City in identifying approaches and steps necessary to conform to SB 743. However, since that guidance has not been released by OPR, and the level of effort and type of analysis required is not defined, this task will be revisited with City staff to address any additional analysis needs beyond the analysis described above.

Once the impacts are identified, we will identify potential mitigation. As with most General Plans, it is assumed that the roadway system will be designed so that the General Plan is self-mitigating in that there is sufficient capacity in the roadway network to accommodate any projected growth (or that policies reflect the anticipated service levels that will occur). If this self-mitigation is not the case, additional mitigation measures will be identified for any deficient analysis locations. If necessary, the Circulation Element will be revised to reflect these additional mitigation measures, should any be noted.

Fehr & Peers will summarize the results of the analysis above in a technical Transportation Report, which will be included as an appendix to the EIR.

Utilities and Service Systems. Based on the existing conditions analysis and planning studies prepared for the General Plan, team member Fuscoe will evaluate the proposed land use changes and quantify the potential increase in water and sewer demands based on commonly accepted generation demands to determine if the existing infrastructure has the capacity to accommodate the long-term land use projections and increased demands. We will identify regional improvements necessary to accommodate the proposed land use plan. For drainage assessment, we will identify if the proposed land uses will increase or decrease impervious surface areas. We will determine the applicability of the "allowable discharge rate" standards issued by Los Angeles County Public Works to control redevelopment projects within watershed areas of deficient storm drain systems and how this standard applies within the City limits. We will identify appropriate water quality measures and standards, green infrastructure techniques and water conservation features for incorporation into the sustainability component of the General Plan and EIR, summarized into a technical memorandum for EIR purposes.

Deliverables:

- Administrative Draft EIR (PDF; 3 printed copies)
- Draft EIR for public hearings (PDF; 20 printed copies)
- Notice of Availability (PDF)

Task 5.3: Final EIR and CEQA Support Documents

Following close of the 45-day public review period of the Draft EIR, MIG will prepare a Final EIR that includes responses to public and agency comments received on the Draft EIR during the public review period. Our budget includes an allowance for this task since the level of effort cannot be fully anticipated at this time. MIG will also prepare:

- A Final EIR that includes responses to public and agency comments received on the Draft EIR during the public review period, and an Errata identifying any required changes to the EIR to address the comments
- Mitigation Monitoring and Reporting Program (MMRP) for adoption with the General Plan and Development Code
- Findings of Fact and Statement of Overriding Considerations, to be prepared in consultation with the City Attorney

We will provide an Administrative Draft Final EIR, Mitigation Monitoring and Reporting Program, and Findings of Fact/Statement of Overriding Considerations to the City for comment. City staff will provide comments in track-changes format. Based on that direction, we will prepare the Final EIR and associated CEQA hearing documents (assuming two rounds of review and revision).

Following final City Council action on the final EIR and General Plan, we will prepare the Notice of Determination for the City to file with the County Clerk. City Staff will be responsible for all public noticing, filing, and distribution of the CEQA documents.

Deliverables:

- Administrative Final EIR (2 Rounds of Review) (PDF; 3 printed copies)
- Public Hearing Final EIR (PDF; 20 printed copies)
- MMRP (PDF; 20 printed copies)
- Findings of Fact and Statement of Overriding Consideration (PDF; 20 printed copies)
- Notice of Determination (PDF; 3 printed copies)

TASK 6: GENERAL PLAN HEARINGS AND ADOPTION

Task 6.1: Planning Commission Public Hearings (2)

MIG will meet with the Planning Commission two times to present, discuss and receive input/direction on the Draft General Plan, Draft Development Code (Optional Task 8) and Draft EIR. These hearings will provide an opportunity for the Planning Commission to formally receive public comments on the draft documents. The conclusion of these hearings will be a formal recommendation on the project to the City Council. City staff will be responsible for preparing the formal staff reports for these hearings.

Deliverables:

- Two (2) Planning Commission Hearings
- PowerPoint presentation for the Hearings

Task 6.2: City Council Public Hearings (2)

MIG will meet with the City Council once to present, discuss and receive input/direction on the Draft General Plan, Draft Development Code and EIR. This public hearing will provide an opportunity for the City Council to review Planning Commission recommendations and formally receive public comments on the draft documents. Following this hearing, MIG will attend a second Adoption Hearing with the City Council to review and discuss the final documents. The conclusion of this hearing will be the City Council's formal adoption of the updated General Plan, Development Code and certification of the EIR. City staff will be responsible for preparing the formal staff reports for these hearings.

Deliverables:

- Two City Council Hearings
- PowerPoint presentation for the Hearings

Task 6.3: Final General Plan

MIG will prepare a Final General Plan based on the outcome of the City Council adoption hearing. Following Plan adoption, MIG will submit all project files to the City, including all GIS shapefiles developed during the process.

Deliverables:

- Final General Plan (Microsoft Word and PDF; 20 printed copies)
- GIS and other data files

TASK 7: PROJECT MANAGEMENT

Task 7.1: Project Coordination and Management

Efficient and experienced project management will be a critical to take this project from its initial vision through policy framework development and eventually to a strategic, implementable, broadly supported General Plan and Development Code. MIG will manage the overall project to keep it on schedule and budget. MIG Principal Laura Stetson will serve as Principal-in-Charge. She has a combination of sound technical planning skills and innovative thinking, combined with great facilitation and organizational talents. Ms. Stetson will work closely with Project Manager Genevieve Sharrow, who will provide strong day-to-day project management of the entire program.

MIG will meet with City staff at key junctures during the project to discuss document progress, confirm upcoming milestones and review materials for workshops and deliverables. Genevieve Sharrow will have a weekly phone call with the City's project manager to review pressing weekly priorities and issues. This task also covers day-to-day project management tasks, including invoice review and preparation and contract administration.

The MIG Team has also included an allowance to coordinate with participants in other ongoing City projects and processes that will influence policy in the General Plan program, including the Strategic Growth Council Grant and work with the UCLA Lewis Center, the Prop 1B Street Improvement Project with APA Engineering and the City Branding Options and Newsletter effort with Fuel Creative Group.

Deliverables:

- Weekly project management calls
- As-needed phone and email communication and in-person staff meetings
- Monthly invoices, budget and progress reports (PDF)

Task 7.2: SB 18 Consultation Assistance

The General Plan update will require formal government-to-government consultation between the City of Cudahy and Native American Heritage Commission-listed tribes pursuant to Senate Bill 18 (SB 18). MIG will provide the City with a draft letter to be transmitted to NAHC. The NAHC will determine if any NAHC-listed Native American sacred lands are located within or adjacent to the City. In addition, the NAHC will provide a list of SB 18-specific Native American contacts for the City that they believe should be contacted for additional information. MIG will provide the City a letter template and detailed instructions to ensure the City complies with SB 18. No telephone calls or meetings with Native Americans are included in this proposal, as State law directs that the City take the lead in this regard. Should the City desire that MIG provide additional Native American coordination, we can perform this work as additional services.

Deliverable:

- Letter template and instructions for SB 18 Consultation (Microsoft Word file)

TASK 8: DEVELOPMENT CODE (OPTIONAL)

We understand that the City is interested in tying the General Plan policy closely to Development Code regulations, particularly with regard to incorporating design policies into a code that is design-based, not use-based. For this approach to be most effective, we recommend initiating work on the Development Code update once the General Plan Framework has been approved by the City Council, and completing these two policy documents in tandem. We understand that updates to the Development Code will be focused and targeted to address newly adopted General Plan policy direction and general "fix-it" lists provided by City staff. In the RFP, the City identifies the Development Code as an optional task. However, below we provide detailed task descriptions for this effort since we believe that benefits can be achieved with a parallel work program for the Development Code.

Task 8.1: Initial Development Code Strategy Meeting

We will meet with City staff to confirm objectives for the Development Code work program, finalize the public engagement tasks, and define how new urban form policies and PlaceTypes designations will be reflected in the updated regulations. We anticipate that Planning staff keeps a "fix-it" list of inconsistencies and confusing provisions in the current Code that they wish to address. As part of this meeting, we will review the Municipal Code as a whole to identify other provisions that should be included in the Development Code or which, at least, need to be understood to avoid conflicts with the updated Code provisions.

Deliverable:

- Meeting with City Staff

Task 8.2: Stakeholder Interviews and Developers Roundtable

Separate from the stakeholder meetings described for the General Plan, we would undertake meetings with individuals and groups (like developers and City Code Enforcement staff) most directly knowledgeable of and interested in development regulations. We will conduct an intensive series of interviews with community stakeholders and development community interest groups (Developers Roundtable) to understand their concerns with the current Code and to discuss revisions they would like considered. These will consist of a series of scheduled one-on-one and group meetings with

individuals and groups identified by the City staff able to help identify issues of public interest and concern relative to the City's development regulations and review processes. Persons or groups who may be included are local builder groups, historic preservation organizations, commercial and industrial property and business owners, neighborhood groups and homeowners associations, the Chamber of Commerce, representatives from the sign industry, etc. During the interviews, the objectives of the Code update program, initial issues based on the detailed work plan, and schedule will be explained. Participants will be asked to share their specific concerns and provide suggestions on how to address them.

Following completion of the interviews, a summary report will be prepared for City staff's review. A final version of the summary will be made available to policy makers and the public.

Deliverables:

- Stakeholder Interviews and Developers Roundtable (one full day)
- Summary Report (PDF)

Task 8.3: Development Code Style Sheet and Format; Outline

We will prepare a recommended style sheet, a standard chapter format that will be used, and an annotated outline for the updated Development Code. The annotated outline will identify existing deficiencies in the existing Code, the revisions deemed necessary to correct those deficiencies, and where the revisions will be addressed in the comprehensive updated Code. The outline will form the basis for the comprehensive update. Based on the input received from staff, the team will revise the annotated outline, format and style sheet, and sample chapter format to illustrate the intended format and style of the updated Development Code. City staff will provide the consultant team one version of each deliverable (style sheet, standard chapter format, and Development Code outline) that contains all of staff's mark-ups and comments, preferably using MS Word's track changes tool. This scope and budget assumes one round of review and revision for each.

Deliverables:

- Style Sheet (PDF)
- Standard Chapter Format(PDF)
- Development Code Outline (PDF)

Task 8.4: Administrative Draft Development Code

This task involves preparing the administrative draft of all articles of the new Code. The Administrative Draft Development Code will be prepared in individual articles, chapters, and sections and provided to staff in individual articles to allow for timely, focused feedback.

The efforts will focus on:

- Move toward a hybrid approach that balances the form-based standards with allowable use
- Extensive use illustrative graphics and diagrams describing form-base characteristics
- Implementing General Plan PlaceTypes and urban design policies
- Incorporating State law provisions that are not currently reflected in the Code
- Addressing smart growth and environmentally sustainable development practices, i.e. site design use of materials

PlaceTypes and Form. The General Plan will establish several PlaceType designations throughout Cudahy. The Code will need to set forth regulations as to how development may occur within the density/intensity limits set forth in the General Plan, and possibly via form-based standards. For each zone, we will create use regulations, standards, and illustrations that reflect General Plan policies and Place Type designations.

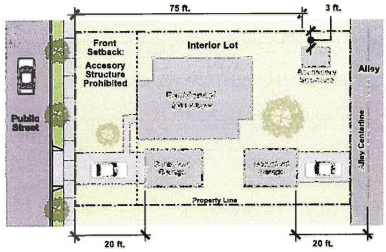
Based on policies in the General Plan and direction we receive during the initial outreach, we will incorporate principles and standards to reflect the community vision. As part of the scope refinement task, we will discuss with you the specific topics the Code would address and potential structure. Team member Fuscoe is available to assist MIG with preparation of standards that facilitate low-impact design, plus urban/mixed-use design standards related to infrastructure.

Once we have delivered all Administrative Draft Code articles, City staff will provide the consultant team one version of the administrative draft Code that contains all of staff's mark-ups and comments, preferably using MS Word's track changes tool. This scope and budget assumes one round of review and revision.

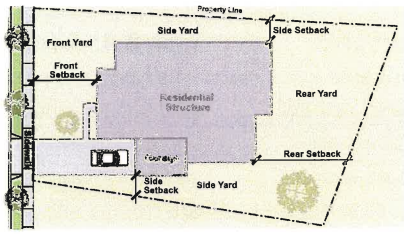
Deliverable:

- Administrative Draft Development Code (PDF; 3 printed copies)

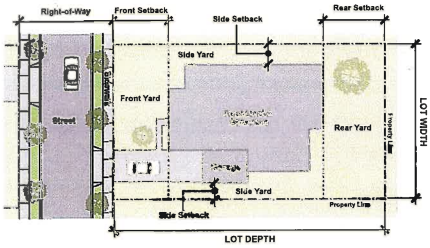
Accessory Structures



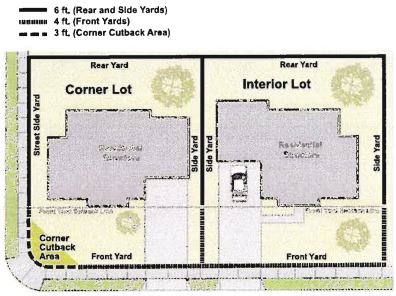
Setbacks: Irregular Shaped Lot



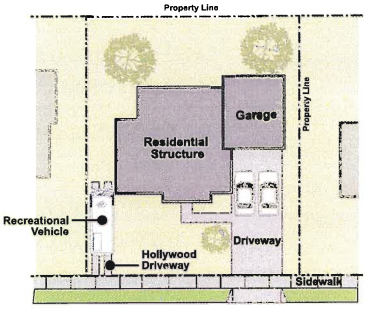
Setbacks



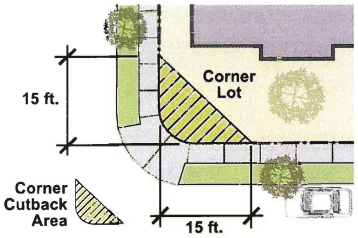
Fence Height Location



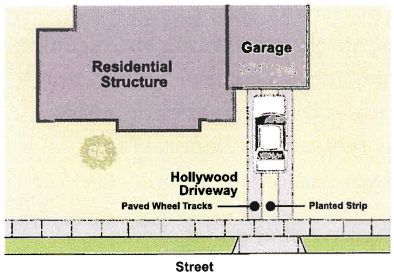
Recreational Vehicle Alternative Location



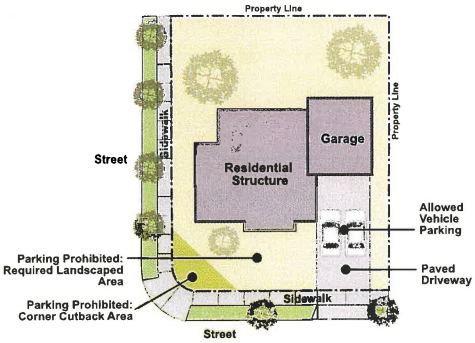
Corner Cutback Area



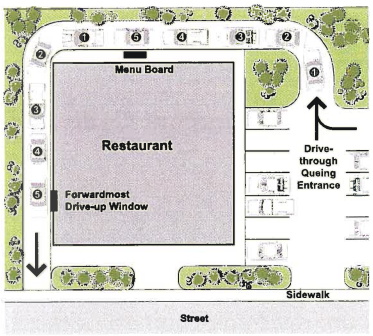
Hollywood Driveway

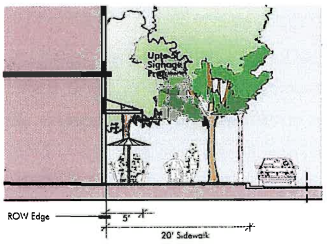


Residential Parking Locations

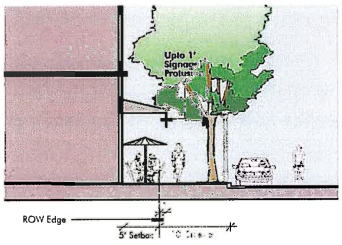


Drive-Though



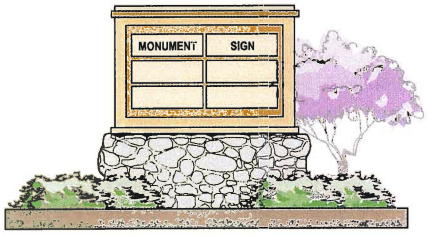


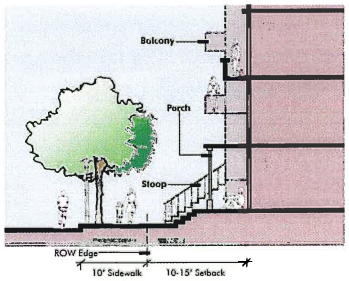
Signage in Downtown Core district



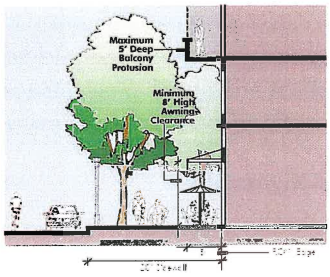
Signage in non-Downtown Core districts

Sign Types

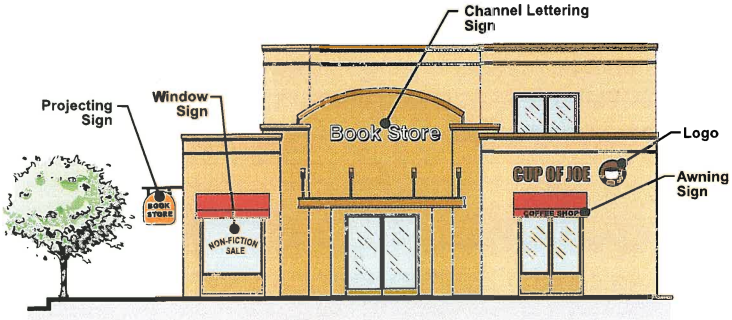




Building Elements in non-commercial areas of Downtown Core



Building Elements in Downtown



Example Zoning Graphics

Task 8.5: Public Review Draft Development Code

This task will include revisions to the Administrative Draft Development Code based on staff input and the addition of graphics and illustrations where needed. Graphics will be used throughout the updated Code to assist users in visualizing the meaning and applicability of standards, or otherwise improve understanding or ease of use and to focus on design aspects of development.

Following staff's review of the Preliminary Draft, the team will meet with staff to review comments. City staff will provide one version of the preliminary draft Code that contains all of staff's mark-ups and comments using Word's track-changes function. MIG will incorporate those revisions to produce a Public Review Draft Development Code. This scope assumes one additional review and round of revisions before the Development Code becomes public.

Deliverable:

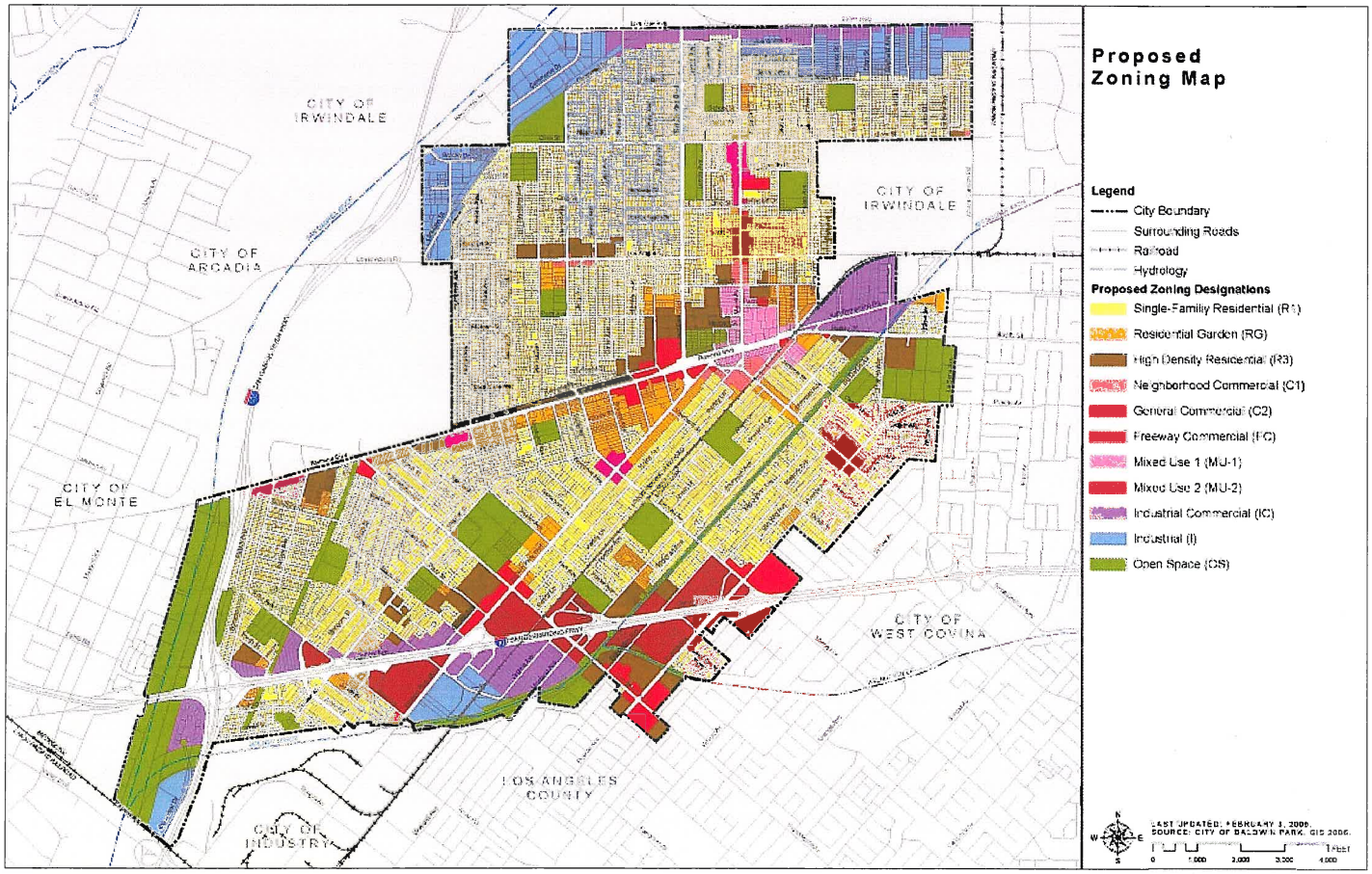
- Public Review Draft Development Code (PDF; 20 printed copies)

Task 8.6: Updated Zoning Map

MIG will prepare a new Zoning Map to reflect the updated General Plan. This will begin with a General Plan/zoning consistency analysis and result in a new GIS-based Zoning Map. Because properties will be re-zoned citywide either to achieve consistency or reflect new zones, property owners should be engaged and notified. We recommend conducting a workshop focused solely on the proposed zone changes (See Task 8.7), as our experience has shown that such a meeting addresses specific issues and concerns of affected property owners.

Deliverables:

- General Plan/Zoning Consistency Matrix and Map (PDF)
- Draft Zoning Map (PDF)



Baldwin Park Zoning Code Update

Task 8.7: Focused Outreach for Rezoning

This task provides for focused outreach for the updated Zoning Map. Our experience has shown that the public hearing process can be eased when we directly address the concerns of property owners whose properties will be rezoned to achieve General Plan consistency and/or reflect changes in the new Development Code (for example, renaming or elimination of zones).

Many properties may be rezoned as a result of the update to the Zoning Map, and affected property owners may need to be individually noticed in this regard. State law requires individual notice if fewer than 1,000 properties are affected; if 1,000 or more will be changed, then public notice can consist of an eighth-page newspaper notice. However, many cities elect to provide individual notices in any case. In any event, we will help affected property owners understand the reasons for the rezoning and its effects by preparing an informational newsletter that can be produced in a relatively inexpensive format (black-and-white or color) and mailed to affected owners, as well as posted on the City's website. The City will be responsible for reproduction costs and mailing/distribution.

We have found that many property owners, after having read the newsletter and/or contacted City staff with questions, are satisfied with the proposals. The Planning Commission Study Session provides a good forum to allow property owners to review maps and ask questions in a public forum. This outreach meeting may be combined with a General Plan public outreach meeting for cost savings.

Deliverables:

- One Zoning Community Meeting
- Agenda, handout materials, exhibits, and visual aids for the Workshop

Task 8.8: Planning Commission Study Sessions (Draft Development Code Review)

Prior to formal public hearings on the Draft Code (which would be adopted concurrent with the General Plan under this Optional Task), we propose to conduct two workshops with the Planning Commission, with the public invited to attend and participate. These will be informal sessions that will allow the consultant team and City staff to present the draft Code and map to policy makers and the public, to highlight key revisions and new provisions, to discuss mixed-use and form-based provisions in a focused manner, to describe development review processes, and otherwise review important sections of the updated Code. We find this approach to be very helpful for the subsequent public hearing process. The Commission and public will have the opportunity to identify any issues they may have with draft Code provisions during workshops and the staff/consultant team can prepare responses/options to bring back to the Planning Commission as part of the formal public hearing process. These meetings may be combined with another General Plan public outreach meeting for cost savings.

MIG will be responsible for preparing all workshop materials. We will meet with staff prior to each workshop or series of workshops to coordinate presentation of the materials. City staff will be responsible for securing the venue and providing public outreach and required noticing.

Deliverables:

- Two Planning Commission Study Session Meetings
- Powerpoint Presentation and visual aids for the study sessions

Task 8.9: Final Development Code

After the final City Council hearing on the updated Code and before its effective date, we will prepare a final version to incorporate all changes made by the City Council. We will provide a screencheck version so that City staff can verify that the document accurately incorporates all changes approved by the City Council (including changes recommended by the Planning Commission and accepted by the Council) during the adoption process. Because we cannot anticipate the scope of changes to be directed by the City Council, our budget includes a specific allowance for this task. Any work required beyond this allowance will be billed on a time-and-materials basis with prior authorization from the City. We will prepare the final Code and Zoning Map for delivery to the City for codification and publication. The team will provide a reproducible camera-ready copy of the adopted document and an electronic copy in Microsoft Word (for PC) and as a PDF.

Deliverables:

- Screencheck Final Code and Map (PDF)
- Final Development Code and Map (Microsoft Word file, PDF and GIS data files; 20 printed copies)

SECTION E

Proposed Staffing and Project Team

Key Personnel

We are proud to present an experienced and deeply motivated team for the Cudahy General Plan Update and Development Code. Our team members have been selected based on their expertise in their fields of work as well as for their passion for this project.

MIG Principal **Laura R. Stetson, AICP** will serve as Principal-in-Charge. She has a combination of sound technical planning skills and innovative thinking, combined with great facilitation and organizational talents. She has nearly 30 years of experience managing and preparing award-winning general plans, community and specific plans, zoning codes and special planning studies for diverse cities throughout California. In this capacity, she has worked with advisory committees, commissions and councils to develop long-range goals, policies and programs and to craft the regulatory tools to implement those programs. She has led successful General Plan programs in the cities of Vernon, Baldwin Park, Monterey Park and Rialto, among many others.

Laura will work closely with MIG Project Manager **Genevieve Sharrow**. Genevieve will provide strong day-to-day project management of the entire program. She has extensive experience with long-range planning documents and implementing codes, and is experienced in the preparation of a full range of environmental documents. She managed the General Plan Update in La Palma and has assisted with the preparation of general plans and/or their associated EIRs in Vernon, Baldwin Park, Rialto, Redwood City and Rosemead. Genevieve has also assisted in the development of zoning regulations for the cities of Redwood City, Duarte and Baldwin Park, and is currently managing the Zoning and Subdivision Code updates for the City of Arcadia.

Supporting the Project Management Team is a deep bench of experienced and dedicated technical team members, including urban planners, designers, zoning and form-based code specialists, GIS specialists, public policy experts, community engagement specialists, environmental analysts and technology and graphics personnel. Each member will provide unique insights and help develop specific processes and products throughout the project.

Esmeralda García, MIG Public Facilitator and Community Outreach Specialist, will assist in developing an innovative and interactive community engagement program. She has managed outreach and engagement programs and facilitated complex small- and large-scale design projects involving diverse stakeholders and public and private agency representatives. Esmeralda also has an in-depth understanding and extensive working experience with Gateway communities such as Cudahy, having served as the project manager for the I-710 Corridor Project EIR/EIS Community Outreach and Engagement for over 15 years.

Project Associates **Paola Bassignana**, **Ryan Bañuelos**, **Diana Gonzalez** and **Christina Paul** will support various work components of the General Plan and Development Code Updates:

- A planner and bilingual community engagement specialist, Paola will assist with community engagement as well as preparation of the General Plan and Development Code. Paola is currently assisting with I-710 Corridor Project EIR/EIS Community Outreach and Engagement and Arcadia Development Code Update.
- Ryan will assist with the preparation of the Development Code. Ryan is currently assisting with the Arcadia Development Code and recently assisted with preparation of the Baldwin Park Health and Sustainability Element.
- Diana will prepare the GIS database and mapping. Her extensive general plan experience includes planning, GIS mapping and community engagement for the cities of Colton, La Puente, Torrance and Rosemead, among others.
- Christina will support the Development Code update. She has prepared form-based zoning regulations, including the El Cerrito San Pablo Avenue Specific Plan and Saint Mary's College Master Plan.

Christopher Brown, MIG's Director of Environmental Services, will advise the preparation of all CEQA documentation and provide technical oversight and quality assurance for the environmental team. Chris has managed analysis of impacts and document preparation, and has provided specific analysis relating to air quality and climate change for a variety of development plans and projects, comprehensive general plan updates, general plan elements and specific plans, as well as transportation improvements and infrastructure plans and projects. Additionally, Chris will direct our in-house preparation of the air quality, GHG and noise studies associated with the CEQA documentation. Environmental Associates **Olivia Chan** and **Savannah Richards** will assist in the preparation of these technical studies and writing of the Program EIR.

SUBCONTRACTED WORK

We have selected subconsultants that provide specialized expertise in general plans and will complement our well-qualified internal team. Frequent teaming partners, these subconsultant team members and MIG staff have well-established working relationships preparing innovative and implementable plans and policy documents.

Jeremy Klop, AICP and **Miguel Nuñez, AICP** of **Fehr & Peers** will lead the mobility planning and traffic analysis components of the work program. Jeremy and Miguel have an excellent understanding of communities like Cudahy, as well as working experience in the Gateway Communities. Experience includes the Huntington Park Complete Streets Plan, the Downey Citywide Bicycle Master Plan, the Gateway Cities Transportation Strategic Plan Phase II Active Transportation Element and the City of Los Angeles Mobility Element Update - LA2B.

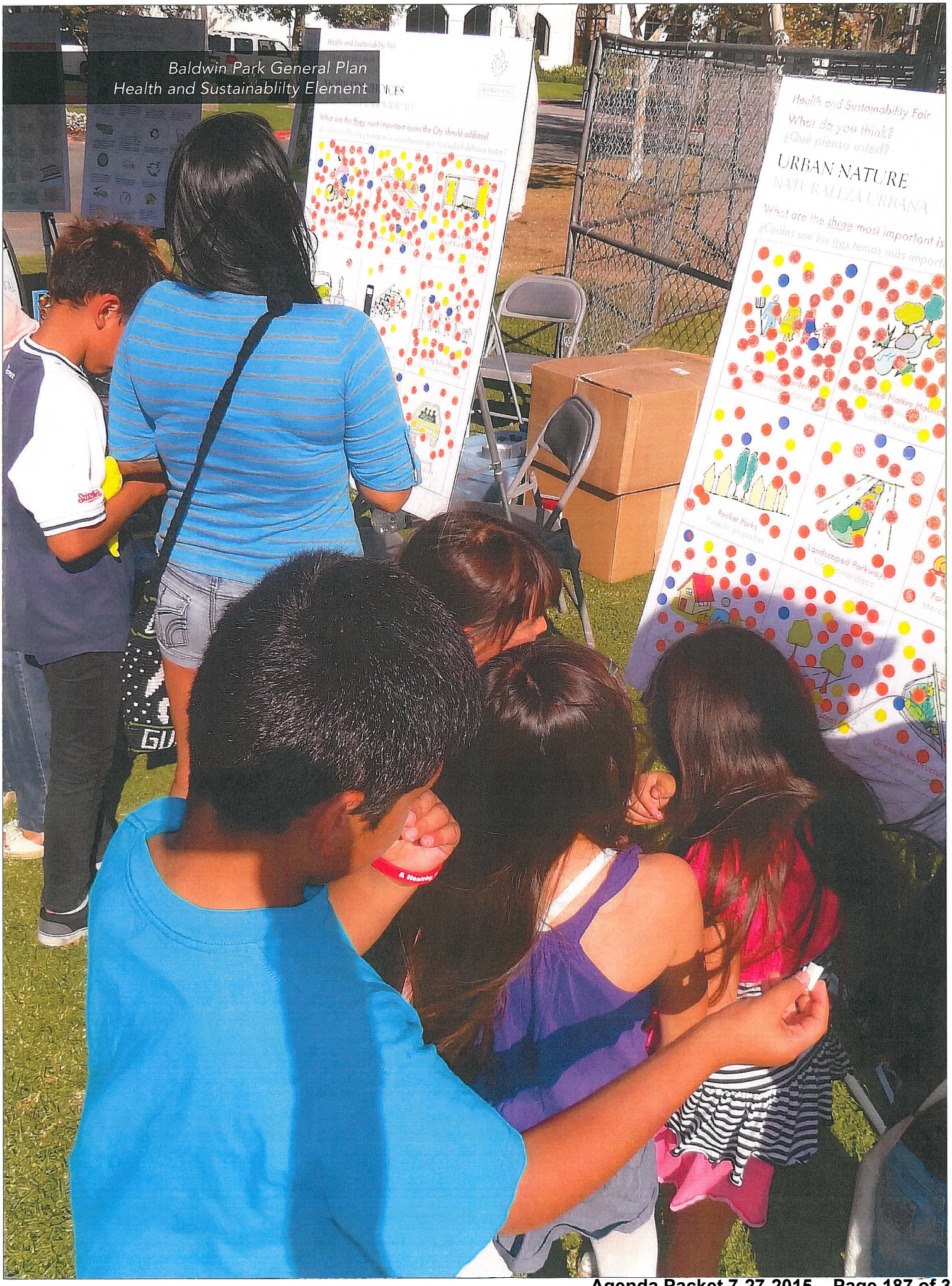
Dr. Tim McLarney of **True North Research** will work early in the program to identify key issues through a trilingual telephone survey A nationally recognized expert in survey research methodology, sampling theory, weighting and the use of statistical methods to generalize survey results, Tim has completed over 900 research studies for public agencies, including more than 300 studies for California cities. His research for California cities has included dozens of surveys as part of community visioning/planning/ prioritizing exercises and public outreach for General Plan updates, including studies for Claremont, Hemet, Manhattan Beach, Upland, Rancho Cucamonga, West Hollywood and Westlake Village.

Bill Kelly and staff from **Kelly Associates Management Group** will provide an economic development plan that analyzes the financial impacts associated with the General Plan Update. With over 25 years of experience working in city governance, Bill has managed a wide variety of public and private sector development projects. He has an excellent understanding of the economic development issues communities like Cudahy face having prepared the Bellflower Economic Development Strategy, Signal Hill Five-Year Strategic Plan, Stanton Community Strategic Plan and Millbrae Economic Development Plan, as well as the ongoing Hawaiian Gardens Economic Development Program.

Pat Fuscoe and **Ian Adam** of **Fuscoe Engineering** will provide the infrastructure analysis for the General Plan Update and Program EIR. Together they bring over 50 years of experience in public infrastructure systems, as well as extensive expertise in green infrastructure and water conservation techniques, for cities throughout Southern California. Their experience in the Gateway Cities includes the Downey General Plan Amendment EIR, Long Beach Boulevard Specific Plan and EIR and Long Beach SEADIP, LCP Amendment and Planning EIR.

SECTION F

Other Information to Include


Health and Sustainability Fair
What do you think?
¿Qué piensa usted?
URBAN NATURE
NATURALEZA URBANA
What are the three most important is
¿Cuáles son los tres temas más import
Restored Native Habitat
Pocket Parks
Landscaped Parkways

Team Qualifications

Key Personnel	Location	Proposed Position	erience	Professional Credentials
MIG				
Laura Stetson, AICP	Pasadena, CA	Principal-in-Charge	eneral Plans for the cities of Brea, Claremont, olton, Monterey Park, Rialto and Riverside, among thers oning and Development Codes for the cities of aldwin Park, Commerce, Duarte, La Mirada, La uente, Maywood and Vernon, among others	AICP
Genevieve Sharrow	Pasadena, CA	Project Manager	ity of La Palma General Plan Update ity of Vernon Focused General Plan and Zoning rdinance and EIR ity of Baldwin Park General Plan Health and ustainability Element and Zoning Code ity of Duarte Development Code ity of Rialto General Plan ity of Redwood City General Plan and Zoning Code arden Grove Mixed Use Zoning Regulations ity of Rosemead General Plan EIR	
Esmeralda García	Pasadena, CA	Community Engagement Strategist	ateway Cities Council of Governments Sustainable ommunities 710 Corridor Project EIR/EIS Community Outreach nd Engagement Program os Angeles Goldline Extension/Boyle Heights ransit-Oriented Urban Design Study ity of Commerce Planning Outreach Projects and ommerce Green Zones Working Group ity of Long Beach General Plan Update ity of Pasadena General Plan Update	
Christina Paul, AICP	Berkeley, CA	Project Associate - Developmen Code	ity of Baldwin Park General Plan Health and ustainablilty Element os Angeles County Water Quality Funding Initiative randing and Communications an Pablo Avenue Specific Plan aint Mary's College Master Plan and Form-Based Code	AICP
Paola Bassignana	Pasadena, CA	Project Associate	710 Corridor Project EIR/EIS Community Outreach and ngagement Program os Angeles County Flood Control District Enhanced atershed Management Plan Community Outreach ity of La Palma Zoning Code Update os Angeles County Department of Regional Planning trategic Plan	

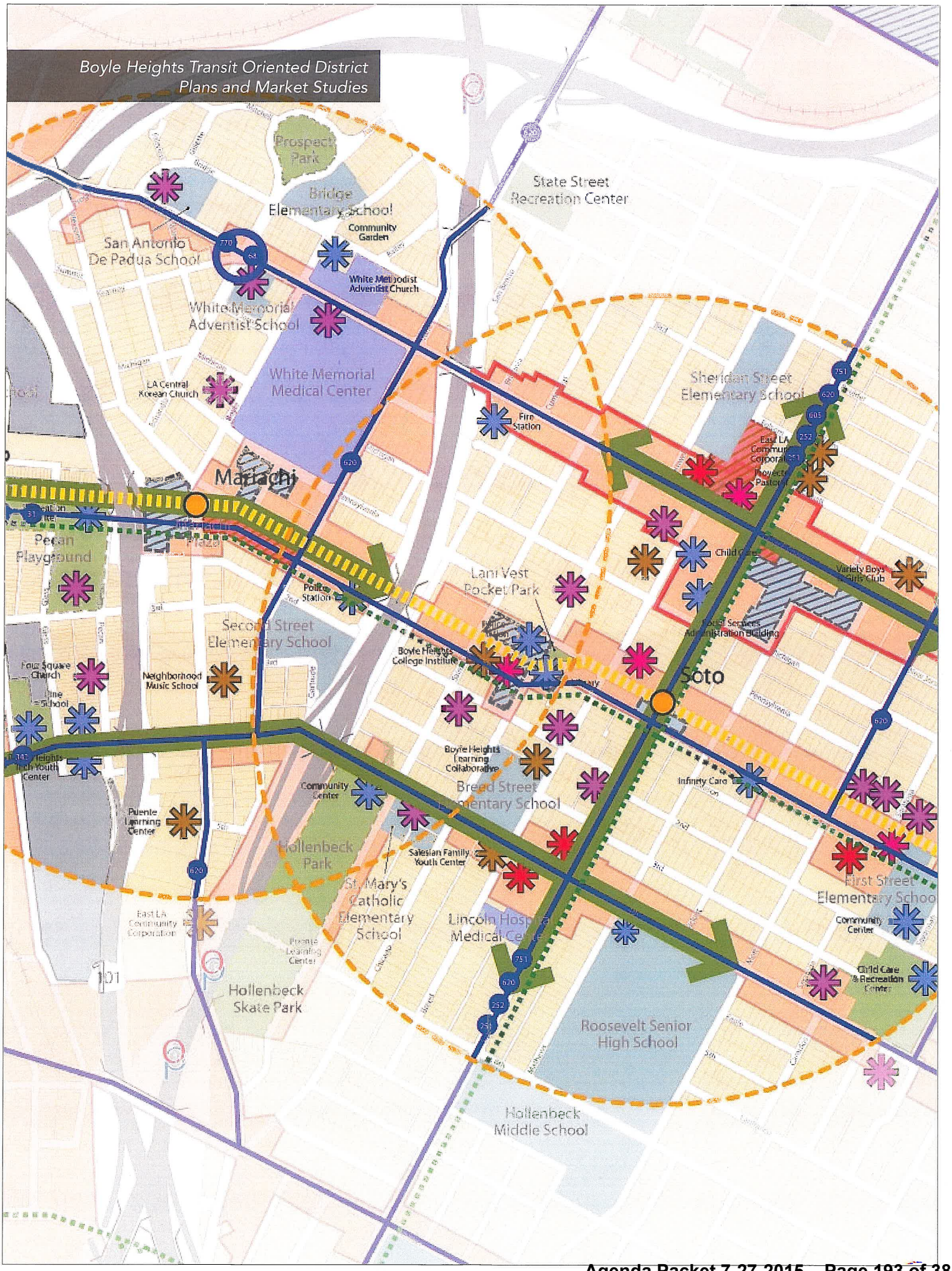
t	Length at Firm	Education	Experience	Professional Credentials
	<1 year	• Masters of City and Regional Planning, California Polytechnic State University, San Luis Obispo • Bachelor of Science, Earth and Environmental Science, University of California, Irvine	• City of Arcadia Zoning and Subdivision Code Update • City of Baldwin Park Health and Sustainability Element • City of Adelanto North 2035: Sustainable Comprehensive Plan • City of Commerce Green Zones • City of Guadalupe General Plan Update	
	2 years at MIG and 5 years at predecessor firm (Hogle-Ireland)	• Master of Arts, Urban Planning, University of California, Los Angeles • Bachelor of Arts, Political Science and Communication Studies, University of California, Los Angeles	• City of Arcadia General Plan • City of Colton General Plan • City of Hemet General Plan • City of Torrance General Plan • City of Rosemead General Plan • Los Angeles County Analysis of Impediments to Fair Housing Choice • City of La Puente General Plan	
	2 years at MIG and 8 years at predecessor firm (Hogle-Ireland)	• Bachelor of Science, Environmental Planning, California State University, Northridge	• Cudahy CEQA Projects • City of Colton General Plan EIR • City of Rialto General Plan EIR • City of La Palma General Plan EIR • City of Rosemead General Plan and EIR • City of Huntington Beach General Plan and EIR • City of Twentynine Palms General Plan and EIR	
	2 years	• Masters in Urban and Regional Planning University of California, Irvine • Bachelors in Environmental Analysis and Design University of California, Irvine • EPA 400 and EAA 422	• Cudahy CEQA Projects • City of Garden Grove Housing Element IS/MND • City of Colton General Plan Update EIR • City of Baldwin Park Housing Element IS/MND • City of Hawaiian Gardens Redevelopment EIR • Whittier LA Fitness IS/MND • Irvine Crossings IS/MND	
	1 year, 8 months	• Masters of Regional and City Planning, University of Oklahoma • Bachelors of Science, Environmental Science, Oklahoma State University	• Cudahy CEQA Projects • Alhambra 2400 South Fremont Specific Plan IS/MND • Adelanto North 2035 Comprehensive Sustainable Plan EIR • San Bernardino 2014-2021 Housing Element IS/MND • San Bernardino County, Treh Partners, LLC IS/MND	

Key Personnel	Location	Proposed Position	erience	Professional Credentials
FEHR & PEERS				
Jeremy Klop, AICP	Los Angeles, CA	Principal Mobility Plan	ity of Huntington Park Complete Streets Plan ity of Downey Citywide Bicycle Master Plan ity of Los Angeles Mobility Element Update - LA2B ateway Cities Transportation Strategic Plan Phase II ctive Transportation Element	AICP
Miguel Nuñez, AICP	Los Angeles, CA	Senior Mobili Planner	ity of Huntington Park Complete Streets Plan ity of Downey Citywide Bicycle Master Plan ateway Cities Transportation Strategic Plan Phase II ctive Transportation Element ity of Azusa TOD General Plan/Development Code pdate and Specific Plan Project etro Eastside Access Project	AICP
TRUE NORTH RESEARCH				
Tim McLarney, PhD	Encinitas, CA	Community Survey	roject lead for over 900 surveys 00 surveys for California cities, including: Westlake illage, Lake Forest, Manhattan Beach, Temecula, La esa and Pico Rivera	
KAMG				
William Kelly	Fullerton, CA	Economic Development Lead Speciali	resident/CEO, KAMG hief Operating Officer, Urban Futures Inc. ity Manager, City of Arcadia rincipal, GRC Consulting Inc. eputy City Manager/Community Development irector, City of Burbank irector of Development Services, City of Brea irector of Community Development/Public Works, ity of Baldwin Park irector of Planning and Building, City of San Bruno ity Planner, City of Glendora	
Christine Kelly	Fullerton, CA	Economic Development Specialist - Research & Analysis	xecutive Vice President, KAMG and Use Services Director, County of San Bernardino ommunity Development Director, City of Chino Hills enior Project Manager, Hogle-Ireland, Inc. irector of Community Development/Deputy xecutive Director of Redevelopment, City of omona irector of Development Services, City of Brea irector of Community Development/Deputy xecutive Director Redevelopment, City of Cypress ssociate Planner, City of Cypress dministrative Analyst to the City Manager, City of ellflower	

nt	Length at Firm	Education	Experience	Professional Credentials
	3 years, 7 months	• Master of Public Administration, California State University, Long Beach • Bachelor of Arts – Political Science/Public Administration, California State University, Long Beach	• Principal, KAMG • Principal, Urban Futures Inc. • Assistant City Manager/Assistant Redevelopment Agency Executive Director, City of Yorba Linda • Administrative Officer – Public Works, City of Long Beach • Executive Assistant to the City Manager, City of Long Beach • Senior Administrative Analyst, City of Long Beach • Recreation Leader, City of Long Beach	
	23 years	• Bachelor of Science, Civil Engineering, University of Southern California, Los Angeles • Wetlands Restoration Curriculum, University of California, Berkeley	• City of Anaheim Specific/Urban Greening Plan • Newport Banning Ranch Master Plan • Mountain Park EIR and Specific Plan Engineering	PE, PLS CA
	14 years	• MESM, Master of Environmental Science and Management, Donald Bren School of Environmental Science and Management, University of California, Santa Barbara • Bachelor of Science, Ecology and Systematic Biology, University of California, Santa Barbara	• City of Fullerton, Collegetown Specific Plan and EIR • City of Long Beach, Long Beach Midtown Specific Plan and EIR • City of Long Beach, Long Beach SEADIP, LCP Amendment and Planning EIR	LEED BD+C CPSWQ QSD

SECTION G

Insurance


Prospect Park
Bridge Elementary School
Community Garden
State Street Recreation Center
San Antonio De Padua School
White Methodist Adventist Church
White Memorial Adventist School
White Memorial Medical Center
LA Central Korean Church
Sheridan Street Elementary School
Fire Station
Mariachi
Pecan Playground
Plaza
Lani Vest Pocket Park
Police Station
Second Street Elementary School
Four Square Church
Neighborhood Music School
Boyle Heights College Institute
Soto
Variety Boys & Girls Club
Boyle Heights Learning Collaborative
Infinity Care
Community Center
Breed Street Elementary School
Puente Learning Center
Hollenbeck Park
Salesian Family Youth Center
St. Mary's Catholic Elementary School
First Street Elementary School
East LA Community Corporation
Lincoln Hospital Medical Center
Hollenbeck Skate Park
Roosevelt Senior High School
Hollenbeck Middle School

MOORIAC-01 JENNIFERN

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/2/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Cook Insurance Services
276 Dolores Ave
San Leandro, CA 94577

CONTACT NAME:
PHONE (A/C, No, Ext): (510) 352-2731 FAX (A/C, No): (510) 352-8272
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Casualty Insurance Co	
INSURER B : Hartford	27120
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Moore Iacofano & Goltsman, Inc.
800 Hearst Avenue
Berkeley, CA 94710

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			57UUNUN8227	04/01/2014	04/01/2015	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			57UUNUN8227	04/01/2014	04/01/2015	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS / X NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB / OCCUR			57XHUUN8203	04/01/2014	04/01/2015	EACH OCCURRENCE	$ 3,000,000
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$ 3,000,000
	DED X RETENTION $ 10,000							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			57WEDD8525	04/01/2014	04/01/2015	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Coverages shall not be cancelled except after thirty (30) days prior notice has been provided unless cancelled for non-payment of premium, then ten (10) days notice shall be given.

Verification of Insurance.

CERTIFICATE HOLDER

FOR INFORMATION ONLY

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jennifer M. Ng

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Client#: 2042 MOOREIACO

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 06/27/2014

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Dealey, Renton & Associates
P. O. Box 12675
Oakland, CA 94604-2675
510 465-3090

CONTACT NAME: Jo Lusk
PHONE (A/C, No, Ext): 510 465-3090 FAX (A/C, No): 510 452-2193
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : ACE American Insurance Company	22667
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Moore Iacofano Goltsman, Inc.
800 Hearst Ave.
Berkeley, CA 94710

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	$
	COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	CLAIMS-MADE OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			G21656434011	07/01/2014	07/01/2015	$2,000,000 per claim $2,000,000 anni aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
FOR PROPOSAL PURPOSES ONLY

CERTIFICATE HOLDER
Sample

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2010 ACORD CORPORATION. All rights reserved.

ACORD 25 (2010/05) 1 of 1 The ACORD name and logo are registered marks of ACORD
#S1026710/M1026709 JXL

SECTION H

Fee

CUDAHY RIVER PARK

Hourly Rates

We have provided a schedule of hourly rates for the MIG Team.

SCHEDULE OF HOURLY RATES	
Title	Hourly Rate
MIG, Inc.	
Laura Stetson, AICP, Principal-in-Charge	$195
Genevieve Sharrow, Project Manager	$130
Esmeralda García, Community Engagement Strategist	$175
Christina Paul, AICP, Project Associate - Development Code	$130
Paola Bassignana, Project Associate	$100
Ryan Bañuelos, Project Associate	$100
Diana Gonzalez, Project Associate - GIS	$120
Chris Brown, Director of Environmental Planning/CEQA Advisor	$140
Olivia Chan, Environmental Analyst	$100
Savannah Richards, Environmental Analyst	$100
Fehr & Peers - Mobility and Traffic	
Jeremy Klop, AICP, Principal Mobility Planner	$245
Miguel Nuñez, AICP, Senior Mobility Planner	$155
Mobility Planner	$130
Administrative Support	$120
Graphics Technician	$120
Intern	$90
True North Research - Community Survey	
Tim McLarney, PhD	$200
KAMG - Economic Development	
William Kelly, Economic Development Lead Specialist	$118
Christine Kelly, Economic Development Specialist	$118
David Gruchow, Economic Development Specialist	$41
Fuscoe Engineering - Infrastructure	
Patrick R. Fuscoe, PE, Principal Infrastructure Specialist	$200
Ian Adam, MESM, LEED BD+C, CPSWQ, QSD, Infrastructure Specialist	$200
Project Manager	$174
Sr. Designer / Sr. Engineer / Sr. Water Resource Engineer	$148
Designer / Engineer / Project Scientist / GIS Coordinator	$132
CADD / Engineering / Environmental Tech. / Graphics Tech.	$108
Information Coordinator	$75
1-Man Survey Crew	$175
2-Man Survey Crew	$245
3-Man Survey Crew	$300

CITY OF CUDAHY

General Plan a

MIG

PROCESS SCHEDULE

PHASE I: ISSUES AND OPPORTUNITIE

PHASE IV: FINAL PLAN AND CODE

PROJECT MANAGEMENT AND COMMUNITY OUTREACH

City Staff Coordination Meetings/Project Manag

Kick-Off Meeting and City Tour

Project Webpage (Optional Task)

Introduction/ Kick-off

Issues and Opportunities

Existing C Rep Survey F

Hearings

Planning Commission

City Council

Stakeholder Interviews

Vision Workshop

Resident Survey

Joint St Workshop and

PLANNING, DESIGN AND ANALYSIS DELIVERABLES

Outreach Plan

Fact Sheet

Community Survey Report

Public Review Draft EIR

Public Comment Period

Final EIR

GENERAL PLAN

GIS Base Map

Existing Conditions Rep

Final General Plan

OPTIONAL TASK: DEVELOPMENT CODE

Initial Strategy Meeting

Stakeholder Interviews and Developer Roundtable

Focused Outreach for Rezoning

Development Code Planning Commission Study Sessions

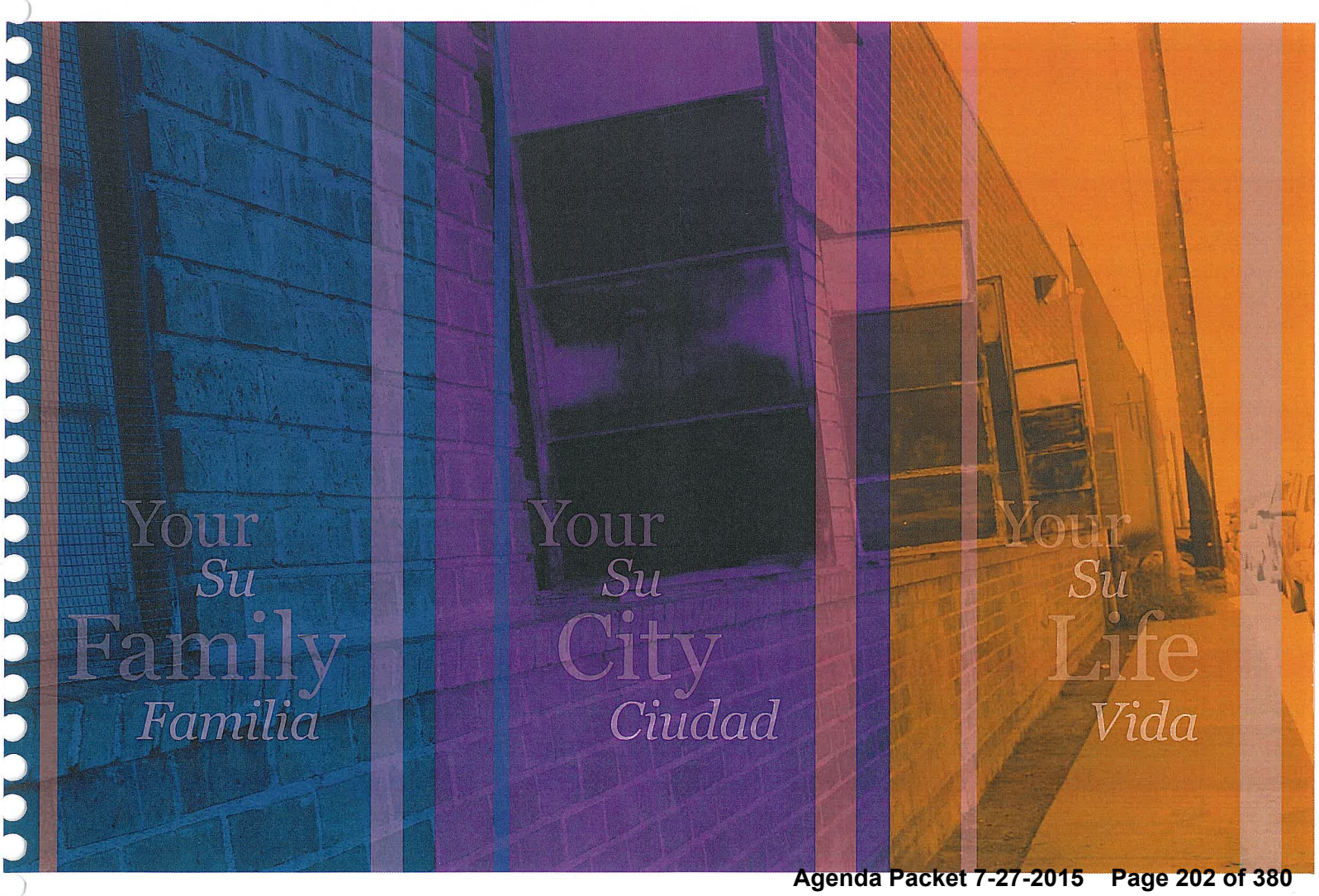
Final Development Code and Zoning Map

JUNE 2015 - NOVEMBER 2015 (SIX MONTHS)

JANUARY 2017 - JUNE 2017 (SIX MONTHS)

SECTION I

Compensation Plan



Proposed Budget

MIG, Inc. has provided our estimated cost by task and total project cost (page H.2) to complete the preceding Scope of Work. We are understand and are sensitive to the budget challenges all cities face today. Thus, we have structured the work program to be as efficient as possible, respond to the RFP requested tasks and to include an extensive community engagement program with multiple avenues for community members to provide input in both English and Spanish. As a result, the community outreach component of the program totals over $81,000 (nearly 22 percent of the total budget). Like all items within this proposed scope and budget, if selected by the City, these tasks can be adjusted to expand, contract or otherwise modify scope. While the work program and cost proposal are based on our understanding of the City's objectives, both are flexible and can be adjusted to meet your particular needs.

HOURLY RATES

Professional time is billed according to the hourly rates as presented in the Fee Proposal table. Project costs are incurred as professional time costs associated with the performance of project tasks. The proposed hours and associated professional time costs for MIG team members are provided in the table per task.

DIRECT COSTS

Direct costs or project expenses such as photocopying, plotting and printing are charged at cost, plus 10%. The cost of communications including long-distance telephone (excluding cell phones), facsimile, postage, courier and other delivery costs are charged at cost, plus 10%. The mileage charge for personal autos will be the currently applicable mileage rate established by the Internal Revenue Service. All other travel expenses such as accommodations, parking, tolls, etc. are charged at cost, plus 10%.

fee proposal

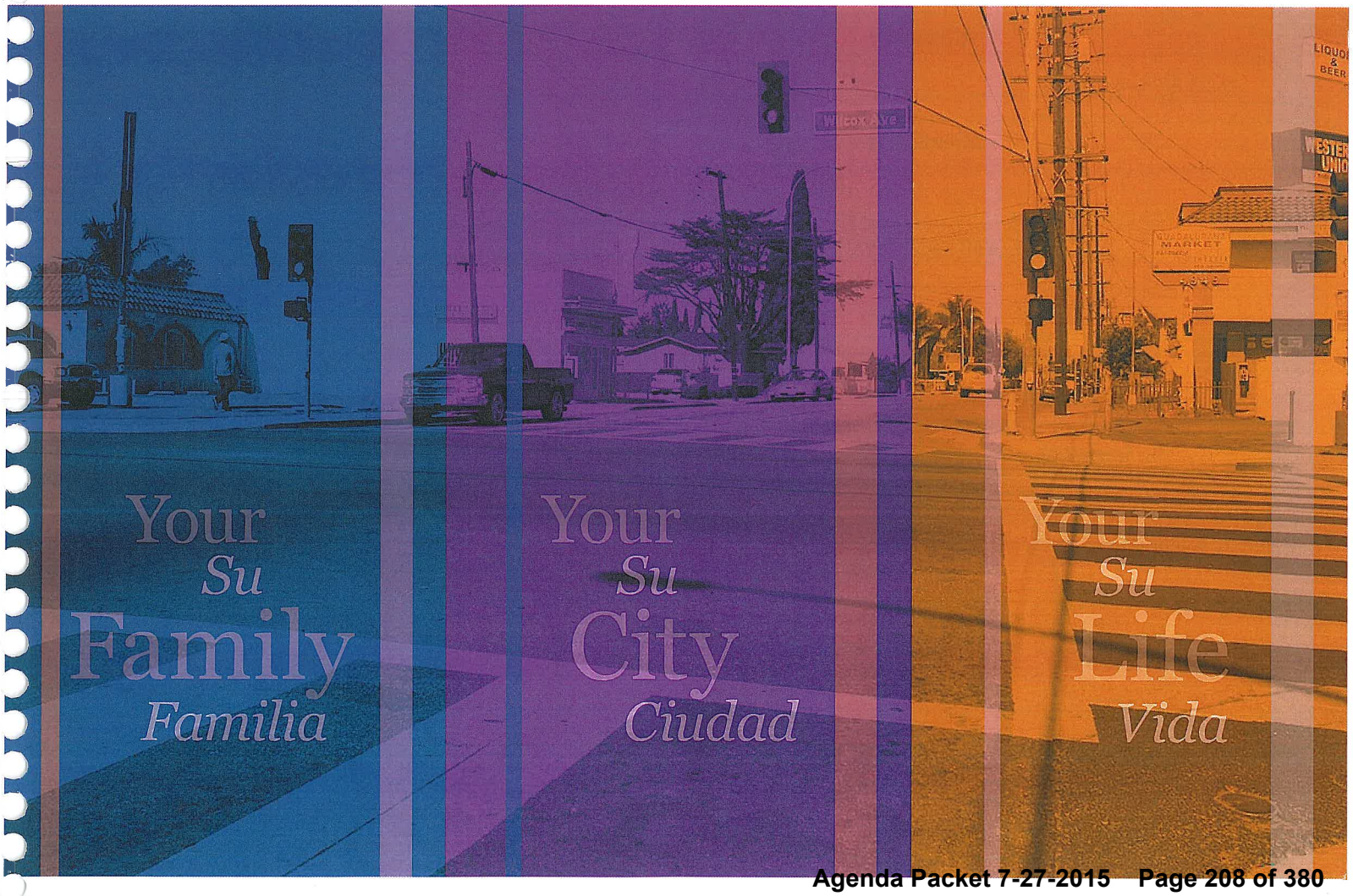
		MIG, L. Pr Hrs@	Subconsultants: True North Research	Fuscoe	KAMG	Sub Totals	Direct Costs	Professional Fees Totals
Task 1: Project Kick-Off and Existing Conditions Analysis								
1.1	Review of Background Documents/Project Kick-off and City Tour	6				$0	$25	$3,635
1.2	Base Mapping	1				$0		$1,895
1.3	Existing Conditions Report	8		$28,349	$8,900	$45,539	$1,000	$76,859
	Subtotal	15	$0	$28,349	$8,900	$45,539	$1,025	$82,389
Task 2: Community Outreach and Plan Framework Development								
2.1	Public Outreach and Engagement Plan					$0		$1,660
2.2	Stakeholder Interviews	1				$0	$25	$3,895
2.4	Fact Sheet	1				$0	$100	$2,515
2.5	Community Survey	2	$22,500			$22,500		$23,760
2.6	General Plan Advisory Group - GPAC (6)	18		$1,568		$1,568	$500	$15,828
2.7	Community Workshop - Values	4				$0	$200	$5,140
2.8	Community Workshops/Joint PC/CC Study Sessions (4)	12				$0	$2,500	$24,140
2.9	City Commission Meetings (3)	12				$0		$4,180
	Subtotal	50	$22,500	$1,568	$0	$24,068	$3,325	$81,118
Task 3: Policy Framework								
3.1	General Plan Vision and Framework Document	8				$0		$15,600
	Subtotal	8	$0	$0	$0	$0	$0	$15,600
Task 4: Draft General Plan								
4.1	General Plan Format and Structure	1				$0		$1,235
4.2	Administrative Draft General Plan					$0		
	Introduction	2				$0		$2,510
	Land Use Element	16				$0		$17,320
	Circulation Element	8				$10,660		$15,740
	Conservation and Open Space Element	8				$0		$7,080
	Noise Element	4				$0		$6,060
	Safety Element	4				$0		$5,260
	Air Quality Element	4				$0		$5,100
	Implementation Plan	8			$7,687	$7,687		$13,487
4.3	Public Review Draft General Plan	6				$0	$2,500	$7,990
	Subtotal	61	$0	$0	$7,687	$18,347	$2,500	$81,782
Task 5: CEQA Documentation								
5.1	Initial Study, NOP and Scoping Meeting	8				$0	$530	$7,650
5.2	Draft EIR	16		$15,434		$28,134	$1,000	$52,494
5.3	Final EIR and CEQA Support Documents (allowance)	4				$0	$500	$9,440
	Subtotal	28	$0	$15,434	$0	$28,134	$2,030	$69,584
Task 6: Public Hearings, Adoption, and Final General Plan								
6.1	Planning Commission Public Hearings (2)	8				$0		$1,820
6.2	City Council Public Hearings (2)	10				$0		$2,470
6.3	Final General Plan	4				$4,010	$2,000	$8,350
	Subtotal	22	$0	$0	$0	$4,010	$2,000	$12,640

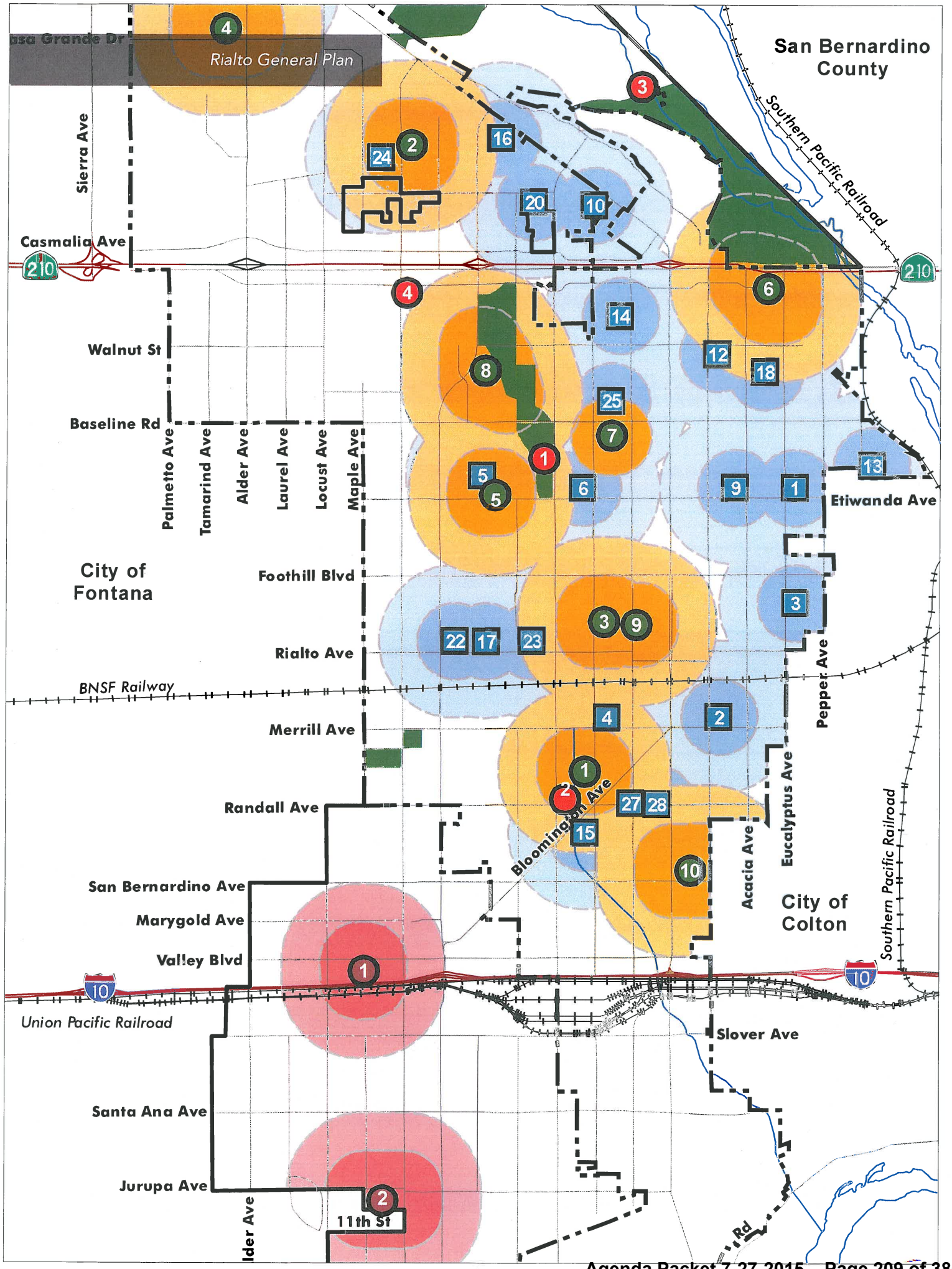
								Subconsultants						
. Chan/S. Richards		C. Paul		E. Garcia		MIG Totals		Fehr & Peers	True North Research	Fuscoe	KAMG	Sub Totals	Direct Costs	Professional Fees Totals
vironmental Analysts		Graphics and Development		Sr. Outreach Specialist										
?	$100	Hrs@	$130	Hrs@	$175									
	$0		$0		$0	68	$10,140	$7,520		$2,352	$2,838	$12,710		$22,850
	$0		$0		$0	4	$520					$0		$520
	$0	0	$0	0	$0	72	$10,660	$7,520	$0	$2,352	$2,838	$12,710	$0	$23,370
	$35,600	136	$17,680	53	$9,275	1809	$222,795	$43,180	$22,500	$47,703	$19,425	$132,808	$10,880	$366,483
								$4,197		$1,750		$5,947		
								$2,369	$1,125	$2,473	$971	$6,938		
	$35,600	136	$17,680	53	$9,275	1809	$222,795	$49,746	$23,625	$51,926	$20,396	$145,693	$10,880	$379,368

	$0	60	$7,800		$0	110	$14,190					$0		$14,190
	$0		$0		$0	8	$1,300					$0		$1,300
	$0		$0		$0	30	$4,310					$0		$4,310
	$0	4	$520		$0	36	$4,340					$0		$4,340
	$0	120	$15,600		$0	540	$64,400					$0		$64,400
	$0	20	$2,600		$0	68	$8,760					$0		$8,760
	$0		$0		$0	58	$7,530					$0		$7,530
	$0		$0		$0	38	$4,940					$0		$4,940
	$0		$0		$0	34	$4,220					$0		$4,220
	$0	8	$1,040		$0	72	$8,920					$0		$8,920
	$0	152	$19,760	0	$0	884	$108,720	$0	$0	$0	$0	$0	$0	$108,720

SECTION J

Quality Control

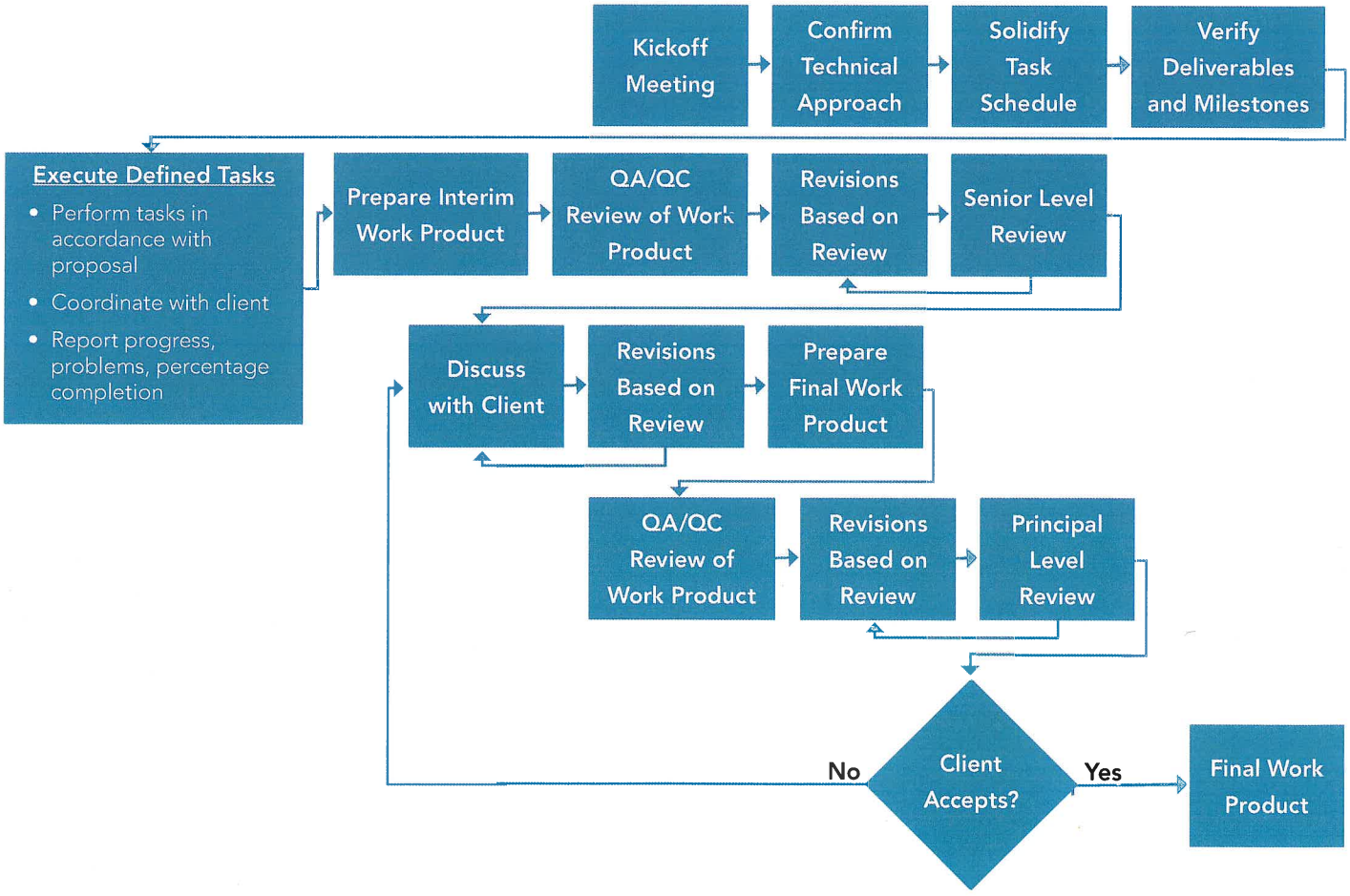



Rialto General Plan
San Bernardino County
Southern Pacific Railroad
Sierra Ave
Casmalia Ave
210
Walnut St
Baseline Rd
Palmetto Ave
Tamarind Ave
Alder Ave
Laurel Ave
Locust Ave
Maple Ave
Etiwanda Ave
City of Fontana
Foothill Blvd
Rialto Ave
BNSF Railway
Pepper Ave
Merrill Ave
Randall Ave
Bloomington Ave
Eucalyptus Ave
Acacia Ave
City of Colton
Southern Pacific Railroad
San Bernardino Ave
Marygold Ave
Valley Blvd
10
Union Pacific Railroad
Slover Ave
Santa Ana Ave
Jurupa Ave
11th St
Rd

Quality Control Procedures

Our experience working on dozens of general plans and development codes throughout Southern California is a strong indication of our ability to deliver quality projects that are on-time, within budget and to our clients' satisfaction. The underlying philosophy to manage and complete multifaceted projects in a timely and cost-efficient manner requires continuous collaboration and consensus from inception of the project to its completion. It will also require a continuity of key staff and an organizational culture within the project team that maintains control of the schedule, goals of quality, schedule and major milestones.

Quality control is integrated throughout our work process, as illustrated in the diagram below, and begins with the assignment of qualified, dedicated staff. Work is reviewed daily or weekly by the principal-in-charge and project manager. Regularly scheduled project team meetings are conducted to ensure work quality and the appropriate allocation of staff time and project resources. Prior to delivery to the client, all work is reviewed by the project manager and principal-in-charge using a comprehensive checklist. The project manager has an identified back-up staff member to handle urgent project issues or emergencies.



SECTION K

Appendix

APPENDIX C

GENERAL PLAN UPDATE

SUMMARY SHEET

Firm Name: MIG, Inc.

Firm Parent or Ownership: Susan Goltsman, Daniel Iacofano, Carolyn Verheyen

Firm Address: Headquarters: 800 Hearst Avenue, Berkeley, CA 94710

Local Office: 537 South Raymond Avenue, Pasadena, CA 91105

Firm Telephone Number: 510-845-7549 Fax Number: 510-845-8750

Firm Email Address: atorreano@migcom.com

Firm Website: www.migcom.com

Number of years in existence: 32

Management Contact (person authorized to sign an agreement for the firm; and ultimately responsible for services required for this Request for Proposal:

Name: Laura R. Stetson, AICP Title: Principal

Telephone Number: 626-744-9872 Fax: 626-744-9873

Email: lstetson@migcom.com

Types of series provided by your firm:

Urban planning, urban design, community outreach and engagement, strategic communications, landscape architecture, environmental planning and analysis, organizational development

APPENDIX D

GENERAL PLAN UPDATE

CERTIFICATION OF FIRM'S ACCEPTANCE OF CITY OF CUDAHY'S PROFESSIONAL SERVICES AGREEMENTAND PROPOSAL FOR MODIFICATION OF TERMS (if any)

By signing this form below, the firm certifies that the attached Agreement in Appendix B is acceptable to the firm and will be signed upon selection of the firm to perform consulting services for the City of Cudahy, except for request for modification of the agreement (if any), as specifically described below (or listing modifications by number that refer to attached sheets if necessary).

Name and Signature of Firm's Management Representative authorized to sign an agreement:

Daniel Iacofano	CEO
Name	Title
Daniel S Iacofano	April 24, 2015
Signature	Date

Firm Name: MIG, Inc.

MIG, Inc. has reviewed the City's Professional Services Agreement and requests the modifications as proposed on the following pages.

officials, officers, employees, agents or volunteers shall be in excess of CONSULTANT's insurance and shall not contribute with it.

3.5 WAIVER OF SUBROGATION: All insurance coverage provided pursuant to this Agreement shall not prohibit CONSULTANT or CONSULTANT's officers, employees, agents, subcontractors or subconsultants from waiving the right of subrogation prior to a loss. CONSULTANT hereby waives all rights of subrogation against CITY.

3.6 VERIFICATION OF COVERAGE: CONSULTANT acknowledges, understands and agrees, that CITY's ability to verify the procurement and maintenance of the insurance required under this Article is critical to safeguarding CITY's financial well-being and, indirectly, the collective well-being of the residents of the CITY. Accordingly, CONSULTANT warrants, represents and agrees that its shall furnish CITY with original certificates of insurance and endorsements evidencing the coverage required under this Article on forms satisfactory to CITY in its sole and absolute discretion. **The certificates of insurance and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the CITY if requested**. All certificates of insurance and endorsements shall be received and approved by CITY as a condition precedent to CONSULTANT's commencement of any work or any of the Work. Upon CITY's written request, CONSULTANT shall also provide CITY with certified copies of all required insurance policies and endorsements.

IV.
INDEMNIFICATION

4.1 The Parties agree that CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers (hereinafter, the "CITY Indemnitees") should, to the fullest extent permitted by law, be protected from any and all loss, injury, damage, claim, lawsuit, cost, expense, reasonable attorneys' fees, litigation costs, or any other cost, to the extent caused by ~~arising out of or in any way related to~~ the negligent performance of this Agreement. Accordingly, the provisions of this indemnity provision are intended by the Parties to be interpreted and construed to provide the CITY Indemnitees with the fullest protection possible under the law. CONSULTANT acknowledges that CITY would not enter into this Agreement in the absence of CONSULTANT's commitment to indemnify, defend and protect CITY as set forth herein except to the extent caused by the CITY's negligence.

4.2 In regards to CONSULTANT'S operations, To the fullest extent permitted by law, CONSULTANT shall indemnify, hold harmless and defend the CITY Indemnitees from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONSULTANT's performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole negligence or willful misconduct of the CITY.

such loss or damage which is caused by the sole negligence or willful misconduct of the CITY.

~~4.3 CITY shall have the right to offset against the amount of any compensation due CONSULTANT under this Agreement any amount due CITY from CONSULTANT as a result of CONSULTANT's failure to pay CITY promptly any indemnification arising under this Article and related to CONSULTANT's failure to either (i) pay taxes on amounts received pursuant to this Agreement or (ii) comply with applicable workers' compensation laws.~~

4.4 The obligations of CONSULTANT under this Article will not be limited by the provisions of any workers' compensation act or similar act. CONSULTANT expressly waives its statutory immunity under such statutes or laws as to CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers.

4.5 CONSULTANT agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Article from each and every subcontractor or any other person or entity involved by, for, with or on behalf of CONSULTANT in the performance of this Agreement. In the event CONSULTANT fails to obtain such indemnity obligations from others as required herein, CONSULTANT agrees to be fully responsible and indemnify, hold harmless and defend CITY and CITY's elected and appointed officials, officers, employees, agents and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of CONSULTANT's subcontractors or any other person or entity involved by, for, with or on behalf of CONSULTANT in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of CITY's choice.

4.6 CITY does not, and shall not, waive any rights that it may possess against CONSULTANT because of the acceptance by CITY, or the deposit with CITY, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

4.7 This Article and all provisions contained herein (including but not limited to the duty to indemnify, defend and hold free and harmless) shall survive the termination or normal expiration of this Agreement and is in addition to any other rights or remedies which the CITY may have at law or in equity.

V.
TERMINATION

CITY OF CUDAHY
CITY HALL
5220 SANTA ANA STREET
CUDAHY, CALIFORNIA 90201
FALSE CLAIMS/
FALSE CLAIMS ACT CERTIFICATION
(PROJECT MANAGEMENT SERVICES RFP)

Proposer shall provide either the certification requested below or the information requested on the next page. **Failure to certify or provide the requested information may result in a determination that the Proposer is non-responsive and City may reject the proposal on this basis. Failure to fully and accurately provide the requested certification or information may result in a determination that the Proposer is not responsible and City may reject the proposal on this basis as well.** "False Claims Act", as used herein, is defined as either or both the Federal False Claims Act, 31 U.S.C. Sections 3729 et seq., and the California False Claims Act, Government Code Sections 12650 et seq.

FALSE CLAIMS ACT CERTIFICATION

If the Proposer has no False Claims Act violations as described above, complete the following:

I, Laura R. Stetson, am the Principal
(Print name of person responsible for submitting proposal) (Title with proposing entity)

of MIG, Inc. (hereinafter, "Proposer").
(Print Name of Proposing Entity)

In submitting a proposal to the City of Cudahy, I, hereby certify that neither Proposer nor any person who is an officer of, in a managing position with, or has an ownership interest in Proposer has been determined by a court or tribunal of competent jurisdiction to have violated the False Claims Act as defined above.

I declare under penalty of perjury that the foregoing is true and correct.

Executed this 24 day of April 2015 at Pasadena, California
(month and year) (city and state)

By Laura R Stetson
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

CIVIL LITIGATION HISTORY INFORMATION

(1) Name of Case: 2009: Information and Referral Federation of Los Angeles County v. Moore, Iacofano, Goltsman

(2) Court case identification number: Los Angeles Superior Court Case No. BC357401

(3) Jurisdiction in which case was filed: Los Angeles County

(4) Outcome of the case:

MIG was hired to develop an online database/hotline for 211LA. Client disputed original scope of work and sued for contract compliance. Jury trial was decided unanimously in MIG's favor.

(5) Name of Case: _____

(6) Court case identification number: _____

(7) Jurisdiction in which case was filed: _____

(8) Outcome of the case: _____

DECLARATION

I, Laura R. Stetson (Print name of person responsible for submitting Proposal), the Principal (Title with Proposing Entity)

of MIG, Inc. (Print Name of Proposing Entity) (hereinafter, "Proposer")

I declare under penalty of perjury that the above information is true and correct.

Executed this 24 day of April 2015 (month and year) at Pasadena, California (city and state)

by Laura R Stetson
(Signature of Person Responsible for Submitting Proposal on behalf of Proposer)

END OF DOCUMENT

Conflict of Interest

Neither MIG, Inc., nor any officers or principals of the firm, have any interest, directly or indirectly in this general plan update; nor does the firm, its officers or principals, stand to benefit financially based upon specific outcomes of this project. In addition, MIG is not aware of any existing or potential conflicts of interest that would impair or impede our ability to work objectively with City of Cudahy or impact our delivery of services under this contract.

MIG was selected by the City of Cudahy to provide CEQA documentation services for the applicants of the following proposed development projects:

NEW ERA VILLAGE INITIAL STUDY
Initial Study/Mitigated Negative Declaration for the six two-story detached residential development located at 5244 Live Oak Street in the City of Cudahy.

Applicant:
Alma Delgado
10345 San Carlos Avenue
South Gate, California 90280

MINISTERIOS UNA VOZ PROFETICA EN LAS NACIONES INITIAL STUDY
Initial Study/Negative Declaration for the Ministerios Uno Voz Profetica en Las Naciones project located at 8333 Atlantic Avenue in the City of Cudahy.

Applicant:
Ministerios Una Voz Profetica en las Naciones, Inc.
8691 California Avenue
South Gate, California 90289

ARCADIS SOIL VAPOR EXTRACTION INITIAL STUDY
Initial Study/Negative Declaration for the Arcadis Soil Vapor Extraction Remediation System project located at 7200 Atlantic Avenue in the City of Cudahy.

Applicant:
ARCADIS U.S., Inc.
6413 Congress Avenue, Suite 110
Boca Raton, Florida 33487

Additionally, MIG was involved with an application by Melia Homes for an affordable housing project on a Successor Agency property at Atlantic Boulevard and Santa Ana Street. However, the applicant withdrew the application.

Item Number

9B

STAFF REPORT

Date: July 27, 2015

To: Honorable Mayor/Chair and City Council/Agency Members

From: Jose E. Pulido, City Manager/Executive Director
By: Jennifer Hernandez, Acting Human Resources Specialist

Subject: **Consideration to Approve Resolution No. 15-38, A Resolution of the City Council of the City of Cudahy Establishing the Compensation of Elected Officials within the City**

RECOMMENDATION

The City Council is requested to approve Resolution No. 15-38, A Resolution of the City Council of the City of Cudahy establishing the compensation provisions for elected officials within the City.

BACKGROUND

1. On September 4, 1990, City Council approved Ordinance 422, providing for an increase in Councilmanic (sic) Salaries pursuant Government Code Sections 36516.

2. On November 24, 2003, City Council adopted Resolution No. 03-35, increasing the employer's contribution to an amount greater than that prescribed by Section 22825 of the Public Employees' Medical and Hospital Care Act, to a maximum of $1,200.00 per month for Management, City Officials, Miscellaneous Employees, and Retirees.

3. On February 3, 2009, City Council approved Resolution No. 09-02, establishing the compensation of elected and appointed officials. This Resolution provided for a contribution to health insurance not to exceed $770.00 per month for elected and appointed officials.

4. On November 4, 2014, City Council approved Resolution No. 14-75, amending Section 2

and Section 3 of Resolution No. 09-02, which establishes rules for expense reimbursement to City Council Members and City Officers.

5. On June 8, 2015, the City Council adopted a Fringe Benefit and Salary Plan for all employees and appointed officials.

ANALYSIS

As a result of outdated Resolutions, which establish compensation for City officials and staff, and with increasing public scrutiny over the past few years regarding the recognition and rewards for public employees, cities are making changes and have established new norms and best practices for developing policy that improves transparency.

The City Council is requested to adopt a Resolution that would establish and approve the compensation of Elected Officials, separate from appointed officials and employees, and has been updated to reflect appropriate amendments.

In accordance with Municipal Code Section 2.04.070 and California Government Code Section 36516, City Council adopts salaries and benefits for various employee groups by Resolution. City Council adopted Resolution No. 15-20 defines the compensation and benefits for all employees and appointed officials. The establishment of one comprehensive Fringe Benefit and Salary Plan document was enacted to improve efficiency and simplify the tracking process for any and all changes to employee salaries and benefits. The Plan includes Range Tables, and a comprehensive Salary Schedule for all City positions and employees.

Subsequently, it is necessary to update the salary and fringe benefits for City Council, which is recommended to remain as a separate Resolution. A review of current Resolution, No. 09-02, found a few areas which require appropriate amendments. The Analysis below describes by provision, the changes, if any, that are proposed for adoption by the City Council:

1. Monthly Salary. No changes are proposed to the monthly salary, which shall remain at $483.60 per month as set forth in Ordinance No. 422, the City's Municipal Code Section 2.04.080, and consistent with the Government Code of the state of California.

2. Monthly Automobile Expense Allowance. No changes are proposed to the monthly automobile expense allowance, which shall remain at $375.00 per month.

3. Reimbursement for City Business Related Expenditures. No changes are proposed for the established reimbursement policy approved under Resolution No. 14-75, for City

business related expenditures.

4. Health Insurance. The City contracts with the Public Employees' Retirement System, and previously elected to provide the benefits of the Public Employees' Medical and Hospital Care Act. Section 22825.6 of the Act provides that a local contracting agency shall fix the amount of the employer's contribution. Resolution No. 03-35 increased the amount necessary to pay the full cost of each employee or annuitant, including the enrollment of his/her family members, in a health benefits plan up to a maximum of $1,200.00 per month for management, City Officials, Miscellaneous Employees and Retirees. City Council subsequently adopted Resolution No. 09-02, which is contrary to the amount adopted and approved by the Council in Resolution No. 03-35, providing for a maximum of $1,200.00 per month.

5. Dental Insurance. No changes are proposed to the Dental Insurance coverage which shall remain at 100% coverage for the Elected Official and eligible dependents coverage.

6. Vision Care Insurance. No changes are proposed to the Dental Insurance coverage which shall remain at 100% coverage for the Elected Official and eligible dependents coverage.

7. Retirement Plan. No changes are proposed to the Elected Official's participation in the City's retirement plan, other than to reflect that such membership remains "optional" and may be elected by the Council Member upon election to office, rather than automatic enrollment, consistent with CalPERS rules.

8. Annuitant Medical Benefits. The City contracts with the Public Employees' Retirement System, and previously elected to provide the benefits of the Public Employees' Medical and Hospital Care Act. Eligibility for annuitant benefits are governed by the Public Employees' Medical and Hospital Care Act. As described under Health Insurance above, Section 22825.6 of the Act provides that a local contracting agency shall fix the amount of the employer's contribution. The City participates in the "Equal Method" in which all employees and annuitants receive the same City contribution. Resolution No. 03-35 increased the amount necessary to pay the full cost of each employee or annuitant, including the enrollment of his/her family members, in a health benefits plan up to a maximum of $1,200.00 per month for Management, City Officials, Miscellaneous Employees and Retirees.

CONCLUSION

The City Council is requested to adopt a Resolution that would establish and approve the compensation of Elected Officials, separate from appointed officials and employees, and which document has been updated to reflect appropriate amendments.

Non-approval of Resolution No. 15-35, will result in the continuation of memorializing Council approved compensation schedules and plans in separate documents, staying true to past practices and moving away from new practices currently being utilized to improve transparency.

FINANCIAL IMPACT

There are no additional fiscal impacts to the General Fund.

ATTACHMENTS

A. Resolution No. 15-38

RESOLUTION NO. 15-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUDAHY ESTABLISHING THE COMPENSATION OF CUDAHY CITY COUNCIL MEMBERS

WHEREAS, the salaries and compensation of officers and employees of the City shall be fixed and determined by resolution of the City Council in accordance with Municipal Code Section 2.04.070 and California Government Code section 36516; and

WHEREAS, Section 53232.2 of the Government Code provides that in order to reimburse Council members for expenses incurred in the performance of official duties, the City Council shall adopt a written policy, in a public meeting, specifying the types of occurrences that qualify a member of the legislative body to receive the "reimbursement of expenses relating to travel, meals, lodging, and other actual and necessary expenses"; and

WHEREAS, the City has consolidated the compensation and benefit provisions for all Management, Miscellaneous, and Hourly employees as well as Appointed Officials under one comprehensive Fringe Benefits and Salary Plan document; and

WHEREAS, the City desires to maintain compensation and benefit provisions for City Council Members in a separate resolution.

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

SECTION 1: Monthly Salary

The City Council's monthly salary shall be $483.60 per month, as set forth in Ordinance No. 422.

SECTION 2: Monthly Automobile Expense Allowance

The City Council finds that the conduct of its official responsibilities involves necessary and reasonable expenditures for the use of Council members' personal automobiles, and as reimbursement for such use, hereby establishes a monthly automobile expense allowance of $375.00.

SECTION 3: Reimbursement for City Business Related Expenditures

City Council Members shall be reimbursed for their actual costs of registration for lodging for attending meetings or conferences on City Council business. To

be eligible for reimbursement, travel and lodging arrangements must have been made by the City. Council Members who make their own travel and lodging arrangements shall be responsible for whatever expenses they incur.

To request the expense reimbursements described herein, City Council Members must submit expense reports documenting that the expenses comply with this policy. Such reports must be completed on a form provided by the City Clerk, submitted within a reasonable time, and accompanied by receipts substantiating the requested reimbursement amounts.

SECTION 4: Health Insurance

Council Members shall receive the City contribution towards coverage in the health insurance program available through the Public Employees' Retirement System as provided under the Public Employees' Medical and Hospital Care Act. The City's maximum contribution for City Council Members and eligible dependents shall be:

$1200.00 per month

SECTION 5: Dental Insurance

Council Members shall receive the City contribution towards coverage in the dental insurance program provided by the City. The City's maximum contribution for City Council Members and eligible dependents shall be: 100% of plan cost.

SECTION 6: Vision Care

Council Members shall receive the City contribution towards coverage in the vision insurance program provided by the City. The City's maximum contribution for City Council Members and eligible dependents shall be: 100% of plan cost.

SECTION 7: Retirement Plan

Council Members may elect to participate in the Public Employees' Retirement plan as adopted by the City Council, and if elected, shall be enrolled in the applicable plan in accordance with effective date of appointment to office.

SECTION 8: Medical Benefits Upon Retirement

Upon retirement from the CalPERS System, and upon completion of 5 continuous years of service with the City, Council Members shall receive up to a maximum contribution of $1,200 to pay the cost toward his/her enrollment, including the enrollment of his/her family members, in a health benefit plan

SECTION 9: Prior Resolutions Superseded

This Resolution shall supersede previously adopted Resolutions, including Resolution Nos. 14-75 and 09-02, or orders of the City Council, pertaining to the subject matter hereof, to the extent that they conflict with this Resolution.

SECTION 10: Effective Date

This Resolution shall take effect immediately upon its adoption. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Cudahy at its special meeting on this 27th day of July, 2015 by the following vote.

_____
Cristian Markovich
Mayor

ATTEST:

_____
Victor Ferrer
Acting Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF CUDAHY)

I, Victor Ferrer, Acting Deputy City Clerk of the City of Cudahy, hereby certify that the foregoing Resolution No. 15-38 was passed and adopted by the City Council of the City of Cudahy, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 27th day of July, 2015, and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Victor Ferrer
Acting Deputy City Clerk

Item Number

10A

STAFF REPORT

Date: July 27, 2015

To: Honorable Mayor/Chair and City Council/Agency Members

From: Jose E. Pulido, City Manager/Executive Director
By: Steven Dobrenen, Finance Director

Subject: **Consideration to Adopt the Proposed Master Fee and Fine Schedule for Fiscal Year (FY) 2015-16 and Adopt Ordinance No. 650, by First Reading Amending Cudahy Municipal Code (CMC) 3.40.040 to 3.40.060**

RECOMMENDATION

The City Council is requested to:

1. Review the proposed Master Fee and Fine Schedule for Fiscal Year (FY) 2015-16 (Attachment A);

2. Introduce Ordinance No. 650 by First Reading, amending Cudahy Municipal Code (CMC) Chapter 3.40.040 pertaining to schedule of fees and service charges relating to Leisure and Cultural Services (recreation services and programs), and 3.40.050 & 3.40.060 updating references to sections of the California Government Code; and

3. Provide any direction to staff regarding the proposed fees in preparation for the public hearing and a scheduled second reading.

BACKGROUND

1. From 1960 to 2015, City Council has adopted various ordinances and resolutions over the years establishing and amending taxes, fees, and fines.

2. On December 14, 1987, the City's Planning and Development Fee Schedule was updated through Ordinance No. 376 in order to ascertain and recover costs reasonably associated with the preparation and enforcement of products and services related to

the submittal of an entitlement.

3. On August 3, 1999, City Council adopted Resolution No. 99-34 increasing the rate charged for costs reasonably borne and necessary to provide services for building inspection and plan checking.

4. On October 1, 2002, City Council adopted Resolution No. 02-36 establishing procedures for the release of impounded vehicles and for the imposition of an administrative fee charged upon the release of the impounded vehicle.

5. On March 5, 2013, City Council adopted Ordinance No. 625 to adopt the Los Angeles County Building Code, the California Electrical Code, the California Plumbing Code, the California Mechanical Code and the California Residential Code, the California Green Building Standards Code and local amendments that have been made.

6. On July 1, 2014, City Council adopted Resolution No. 14-03 to modify certain parking citation practices and related fees assessed by the City's municipal officers and/or code enforcement officers.

7. On August 5, 2014, City Council adopted Resolution No. 14-52 amending and modifying the schedule of facility use fees assessed to residents of the City of Cudahy and Non-profits.

8. On August 19, 2014, City Council adopted Resolution No. 14-54 revising the existing development application fees.

9. On November 25, 2014, City Council adopted Resolution No. 14-77 adopting a City-Wide Pilot Program for Overnight On-Street Parking from January 1, 2015 to June 30, 2015.

10. On June 22, 2015, City Council adopted Resolution No. 15-32 allowing the continuation of a City-wide pilot program to allow permitted overnight on-street parking in designated areas from July 1, 2015 to June 30, 2016.

ANALYSIS

Cudahy currently imposes various service fees to recover the costs of providing certain services, development fees, business license and permit fees, and parking and administrative fines. Staff has periodically brought forward resolutions to adopt new fees and fines and

revise existing fees and fines as needed. This has resulted in the most recently adopted fees and fines being located in multiple City Council resolutions that have been adopted. Starting with FY 2015-16, staff is consolidating all fees and fines for all programs and services City-wide into a single Master Fee and Fine Schedule. The intent is that this document will be updated as necessary and re-adopted annually with the budget.

In addition to the format change, staff will review the current fees to determine where fees are not adequately recovering the cost of providing the service, as well as services that are currently being provided without fees. As a result of this review, the City Manager will propose increases to existing fees and/or establishment of new fees in the following areas: planning application and processing fees; building plan check and permit fees; public works and engineering fees; and parks and recreation fees.

The proposed changes to Chapter 3.40.040 would allow the City to recover costs reasonably borne up to 80% relating to recreation services and programs. The costs of recreational services and programs consists of staff time (direct and indirect), facility maintenance, trophies, awards, uniforms, umpires, instructors, as well as costs associated with keeping City staff trained on current practices. Fees relating to field usage, library building space, bus costs and excursion will remain at 100% of costs to be recovered.

The percentage of costs reasonably borne to be recovered in Chapter 3.40.040 for Community Development Services, Public Safety Services, Utility and Enterprise Services, Maintenance Services, and Administrative Services and Finance will continued to be recovered at up to 100%.

CONCLUSION

Adoption of Ordinance 650 and approval of the Master Fee and Fine Schedule would allow the City to recover the costs of providing various services, programs, and use of City facilities.

FINANCIAL IMPACT

The proposed recovery of 80%-100% of costs reasonably borne of the recreational department could impact the City budget from a low cost recovery of $80,000 to a potential $320,000 in cost recovery from fees related to sports, classes, special events, fitness center, other programs/events that include recovery of administrative costs not directly associated with specific programs or events. Cost recovery for departments other than recreation will

only have a fiscal impact when those fees are revised.

ATTACHMENTS

A. Master Fee and Fine Schedule – Fiscal Year 2016-16
B. Proposed Ordinance 650

ATTACHMENT A

DRAFT

City of Cudahy

Master Fee and Fine Schedule

Fiscal Year 2015-16

July 27, 2015

City of Temple City

Master Fee and Fine Schedule

Fiscal Year 2015-16

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EXHIBIT

A Building Permits and Plan Checking Fees

B Other Fees

C Other Fees

D Electrical Permit Fees

E Mechanical Permit Fees

F Plumbing Permit Fees

G Application for Parking Permit

H Planning and Development

I Grading Permit and Plan Checking Fees

J Permit Fees

K Issuance fee

L Unit fees for Inspection Costs

M Facilities Fees – Residents and non-residents

N Yard Sales

O Swap Meet

P Fines for Specified Violation of the CMC

Animal Control Fees

Description	Fee	Notes / Additional Requirements
Altered Dog	$20.00	Standard licensing
Altered Cat	$5.00	Standard licensing
Unaltered Dog	$60.00	Standard licensing
Unaltered Cat	$10.00	Standard licensing
Senior-owned* Dog	$7.50	*Senior age is defined as 60 years. Standard licensing
Delinquent Charge	Equal to amount of License	Delinquency charge applies after 10 days.
Field Enforcement Fee	$40.00	Licensing initiated in the field

Building Plan Check, Permit & Processing Fees and Development Fees

Description	Fee	Notes/ Additional Requirements
Building Permits and Plan Checking Fees	See Exhibit A	Ordinance 625 & Resolution 99-34
Other Fees	See Exhibit B	Ordinance 625 & Resolution 99-34
Other Fees - effective date 7-14-2014	See Exhibit C	Ordinance 625 & Resolution 99-34
Electrical Permit Fees - effective date 7-14-2015	See Exhibit D	Ordinance 625 & Resolution 99-34
Mechanical Permit Fees - effective 7-14-2014	See Exhibit E	Ordinance 625 & Resolution 99-34
Plumbing Permit Fees - effective 7-14-2014	See Exhibit F	Ordinance 625 & Resolution 99-34

Business Licensing Fees

- **License fees, permit fees** and **taxes** listed below are annual fees due payable when the business application is submitted and annually thereafter unless otherwise noted in the table.

- **Process fees** listed below are one-time fees that are due payable when a business application is submitted. Process fees are required for new businesses and for any change to an existing business that requires a new application to be submitted, including but not limited to moving to a different location or a change of ownership.

- **Other fees** listed below are annual fees that are due payable when a business application is submitted and annually thereafter, unless otherwise noted.

Description	Fee	Notes/ Additional Requirements
Ambulance operator License - Per License	$10.00 Flat Rate	
Ambulance Vehicle License - Per New vehicle	$70.00 Per Unit Rate	From 0 - 99,999,999
Ambulance Driver License - Per Vehicle (renew)	$50.00 Per Unit Rate	From 0 - 99,999,999
Ambulance Driver License - Per Driver	$10.00 Per Unit Rate	From 0 - 99,999,999
Ambulance Attendance - Per Attendant	$10.00 Per Unit Rate	From 0 - 99,999,999
Amusements, Bowling - Annual Fee	$70.00 Flat Amount	
Amusements, Dance Hall - Annual Fee	$300.00 Flat Rate	
Amusement, Circus - Daily Fee	$200.00 Per Unit Rate	From 0 - 99,999,999
Amusement, Carnival - Daily Fee	$50.00 Per Unit Rate	From 0 - 99,999,999
Amusement, Theater - Annual Fee Range	$100.00 Step Rate $150.00 Step Rate $150.00 Step Rate	From 0 - 500 From 501 - 15,000 From 15,001 - 99,999,999
Auction Sales - Weekly Fee	$200.00 Per Unit Rate	From Value 0 - 99,999,999
Secondhand Dealer - Annual Fee	$70.00 Flat Rate	
Auto Wrecking - Annual Fee	$300.00 Flat Rate	
Junk Dealers - Annual Fee	$300.00 Flat Rate	
Taxicab/Non-Emergency Operator - Annual Fee	$60.00 Flat rate	
Taxicab/Non-Emergency Vehicles - Per Vehicle	$24.00 Per Unite Rate	From 0 - 99,999,999
Taxi/Non-Emergency Driver License - Per Driver	$10.00 Per Unit Rate	From 0 - 99,999,999
Private Patrolman's License - Annual Fee	$10.00 Flat Rate	
Contractor-General - Annual Fee	$200.00 Flat Rate	
Contractor - 6 Months General	$100.00 Flat Rate	
Contractor - Subcontractor - Annual Fee	$100.00 Flat Rate	

Contractor - 3 Months Subcontractor	$25.00 Flat Rate	
Contractor - 6 Months Subcontractor	$50.00 Flat Rate	
Contractor - 9 Months Subcontractor	$75.00 Flat Rate	
Delivery Vehicle - Per Vehicle	$50.00 Per Unit Rate	From 0 - 99,999,999
Other Business	Based on Gross	From / To / Flat Rate 0 / 9,000 / $50.00 10,000 / 49,000 / $90.00 50,000 / 74,999 / $120.00 75,000 / 99,000 / $140.00 100,000 / 199,999 / $184.00 200,000 / 299,999 / $264.00 300,000 / 399,999 / $336.00 400,000 / 499,999 / $400.00 500,000 / 599,999 / $456.00 600,000 / 699,999 / $504.00 700,000 / 799,999 / $544.00 800,000 / 899,999 / $576.00 900,000 / 999,999 / $600.00 1,000,000 / 1,999,999 / $740.00 1,200,000 / 1,299,999 / $880.00 1,300,000 / 1,399,999 / $1,020.00 1,400,000 / 1,499,999 / $1,160.00 1,500,000 / 1,599,999 / $1,300.00 1,600,000 / 1,699,999 / $1,440.00 1,700,000 / 1,799,999 / $1,580.00 1,800,000 / 1,899,999 / $1,720.00 1,900,000 / 1,999,999 / $1,860.00 2,000,000 / 99,999,999 / $2,000.00
Motels and Hotels - Annual Fee	$30.00 Step Rate $40.00 Step Rate $50.00 Step Rate	Room/Units 0 - 10 Room/Units 11 - 15 Room/Units 16 - 99,999,999
Advertising Billboards - Per Structure Each Additional Structure	$100.00 Step Rate $10.00 Per Unit Rate	0 - 1 2 - 99,999,999
Advertising, Distributing handbills or merchandise, or both - Annual Fee	$100.00 Flat Fee	Annually
Advertising, Distributing handbills or merchandise, or both - Monthly Fee	$50.00 Per Unite Rate	From 0 – 99,999,999
Advertising, Distributing handbills or merchandise, or both - Daily Fee	$20.00 Per Unit Rate	From 0 – 99,999,999
Advertising Sound Truck Annual - Per Vehicle	$200.00 Per Unit Rate	From 0 – 99,999,999
Advertising Sound Truck - Daily	$40.00 Per Unit Rate	From 0 - 99,999,999
Other Outside Business - Annual Fee	$50.00 Flat Rate	
Outside Contractor	$200.00 Flat Rate	
Patrol System - First Year	$300.00 Flat Rate	

Patrol System - Renewal	$150.00 Flat Rate	
Trucks, Trucking, and U Hire - Annual Fee	$70.00 Flat Rate	
Video Games - Annual Fee	$150.00 Flat Rate	Operating and maintenance of video games, per machine
Video Games - Annual Fee	$250.00 Flat Rate	Offering video games or displaying video games for public patronage, one or more machines per location
Trailer Park - Per Space	$2.00 Per Unit Rate	From 0 - 99,999,999
Inspection Fee - Per Inspection	$50.00 Per Unit Rate	From 0 - 99,999,999
Annual Inspection Fee	$120.00 Flat Rate	
Special Inspection Fee	$60.00 Flat Rate	
Solicitors Principal - Annual Fee	$200.00 Flat Rate	
Solicitors - Quarterly, Each Additional	$6.00 Per Unit Rate	From 0 - 99,999,999
Rental Property - Per Unit	$30.00 Per Unit Rate	From 0 - 99,999,999
Rental Property - Other	$5.00 Flat Rate	
Exempt	$0.00	
Non Profit	$0.00	
Auto Emissions Testing	$50.00 Per Unit Rate	From 0 - 99,999,999
Home Occupation	$50.00 Flat Rate	
Handbills - Annual	$100.00 Flat Rate	
Handbills - Monthly	$50.00 Per Unit Rate	From 0 - 99,999,999
Handbills - Daily	$20.00 Per Unit Rate	From 0 - 99,999,999
Homeowners Association – 1st Year	$75.00 Flat Rate	
Homeowners Association - Annual Renewal	$15.00 Flat Rate	
Sale of Goods Wheeled Vehicle - Annual Fee	$50.00 Per Unit Rate	From 0 - 99,999,999
Wireless Digital Communication	$0.05 Per Unit Rate	From 0 - 99,999,999
AB1186P & AB1186R	$1.00 Flat Rate	
Change of Address	$5.00 Flat Rate	
Adjustable	$0.00	
Administration Fee	$30.00 Flat Rate	
Change Business Name	$5.00 Flat Rate	
Interest	$1.00 Per Unit Rate	From 0 - 99,999,999
Late Fee/Penalties	$1.00 Per Unit Rate	From 0 - 99,999,999
License Fee	$0.00	
Non Sufficient Check	$35.00 Flat Rate	
Processing Fee	$30.00 Flat Rate	

State Fee	$1.00 Per Unit Rate	From 0 - 99,999,999

Parking Permit Fees

City residents may request that a permit for overnight vehicle parking in accordance with the Pilot Program be issued for a specific vehicle and dwelling unit.

Description	Fee	Notes/ Additional Requirements
Resident Overnight Parking	$1/day for weekly, monthly, quarterly, and six month periods.	Excludes holidays and street sweeping twice a week (Resolution 15-32)
Guest Overnight Parking	$2/day	Excludes holidays (Resolution 15-32)
Application		See Exhibit G

Planning Processing Fees

Description	Fee	Notes / Additional Requirements
Planning and Development	Various/See Exhibit H	Resolution No. 14-54

Public Safety Fees

Description	Fee	Notes / Additional Requirements
Vehicle impound release fee	$200.00	Resolution No. 02-36
Vehicle impound release fee related to DUI	$350.00	Resolution No. 02-36
Vehicle inspection for correctable violation	$10.00	
Verification of disabled person placard for correctable violation	$20.00	

Public Works and Engineering Fees

Description	Fee	Notes / Additional Requirements
Grading Permit and Plan Checking Fees - 9/16/02	Various/See Exhibit I	Ordinance 625 & Resolution 99-34
Permit Fees	See Exhibit J	CMC - Various Sections
Issuance fee $40	See Exhibit K	Title 16 Highway
Unit Fees for Inspection Costs	See Exhibit L	Title 16 Highway

Facility usage and other Fees

Description	Fee	Notes / Additional Requirements
Facilities Fees - Residents and non-residents	See Exhibit M	Resolution No. 14-52
Yard Sales	See Exhibit N	CMC 20.64.080
Swap Meet	See Exhibit O	

Parks and Recreation Program Fees

The City Council desires the City Manager to set fees to recover 80% of the cost of the recreation department.

Vehicle and Parking Violations

Description	Fee	Notes / Additional Requirements
Fines for Specified Violations of the CMC	Multiple/See Exhibit P	Resolution No. 14-03

Exhibit A

CITY OF CUDAHY
BUILDING PERMIT AND PLAN CHECKING FEES
Effective Date: July 1, 2015

Permit Issuance Fee **$25.83**

VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
700	75.33	40.68	75.33	42.71	75.33	44.75	75.33	46.78	0.50	0.50
1,000	75.33	61.02	75.33	64.07	75.33	67.12	75.33	70.17	0.50	0.50
2,000	75.33	76.77	75.33	80.61	75.33	84.45	75.33	88.29	0.50	0.56
3,000	78.64	92.52	82.57	97.15	86.51	101.77	90.44	106.40	0.50	0.84
4,000	92.03	108.27	96.63	113.68	101.23	119.10	105.83	124.51	0.52	1.12
5,000	105.42	124.02	110.69	130.22	115.96	136.42	121.23	142.62	0.65	1.40
6,000	118.80	139.77	124.74	146.76	130.68	153.75	136.63	160.74	0.78	1.68
7,000	132.19	155.52	138.80	163.30	145.41	171.07	152.02	178.85	0.91	1.96
8,000	145.58	171.27	152.86	179.83	160.14	188.40	167.42	196.96	1.04	2.24
9,000	158.97	187.02	166.92	196.37	174.86	205.72	182.81	215.07	1.17	2.52
10,000	172.35	202.77	180.97	212.91	189.59	223.05	198.21	233.19	1.30	2.80
11,000	185.74	218.52	195.03	229.45	204.32	240.37	213.60	251.30	1.43	3.08
12,000	199.13	234.27	209.09	245.98	219.04	257.70	229.00	269.41	1.56	3.36
13,000	212.52	250.02	223.14	262.52	233.77	275.02	244.39	287.52	1.69	3.64
14,000	225.90	265.77	237.20	279.06	248.49	292.35	259.79	305.64	1.82	3.92
15,000	239.29	281.52	251.26	295.60	263.22	309.67	275.19	323.75	1.95	4.20
16,000	252.68	297.27	265.31	312.13	277.95	327.00	290.58	341.86	2.08	4.48
17,000	266.07	313.02	279.37	328.67	292.67	344.32	305.98	359.97	2.21	4.76
18,000	279.45	328.77	293.43	345.21	307.40	361.65	321.37	378.09	2.34	5.04
19,000	292.84	344.52	307.48	361.75	322.13	378.97	336.77	396.20	2.47	5.32
20,000	306.23	360.27	321.54	378.28	336.85	396.30	352.16	414.31	2.60	5.60
21,000	319.62	376.02	335.60	394.82	351.58	413.62	367.56	432.42	2.73	5.88
22,000	333.00	391.77	349.65	411.36	366.30	430.95	382.96	450.54	2.86	6.16
23,000	346.39	407.52	363.71	427.90	381.03	448.27	398.35	468.65	2.99	6.44
24,000	359.78	423.27	377.77	444.43	395.76	465.60	413.75	486.76	3.12	6.72
25,000	373.17	439.02	391.83	460.97	410.48	482.92	429.14	504.87	3.25	7.00
26,000	384.11	451.89	403.31	474.48	422.52	497.08	441.72	519.67	3.38	7.28
27,000	394.43	464.04	414.16	487.24	433.88	510.44	453.60	533.65	3.51	7.56
28,000	404.76	476.19	425.00	500.00	445.24	523.81	465.48	547.62	3.64	7.84

CITY OF CUDAHY
BUILDING PERMIT AND PLAN CHECKING FEES
Effective Date: July 1, 2015

Permit Issuance Fee **$25.83**

VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
29,000	415.09	488.34	435.84	512.76	456.60	537.17	477.35	561.59	3.77	8.12
30,000	425.42	500.49	446.69	525.51	467.96	550.54	489.23	575.56	3.90	8.40
31,000	435.74	512.64	457.53	538.27	479.32	563.90	501.11	589.54	4.03	8.68
32,000	446.07	524.79	468.38	551.03	490.68	577.27	512.98	603.51	4.16	8.96
33,000	456.40	536.94	479.22	563.79	502.04	590.63	524.86	617.48	4.29	9.24
34,000	466.73	549.09	490.06	576.54	513.40	604.00	536.74	631.45	4.42	9.52
35,000	477.05	561.24	500.91	589.30	524.76	617.36	548.61	645.43	4.55	9.80
36,000	487.38	573.39	511.75	602.06	536.12	630.73	560.49	659.40	4.68	10.08
37,000	497.71	585.54	522.59	614.82	547.48	644.09	572.37	673.37	4.81	10.36
38,000	508.04	597.69	533.44	627.57	558.84	657.46	584.24	687.34	4.94	10.64
39,000	518.36	609.84	544.28	640.33	570.20	670.82	596.12	701.32	5.07	10.92
40,000	528.69	621.99	555.13	653.09	581.56	684.19	608.00	715.29	5.20	11.20
41,000	539.02	634.14	565.97	665.85	592.92	697.55	619.87	729.26	5.33	11.48
42,000	549.35	646.29	576.81	678.60	604.28	710.92	631.75	743.23	5.46	11.76
43,000	559.67	658.44	587.66	691.36	615.64	724.28	643.63	757.21	5.59	12.04
44,000	570.00	670.59	598.50	704.12	627.00	737.65	655.50	771.18	5.72	12.32
45,000	580.33	682.74	609.35	716.88	638.36	751.01	667.38	785.15	5.85	12.60
46,000	590.66	694.89	620.19	729.63	649.72	764.38	679.25	799.12	5.98	12.88
47,000	600.98	707.04	631.03	742.39	661.08	777.74	691.13	813.10	6.11	13.16
48,000	611.31	719.19	641.88	755.15	672.44	791.11	703.01	827.07	6.24	13.44
49,000	621.64	731.34	652.72	767.91	683.80	804.47	714.88	841.04	6.37	13.72
50,000	631.97	743.49	663.56	780.66	695.16	817.84	726.76	855.01	6.50	14.00
51,000	642.52	755.91	674.65	793.71	706.78	831.50	738.90	869.30	6.63	14.28
52,000	650.25	765.00	682.76	803.25	715.28	841.50	747.79	879.75	6.76	14.56
53,000	657.98	774.09	690.88	812.79	723.77	851.50	756.67	890.20	6.89	14.84
54,000	665.70	783.18	698.99	822.34	732.27	861.50	765.56	900.66	7.02	15.12
55,000	673.43	792.27	707.10	831.88	740.77	871.50	774.44	911.11	7.15	15.40
56,000	681.16	801.36	715.21	841.43	749.27	881.50	783.33	921.56	7.28	15.68
57,000	688.88	810.45	723.33	850.97	757.77	891.50	792.21	932.02	7.41	15.96

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VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
58,000	696.61	819.54	731.44	860.52	766.27	901.49	801.10	942.47	7.54	16.24
59,000	704.34	828.63	739.55	870.06	774.77	911.49	809.99	952.92	7.67	16.52
60,000	712.06	837.72	747.67	879.61	783.27	921.49	818.87	963.38	7.80	16.80
61,000	719.79	846.81	755.78	889.15	791.77	931.49	827.76	973.83	7.93	17.08
62,000	727.52	855.90	763.89	898.70	800.27	941.49	836.64	984.29	8.06	17.36
63,000	735.24	864.99	772.00	908.24	808.77	951.49	845.53	994.74	8.19	17.64
64,000	742.97	874.08	780.12	917.78	817.26	961.49	854.41	1,005.19	8.32	17.92
65,000	750.69	883.17	788.23	927.33	825.76	971.49	863.30	1,015.65	8.45	18.20
66,000	758.42	892.26	796.34	936.87	834.26	981.49	872.18	1,026.10	8.58	18.48
67,000	766.15	901.35	804.45	946.42	842.76	991.49	881.07	1,036.55	8.71	18.76
68,000	773.87	910.44	812.57	955.96	851.26	1,001.48	889.96	1,047.01	8.84	19.04
69,000	781.60	919.53	820.68	965.51	859.76	1,011.48	898.84	1,057.46	8.97	19.32
70,000	789.33	928.62	828.79	975.05	868.26	1,021.48	907.73	1,067.91	9.10	19.60
71,000	797.05	937.71	836.91	984.60	876.76	1,031.48	916.61	1,078.37	9.23	19.88
72,000	804.78	946.80	845.02	994.14	885.26	1,041.48	925.50	1,088.82	9.36	20.16
73,000	812.51	955.89	853.13	1,003.68	893.76	1,051.48	934.38	1,099.27	9.49	20.44
74,000	820.23	964.98	861.24	1,013.23	902.26	1,061.48	943.27	1,109.73	9.62	20.72
75,000	827.96	974.07	869.36	1,022.77	910.76	1,071.48	952.15	1,120.18	9.75	21.00
76,000	835.69	983.16	877.47	1,032.32	919.25	1,081.48	961.04	1,130.63	9.88	21.28
77,000	843.41	992.25	885.58	1,041.86	927.75	1,091.48	969.92	1,141.09	10.01	21.56
78,000	851.14	1,001.34	893.70	1,051.41	936.25	1,101.47	978.81	1,151.54	10.14	21.84
79,000	858.87	1,010.43	901.81	1,060.95	944.75	1,111.47	987.70	1,161.99	10.27	22.12
80,000	866.59	1,019.52	909.92	1,070.50	953.25	1,121.47	996.58	1,172.45	10.40	22.40
81,000	874.32	1,028.61	918.03	1,080.04	961.75	1,131.47	1,005.47	1,182.90	10.53	22.68
82,000	882.05	1,037.70	926.15	1,089.59	970.25	1,141.47	1,014.35	1,193.36	10.66	22.96
83,000	889.77	1,046.79	934.26	1,099.13	978.75	1,151.47	1,023.24	1,203.81	10.79	23.24
84,000	897.50	1,055.88	942.37	1,108.67	987.25	1,161.47	1,032.12	1,214.26	10.92	23.52
85,000	905.22	1,064.97	950.49	1,118.22	995.75	1,171.47	1,041.01	1,224.72	11.05	23.80
86,000	912.95	1,074.06	958.60	1,127.76	1,004.25	1,181.47	1,049.89	1,235.17	11.18	24.08

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
87,000	920.68	1,083.15	966.71	1,137.31	1,012.75	1,191.47	1,058.78	1,245.62	11.31	24.36
88,000	928.40	1,092.24	974.82	1,146.85	1,021.24	1,201.46	1,067.66	1,256.08	11.44	24.64
89,000	936.13	1,101.33	982.94	1,156.40	1,029.74	1,211.46	1,076.55	1,266.53	11.57	24.92
90,000	943.86	1,110.42	991.05	1,165.94	1,038.24	1,221.46	1,085.44	1,276.98	11.70	25.20
91,000	951.58	1,119.51	999.16	1,175.49	1,046.74	1,231.46	1,094.32	1,287.44	11.83	25.48
92,000	959.31	1,128.60	1,007.28	1,185.03	1,055.24	1,241.46	1,103.21	1,297.89	11.96	25.76
93,000	967.04	1,137.69	1,015.39	1,194.57	1,063.74	1,251.46	1,112.09	1,308.34	12.09	26.04
94,000	974.76	1,146.78	1,023.50	1,204.12	1,072.24	1,261.46	1,120.98	1,318.80	12.22	26.32
95,000	982.49	1,155.87	1,031.61	1,213.66	1,080.74	1,271.46	1,129.86	1,329.25	12.35	26.60
96,000	990.22	1,164.96	1,039.73	1,223.21	1,089.24	1,281.46	1,138.75	1,339.70	12.48	26.88
97,000	997.94	1,174.05	1,047.84	1,232.75	1,097.74	1,291.46	1,147.63	1,350.16	12.61	27.16
98,000	1,005.67	1,183.14	1,055.95	1,242.30	1,106.24	1,301.45	1,156.52	1,360.61	12.74	27.44
99,000	1,013.40	1,192.23	1,064.07	1,251.84	1,114.74	1,311.45	1,165.40	1,371.06	12.87	27.72
100,000	1,021.12	1,201.32	1,072.18	1,261.39	1,123.23	1,321.45	1,174.29	1,381.52	13.00	28.00
101,000	1,027.40	1,208.70	1,078.76	1,269.14	1,130.13	1,329.57	1,181.50	1,390.01	13.13	28.28
102,000	1,032.67	1,214.91	1,084.31	1,275.66	1,135.94	1,336.40	1,187.57	1,397.15	13.26	28.56
103,000	1,037.95	1,221.12	1,089.85	1,282.18	1,141.75	1,343.23	1,193.64	1,404.29	13.39	28.84
104,000	1,043.23	1,227.33	1,095.39	1,288.70	1,147.55	1,350.06	1,199.72	1,411.43	13.52	29.12
105,000	1,048.51	1,233.54	1,100.93	1,295.22	1,153.36	1,356.89	1,205.79	1,418.57	13.65	29.40
106,000	1,053.79	1,239.75	1,106.48	1,301.74	1,159.17	1,363.73	1,211.86	1,425.71	13.78	29.68
107,000	1,059.07	1,245.96	1,112.02	1,308.26	1,164.97	1,370.56	1,217.93	1,432.85	13.91	29.96
108,000	1,064.34	1,252.17	1,117.56	1,314.78	1,170.78	1,377.39	1,224.00	1,440.00	14.04	30.24
109,000	1,069.62	1,258.38	1,123.10	1,321.30	1,176.59	1,384.22	1,230.07	1,447.14	14.17	30.52
110,000	1,074.90	1,264.59	1,128.65	1,327.82	1,182.39	1,391.05	1,236.14	1,454.28	14.30	30.80
111,000	1,080.18	1,270.80	1,134.19	1,334.34	1,188.20	1,397.88	1,242.21	1,461.42	14.43	31.08
112,000	1,085.46	1,277.01	1,139.73	1,340.86	1,194.00	1,404.71	1,248.28	1,468.56	14.56	31.36
113,000	1,090.74	1,283.22	1,145.27	1,347.38	1,199.81	1,411.54	1,254.35	1,475.70	14.69	31.64
114,000	1,096.02	1,289.43	1,150.82	1,353.90	1,205.62	1,418.37	1,260.42	1,482.84	14.82	31.92
115,000	1,101.29	1,295.64	1,156.36	1,360.42	1,211.42	1,425.20	1,266.49	1,489.99	14.95	32.20

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
116,000	1,106.57	1,301.85	1,161.90	1,366.94	1,217.23	1,432.04	1,272.56	1,497.13	15.08	32.48
117,000	1,111.85	1,308.06	1,167.44	1,373.46	1,223.04	1,438.87	1,278.63	1,504.27	15.21	32.76
118,000	1,117.13	1,314.27	1,172.99	1,379.98	1,228.84	1,445.70	1,284.70	1,511.41	15.34	33.04
119,000	1,122.41	1,320.48	1,178.53	1,386.50	1,234.65	1,452.53	1,290.77	1,518.55	15.47	33.32
120,000	1,127.69	1,326.69	1,184.07	1,393.02	1,240.46	1,459.36	1,296.84	1,525.69	15.60	33.60
121,000	1,132.97	1,332.90	1,189.61	1,399.55	1,246.26	1,466.19	1,302.91	1,532.84	15.73	33.88
122,000	1,138.24	1,339.11	1,195.16	1,406.07	1,252.07	1,473.02	1,308.98	1,539.98	15.86	34.16
123,000	1,143.52	1,345.32	1,200.70	1,412.59	1,257.87	1,479.85	1,315.05	1,547.12	15.99	34.44
124,000	1,148.80	1,351.53	1,206.24	1,419.11	1,263.68	1,486.68	1,321.12	1,554.26	16.12	34.72
125,000	1,154.08	1,357.74	1,211.78	1,425.63	1,269.49	1,493.51	1,327.19	1,561.40	16.25	35.00
126,000	1,159.36	1,363.95	1,217.33	1,432.15	1,275.29	1,500.35	1,333.26	1,568.54	16.38	35.28
127,000	1,164.64	1,370.16	1,222.87	1,438.67	1,281.10	1,507.18	1,339.33	1,575.68	16.51	35.56
128,000	1,169.91	1,376.37	1,228.41	1,445.19	1,286.91	1,514.01	1,345.40	1,582.83	16.64	35.84
129,000	1,175.19	1,382.58	1,233.95	1,451.71	1,292.71	1,520.84	1,351.47	1,589.97	16.77	36.12
130,000	1,180.47	1,388.79	1,239.50	1,458.23	1,298.52	1,527.67	1,357.54	1,597.11	16.90	36.40
131,000	1,185.75	1,395.00	1,245.04	1,464.75	1,304.33	1,534.50	1,363.61	1,604.25	17.03	36.68
132,000	1,191.03	1,401.21	1,250.58	1,471.27	1,310.13	1,541.33	1,369.68	1,611.39	17.16	36.96
133,000	1,196.31	1,407.42	1,256.12	1,477.79	1,315.94	1,548.16	1,375.75	1,618.53	17.29	37.24
134,000	1,201.59	1,413.63	1,261.66	1,484.31	1,321.74	1,554.99	1,381.82	1,625.67	17.42	37.52
135,000	1,206.86	1,419.84	1,267.21	1,490.83	1,327.55	1,561.82	1,387.89	1,632.82	17.55	37.80
136,000	1,212.14	1,426.05	1,272.75	1,497.35	1,333.36	1,568.66	1,393.96	1,639.96	17.68	38.08
137,000	1,217.42	1,432.26	1,278.29	1,503.87	1,339.16	1,575.49	1,400.03	1,647.10	17.81	38.36
138,000	1,222.70	1,438.47	1,283.83	1,510.39	1,344.97	1,582.32	1,406.10	1,654.24	17.94	38.64
139,000	1,227.98	1,444.68	1,289.38	1,516.91	1,350.78	1,589.15	1,412.17	1,661.38	18.07	38.92
140,000	1,233.26	1,450.89	1,294.92	1,523.43	1,356.58	1,595.98	1,418.24	1,668.52	18.20	39.20
141,000	1,238.54	1,457.10	1,300.46	1,529.96	1,362.39	1,602.81	1,424.32	1,675.67	18.33	39.48
142,000	1,243.81	1,463.31	1,306.00	1,536.48	1,368.19	1,609.64	1,430.39	1,682.81	18.46	39.76
143,000	1,249.09	1,469.52	1,311.55	1,543.00	1,374.00	1,616.47	1,436.46	1,689.95	18.59	40.04
144,000	1,254.37	1,475.73	1,317.09	1,549.52	1,379.81	1,623.30	1,442.53	1,697.09	18.72	40.32

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
145,000	1,259.65	1,481.94	1,322.63	1,556.04	1,385.61	1,630.13	1,448.60	1,704.23	18.85	40.60
146,000	1,264.93	1,488.15	1,328.17	1,562.56	1,391.42	1,636.97	1,454.67	1,711.37	18.98	40.88
147,000	1,270.21	1,494.36	1,333.72	1,569.08	1,397.23	1,643.80	1,460.74	1,718.51	19.11	41.16
148,000	1,275.48	1,500.57	1,339.26	1,575.60	1,403.03	1,650.63	1,466.81	1,725.66	19.24	41.44
149,000	1,280.76	1,506.78	1,344.80	1,582.12	1,408.84	1,657.46	1,472.88	1,732.80	19.37	41.72
150,000	1,286.04	1,512.99	1,350.34	1,588.64	1,414.65	1,664.29	1,478.95	1,739.94	19.50	42.00
151,000	1,291.32	1,519.20	1,355.89	1,595.16	1,420.45	1,671.12	1,485.02	1,747.08	19.63	42.28
152,000	1,296.60	1,525.41	1,361.43	1,601.68	1,426.26	1,677.95	1,491.09	1,754.22	19.76	42.56
153,000	1,301.88	1,531.62	1,366.97	1,608.20	1,432.06	1,684.78	1,497.16	1,761.36	19.89	42.84
154,000	1,307.16	1,537.83	1,372.51	1,614.72	1,437.87	1,691.61	1,503.23	1,768.50	20.02	43.12
155,000	1,312.43	1,544.04	1,378.06	1,621.24	1,443.68	1,698.44	1,509.30	1,775.65	20.15	43.40
156,000	1,317.71	1,550.25	1,383.60	1,627.76	1,449.48	1,705.28	1,515.37	1,782.79	20.28	43.68
157,000	1,322.99	1,556.46	1,389.14	1,634.28	1,455.29	1,712.11	1,521.44	1,789.93	20.41	43.96
158,000	1,328.27	1,562.67	1,394.68	1,640.80	1,461.10	1,718.94	1,527.51	1,797.07	20.54	44.24
159,000	1,333.55	1,568.88	1,400.23	1,647.32	1,466.90	1,725.77	1,533.58	1,804.21	20.67	44.52
160,000	1,338.83	1,575.09	1,405.77	1,653.84	1,472.71	1,732.60	1,539.65	1,811.35	20.80	44.80
161,000	1,344.11	1,581.30	1,411.31	1,660.37	1,478.52	1,739.43	1,545.72	1,818.50	20.93	45.08
162,000	1,349.38	1,587.51	1,416.85	1,666.89	1,484.32	1,746.26	1,551.79	1,825.64	21.06	45.36
163,000	1,354.66	1,593.72	1,422.40	1,673.41	1,490.13	1,753.09	1,557.86	1,832.78	21.19	45.64
164,000	1,359.94	1,599.93	1,427.94	1,679.93	1,495.93	1,759.92	1,563.93	1,839.92	21.32	45.92
165,000	1,365.22	1,606.14	1,433.48	1,686.45	1,501.74	1,766.75	1,570.00	1,847.06	21.45	46.20
166,000	1,370.50	1,612.35	1,439.02	1,692.97	1,507.55	1,773.59	1,576.07	1,854.20	21.58	46.48
167,000	1,375.78	1,618.56	1,444.56	1,699.49	1,513.35	1,780.42	1,582.14	1,861.34	21.71	46.76
168,000	1,381.05	1,624.77	1,450.11	1,706.01	1,519.16	1,787.25	1,588.21	1,868.49	21.84	47.04
169,000	1,386.33	1,630.98	1,455.65	1,712.53	1,524.97	1,794.08	1,594.28	1,875.63	21.97	47.32
170,000	1,391.61	1,637.19	1,461.19	1,719.05	1,530.77	1,800.91	1,600.35	1,882.77	22.10	47.60
171,000	1,396.89	1,643.40	1,466.73	1,725.57	1,536.58	1,807.74	1,606.42	1,889.91	22.23	47.88
172,000	1,402.17	1,649.61	1,472.28	1,732.09	1,542.39	1,814.57	1,612.49	1,897.05	22.36	48.16
173,000	1,407.45	1,655.82	1,477.82	1,738.61	1,548.19	1,821.40	1,618.56	1,904.19	22.49	48.44

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VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
174,000	1,412.73	1,662.03	1,483.36	1,745.13	1,554.00	1,828.23	1,624.63	1,911.33	22.62	48.72
175,000	1,418.00	1,668.24	1,488.90	1,751.65	1,559.80	1,835.06	1,630.70	1,918.48	22.75	49.00
176,000	1,423.28	1,674.45	1,494.45	1,758.17	1,565.61	1,841.90	1,636.77	1,925.62	22.88	49.28
177,000	1,428.56	1,680.66	1,499.99	1,764.69	1,571.42	1,848.73	1,642.85	1,932.76	23.01	49.56
178,000	1,433.84	1,686.87	1,505.53	1,771.21	1,577.22	1,855.56	1,648.92	1,939.90	23.14	49.84
179,000	1,439.12	1,693.08	1,511.07	1,777.73	1,583.03	1,862.39	1,654.99	1,947.04	23.27	50.12
180,000	1,444.40	1,699.29	1,516.62	1,784.25	1,588.84	1,869.22	1,661.06	1,954.18	23.40	50.40
181,000	1,449.68	1,705.50	1,522.16	1,790.78	1,594.64	1,876.05	1,667.13	1,961.33	23.53	50.68
182,000	1,454.95	1,711.71	1,527.70	1,797.30	1,600.45	1,882.88	1,673.20	1,968.47	23.66	50.96
183,000	1,460.23	1,717.92	1,533.24	1,803.82	1,606.26	1,889.71	1,679.27	1,975.61	23.79	51.24
184,000	1,465.51	1,724.13	1,538.79	1,810.34	1,612.06	1,896.54	1,685.34	1,982.75	23.92	51.52
185,000	1,470.79	1,730.34	1,544.33	1,816.86	1,617.87	1,903.37	1,691.41	1,989.89	24.05	51.80
186,000	1,476.07	1,736.55	1,549.87	1,823.38	1,623.67	1,910.21	1,697.48	1,997.03	24.18	52.08
187,000	1,481.35	1,742.76	1,555.41	1,829.90	1,629.48	1,917.04	1,703.55	2,004.17	24.31	52.36
188,000	1,486.62	1,748.97	1,560.96	1,836.42	1,635.29	1,923.87	1,709.62	2,011.32	24.44	52.64
189,000	1,491.90	1,755.18	1,566.50	1,842.94	1,641.09	1,930.70	1,715.69	2,018.46	24.57	52.92
190,000	1,497.18	1,761.39	1,572.04	1,849.46	1,646.90	1,937.53	1,721.76	2,025.60	24.70	53.20
191,000	1,502.46	1,767.60	1,577.58	1,855.98	1,652.71	1,944.36	1,727.83	2,032.74	24.83	53.48
192,000	1,507.74	1,773.81	1,583.13	1,862.50	1,658.51	1,951.19	1,733.90	2,039.88	24.96	53.76
193,000	1,513.02	1,780.02	1,588.67	1,869.02	1,664.32	1,958.02	1,739.97	2,047.02	25.09	54.04
194,000	1,518.30	1,786.23	1,594.21	1,875.54	1,670.13	1,964.85	1,746.04	2,054.16	25.22	54.32
195,000	1,523.57	1,792.44	1,599.75	1,882.06	1,675.93	1,971.68	1,752.11	2,061.31	25.35	54.60
196,000	1,528.85	1,798.65	1,605.30	1,888.58	1,681.74	1,978.52	1,758.18	2,068.45	25.48	54.88
197,000	1,534.13	1,804.86	1,610.84	1,895.10	1,687.54	1,985.35	1,764.25	2,075.59	25.61	55.16
198,000	1,539.41	1,811.07	1,616.38	1,901.62	1,693.35	1,992.18	1,770.32	2,082.73	25.74	55.44
199,000	1,544.69	1,817.28	1,621.92	1,908.14	1,699.16	1,999.01	1,776.39	2,089.87	25.87	55.72
200,000	1,549.97	1,823.49	1,627.46	1,914.66	1,704.96	2,005.84	1,782.46	2,097.01	26.00	56.00
201,000	1,555.25	1,829.70	1,633.01	1,921.19	1,710.77	2,012.67	1,788.53	2,104.16	26.13	56.28
202,000	1,560.52	1,835.91	1,638.55	1,927.71	1,716.58	2,019.50	1,794.60	2,111.30	26.26	56.56

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
203,000	1,565.80	1,842.12	1,644.09	1,934.23	1,722.38	2,026.33	1,800.67	2,118.44	26.39	56.84
204,000	1,571.08	1,848.33	1,649.63	1,940.75	1,728.19	2,033.16	1,806.74	2,125.58	26.52	57.12
205,000	1,576.36	1,854.54	1,655.18	1,947.27	1,733.99	2,039.99	1,812.81	2,132.72	26.65	57.40
206,000	1,581.64	1,860.75	1,660.72	1,953.79	1,739.80	2,046.83	1,818.88	2,139.86	26.78	57.68
207,000	1,586.92	1,866.96	1,666.26	1,960.31	1,745.61	2,053.66	1,824.95	2,147.00	26.91	57.96
208,000	1,592.19	1,873.17	1,671.80	1,966.83	1,751.41	2,060.49	1,831.02	2,154.15	27.04	58.24
209,000	1,597.47	1,879.38	1,677.35	1,973.35	1,757.22	2,067.32	1,837.09	2,161.29	27.17	58.52
210,000	1,602.75	1,885.59	1,682.89	1,979.87	1,763.03	2,074.15	1,843.16	2,168.43	27.30	58.80
211,000	1,608.03	1,891.80	1,688.43	1,986.39	1,768.83	2,080.98	1,849.23	2,175.57	27.43	59.08
212,000	1,613.31	1,898.01	1,693.97	1,992.91	1,774.64	2,087.81	1,855.30	2,182.71	27.56	59.36
213,000	1,618.59	1,904.22	1,699.52	1,999.43	1,780.45	2,094.64	1,861.38	2,189.85	27.69	59.64
214,000	1,623.87	1,910.43	1,705.06	2,005.95	1,786.25	2,101.47	1,867.45	2,196.99	27.82	59.92
215,000	1,629.14	1,916.64	1,710.60	2,012.47	1,792.06	2,108.30	1,873.52	2,204.14	27.95	60.20
216,000	1,634.42	1,922.85	1,716.14	2,018.99	1,797.86	2,115.14	1,879.59	2,211.28	28.08	60.48
217,000	1,639.70	1,929.06	1,721.69	2,025.51	1,803.67	2,121.97	1,885.66	2,218.42	28.21	60.76
218,000	1,644.98	1,935.27	1,727.23	2,032.03	1,809.48	2,128.80	1,891.73	2,225.56	28.34	61.04
219,000	1,650.26	1,941.48	1,732.77	2,038.55	1,815.28	2,135.63	1,897.80	2,232.70	28.47	61.32
220,000	1,655.54	1,947.69	1,738.31	2,045.07	1,821.09	2,142.46	1,903.87	2,239.84	28.60	61.60
221,000	1,660.82	1,953.90	1,743.86	2,051.60	1,826.90	2,149.29	1,909.94	2,246.99	28.73	61.88
222,000	1,666.09	1,960.11	1,749.40	2,058.12	1,832.70	2,156.12	1,916.01	2,254.13	28.86	62.16
223,000	1,671.37	1,966.32	1,754.94	2,064.64	1,838.51	2,162.95	1,922.08	2,261.27	28.99	62.44
224,000	1,676.65	1,972.53	1,760.48	2,071.16	1,844.32	2,169.78	1,928.15	2,268.41	29.12	62.72
225,000	1,681.93	1,978.74	1,766.03	2,077.68	1,850.12	2,176.61	1,934.22	2,275.55	29.25	63.00
226,000	1,687.21	1,984.95	1,771.57	2,084.20	1,855.93	2,183.45	1,940.29	2,282.69	29.38	63.28
227,000	1,692.49	1,991.16	1,777.11	2,090.72	1,861.73	2,190.28	1,946.36	2,289.83	29.51	63.56
228,000	1,697.76	1,997.37	1,782.65	2,097.24	1,867.54	2,197.11	1,952.43	2,296.98	29.64	63.84
229,000	1,703.04	2,003.58	1,788.20	2,103.76	1,873.35	2,203.94	1,958.50	2,304.12	29.77	64.12
230,000	1,708.32	2,009.79	1,793.74	2,110.28	1,879.15	2,210.77	1,964.57	2,311.26	29.90	64.40
231,000	1,713.60	2,016.00	1,799.28	2,116.80	1,884.96	2,217.60	1,970.64	2,318.40	30.03	64.68

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
232,000	1,718.88	2,022.21	1,804.82	2,123.32	1,890.77	2,224.43	1,976.71	2,325.54	30.16	64.96
233,000	1,724.16	2,028.42	1,810.36	2,129.84	1,896.57	2,231.26	1,982.78	2,332.68	30.29	65.24
234,000	1,729.44	2,034.63	1,815.91	2,136.36	1,902.38	2,238.09	1,988.85	2,339.82	30.42	65.52
235,000	1,734.71	2,040.84	1,821.45	2,142.88	1,908.19	2,244.92	1,994.92	2,346.97	30.55	65.80
236,000	1,739.99	2,047.05	1,826.99	2,149.40	1,913.99	2,251.76	2,000.99	2,354.11	30.68	66.08
237,000	1,745.27	2,053.26	1,832.53	2,155.92	1,919.80	2,258.59	2,007.06	2,361.25	30.81	66.36
238,000	1,750.55	2,059.47	1,838.08	2,162.44	1,925.60	2,265.42	2,013.13	2,368.39	30.94	66.64
239,000	1,755.83	2,065.68	1,843.62	2,168.96	1,931.41	2,272.25	2,019.20	2,375.53	31.07	66.92
240,000	1,761.11	2,071.89	1,849.16	2,175.48	1,937.22	2,279.08	2,025.27	2,382.67	31.20	67.20
241,000	1,766.39	2,078.10	1,854.70	2,182.01	1,943.02	2,285.91	2,031.34	2,389.82	31.33	67.48
242,000	1,771.66	2,084.31	1,860.25	2,188.53	1,948.83	2,292.74	2,037.41	2,396.96	31.46	67.76
243,000	1,776.94	2,090.52	1,865.79	2,195.05	1,954.64	2,299.57	2,043.48	2,404.10	31.59	68.04
244,000	1,782.22	2,096.73	1,871.33	2,201.57	1,960.44	2,306.40	2,049.55	2,411.24	31.72	68.32
245,000	1,787.50	2,102.94	1,876.87	2,208.09	1,966.25	2,313.23	2,055.62	2,418.38	31.85	68.60
246,000	1,792.78	2,109.15	1,882.42	2,214.61	1,972.06	2,320.07	2,061.69	2,425.52	31.98	68.88
247,000	1,798.06	2,115.36	1,887.96	2,221.13	1,977.86	2,326.90	2,067.76	2,432.66	32.11	69.16
248,000	1,803.33	2,121.57	1,893.50	2,227.65	1,983.67	2,333.73	2,073.83	2,439.81	32.24	69.44
249,000	1,808.61	2,127.78	1,899.04	2,234.17	1,989.47	2,340.56	2,079.90	2,446.95	32.37	69.72
250,000	1,813.89	2,133.99	1,904.59	2,240.69	1,995.28	2,347.39	2,085.98	2,454.09	32.50	70.00
251,000	1,819.17	2,140.20	1,910.13	2,247.21	2,001.09	2,354.22	2,092.05	2,461.23	32.63	70.28
252,000	1,824.45	2,146.41	1,915.67	2,253.73	2,006.89	2,361.05	2,098.12	2,468.37	32.76	70.56
253,000	1,829.73	2,152.62	1,921.21	2,260.25	2,012.70	2,367.88	2,104.19	2,475.51	32.89	70.84
254,000	1,835.01	2,158.83	1,926.76	2,266.77	2,018.51	2,374.71	2,110.26	2,482.65	33.02	71.12
255,000	1,840.28	2,165.04	1,932.30	2,273.29	2,024.31	2,381.54	2,116.33	2,489.80	33.15	71.40
256,000	1,845.56	2,171.25	1,937.84	2,279.81	2,030.12	2,388.38	2,122.40	2,496.94	33.28	71.68
257,000	1,850.84	2,177.46	1,943.38	2,286.33	2,035.93	2,395.21	2,128.47	2,504.08	33.41	71.96
258,000	1,856.12	2,183.67	1,948.93	2,292.85	2,041.73	2,402.04	2,134.54	2,511.22	33.54	72.24
259,000	1,861.40	2,189.88	1,954.47	2,299.37	2,047.54	2,408.87	2,140.61	2,518.36	33.67	72.52
260,000	1,866.68	2,196.09	1,960.01	2,305.89	2,053.34	2,415.70	2,146.68	2,525.50	33.80	72.80

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
261,000	1,871.96	2,202.30	1,965.55	2,312.42	2,059.15	2,422.53	2,152.75	2,532.65	33.93	73.08
262,000	1,877.23	2,208.51	1,971.10	2,318.94	2,064.96	2,429.36	2,158.82	2,539.79	34.06	73.36
263,000	1,882.51	2,214.72	1,976.64	2,325.46	2,070.76	2,436.19	2,164.89	2,546.93	34.19	73.64
264,000	1,887.79	2,220.93	1,982.18	2,331.98	2,076.57	2,443.02	2,170.96	2,554.07	34.32	73.92
265,000	1,893.07	2,227.14	1,987.72	2,338.50	2,082.38	2,449.85	2,177.03	2,561.21	34.45	74.20
266,000	1,898.35	2,233.35	1,993.26	2,345.02	2,088.18	2,456.69	2,183.10	2,568.35	34.58	74.48
267,000	1,903.63	2,239.56	1,998.81	2,351.54	2,093.99	2,463.52	2,189.17	2,575.49	34.71	74.76
268,000	1,908.90	2,245.77	2,004.35	2,358.06	2,099.79	2,470.35	2,195.24	2,582.64	34.84	75.04
269,000	1,914.18	2,251.98	2,009.89	2,364.58	2,105.60	2,477.18	2,201.31	2,589.78	34.97	75.32
270,000	1,919.46	2,258.19	2,015.43	2,371.10	2,111.41	2,484.01	2,207.38	2,596.92	35.10	75.60
271,000	1,924.74	2,264.40	2,020.98	2,377.62	2,117.21	2,490.84	2,213.45	2,604.06	35.23	75.88
272,000	1,930.02	2,270.61	2,026.52	2,384.14	2,123.02	2,497.67	2,219.52	2,611.20	35.36	76.16
273,000	1,935.30	2,276.82	2,032.06	2,390.66	2,128.83	2,504.50	2,225.59	2,618.34	35.49	76.44
274,000	1,940.58	2,283.03	2,037.60	2,397.18	2,134.63	2,511.33	2,231.66	2,625.48	35.62	76.72
275,000	1,945.85	2,289.24	2,043.15	2,403.70	2,140.44	2,518.16	2,237.73	2,632.63	35.75	77.00
276,000	1,951.13	2,295.45	2,048.69	2,410.22	2,146.25	2,525.00	2,243.80	2,639.77	35.88	77.28
277,000	1,956.41	2,301.66	2,054.23	2,416.74	2,152.05	2,531.83	2,249.87	2,646.91	36.01	77.56
278,000	1,961.69	2,307.87	2,059.77	2,423.26	2,157.86	2,538.66	2,255.94	2,654.05	36.14	77.84
279,000	1,966.97	2,314.08	2,065.32	2,429.78	2,163.66	2,545.49	2,262.01	2,661.19	36.27	78.12
280,000	1,972.25	2,320.29	2,070.86	2,436.30	2,169.47	2,552.32	2,268.08	2,668.33	36.40	78.40
281,000	1,977.53	2,326.50	2,076.40	2,442.83	2,175.28	2,559.15	2,274.15	2,675.48	36.53	78.68
282,000	1,982.80	2,332.71	2,081.94	2,449.35	2,181.08	2,565.98	2,280.22	2,682.62	36.66	78.96
283,000	1,988.08	2,338.92	2,087.49	2,455.87	2,186.89	2,572.81	2,286.29	2,689.76	36.79	79.24
284,000	1,993.36	2,345.13	2,093.03	2,462.39	2,192.70	2,579.64	2,292.36	2,696.90	36.92	79.52
285,000	1,998.64	2,351.34	2,098.57	2,468.91	2,198.50	2,586.47	2,298.43	2,704.04	37.05	79.80
286,000	2,003.92	2,357.55	2,104.11	2,475.43	2,204.31	2,593.31	2,304.51	2,711.18	37.18	80.08
287,000	2,009.20	2,363.76	2,109.66	2,481.95	2,210.12	2,600.14	2,310.58	2,718.32	37.31	80.36
288,000	2,014.47	2,369.97	2,115.20	2,488.47	2,215.92	2,606.97	2,316.65	2,725.47	37.44	80.64
289,000	2,019.75	2,376.18	2,120.74	2,494.99	2,221.73	2,613.80	2,322.72	2,732.61	37.57	80.92

CITY OF CUDAHY
BUILDING PERMIT AND PLAN CHECKING FEES
Effective Date: July 1, 2015

Permit Issuance Fee **$25.83**

VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
290,000	2,025.03	2,382.39	2,126.28	2,501.51	2,227.53	2,620.63	2,328.79	2,739.75	37.70	81.20
291,000	2,030.31	2,388.60	2,131.83	2,508.03	2,233.34	2,627.46	2,334.86	2,746.89	37.83	81.48
292,000	2,035.59	2,394.81	2,137.37	2,514.55	2,239.15	2,634.29	2,340.93	2,754.03	37.96	81.76
293,000	2,040.87	2,401.02	2,142.91	2,521.07	2,244.95	2,641.12	2,347.00	2,761.17	38.09	82.04
294,000	2,046.15	2,407.23	2,148.45	2,527.59	2,250.76	2,647.95	2,353.07	2,768.31	38.22	82.32
295,000	2,051.42	2,413.44	2,154.00	2,534.11	2,256.57	2,654.78	2,359.14	2,775.46	38.35	82.60
296,000	2,056.70	2,419.65	2,159.54	2,540.63	2,262.37	2,661.62	2,365.21	2,782.60	38.48	82.88
297,000	2,061.98	2,425.86	2,165.08	2,547.15	2,268.18	2,668.45	2,371.28	2,789.74	38.61	83.16
298,000	2,067.26	2,432.07	2,170.62	2,553.67	2,273.99	2,675.28	2,377.35	2,796.88	38.74	83.44
299,000	2,072.54	2,438.28	2,176.16	2,560.19	2,279.79	2,682.11	2,383.42	2,804.02	38.87	83.72
300,000	2,077.82	2,444.49	2,181.71	2,566.71	2,285.60	2,688.94	2,389.49	2,811.16	39.00	84.00
301,000	2,083.10	2,450.70	2,187.25	2,573.24	2,291.40	2,695.77	2,395.56	2,818.31	39.13	84.28
302,000	2,088.37	2,456.91	2,192.79	2,579.76	2,297.21	2,702.60	2,401.63	2,825.45	39.26	84.56
303,000	2,093.65	2,463.12	2,198.33	2,586.28	2,303.02	2,709.43	2,407.70	2,832.59	39.39	84.84
304,000	2,098.93	2,469.33	2,203.88	2,592.80	2,308.82	2,716.26	2,413.77	2,839.73	39.52	85.12
305,000	2,104.21	2,475.54	2,209.42	2,599.32	2,314.63	2,723.09	2,419.84	2,846.87	39.65	85.40
306,000	2,109.49	2,481.75	2,214.96	2,605.84	2,320.44	2,729.93	2,425.91	2,854.01	39.78	85.68
307,000	2,114.77	2,487.96	2,220.50	2,612.36	2,326.24	2,736.76	2,431.98	2,861.15	39.91	85.96
308,000	2,120.04	2,494.17	2,226.05	2,618.88	2,332.05	2,743.59	2,438.05	2,868.30	40.04	86.24
309,000	2,125.32	2,500.38	2,231.59	2,625.40	2,337.86	2,750.42	2,444.12	2,875.44	40.17	86.52
310,000	2,130.60	2,506.59	2,237.13	2,631.92	2,343.66	2,757.25	2,450.19	2,882.58	40.30	86.80
311,000	2,135.88	2,512.80	2,242.67	2,638.44	2,349.47	2,764.08	2,456.26	2,889.72	40.43	87.08
312,000	2,141.16	2,519.01	2,248.22	2,644.96	2,355.27	2,770.91	2,462.33	2,896.86	40.56	87.36
313,000	2,146.44	2,525.22	2,253.76	2,651.48	2,361.08	2,777.74	2,468.40	2,904.00	40.69	87.64
314,000	2,151.72	2,531.43	2,259.30	2,658.00	2,366.89	2,784.57	2,474.47	2,911.14	40.82	87.92
315,000	2,156.99	2,537.64	2,264.84	2,664.52	2,372.69	2,791.40	2,480.54	2,918.29	40.95	88.20
316,000	2,162.27	2,543.85	2,270.39	2,671.04	2,378.50	2,798.24	2,486.61	2,925.43	41.08	88.48
317,000	2,167.55	2,550.06	2,275.93	2,677.56	2,384.31	2,805.07	2,492.68	2,932.57	41.21	88.76
318,000	2,172.83	2,556.27	2,281.47	2,684.08	2,390.11	2,811.90	2,498.75	2,939.71	41.34	89.04

CITY OF CUDAHY
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VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
319,000	2,178.11	2,562.48	2,287.01	2,690.60	2,395.92	2,818.73	2,504.82	2,946.85	41.47	89.32
320,000	2,183.39	2,568.69	2,292.56	2,697.12	2,401.73	2,825.56	2,510.89	2,953.99	41.60	89.60
321,000	2,188.67	2,574.90	2,298.10	2,703.65	2,407.53	2,832.39	2,516.96	2,961.14	41.73	89.88
322,000	2,193.94	2,581.11	2,303.64	2,710.17	2,413.34	2,839.22	2,523.04	2,968.28	41.86	90.16
323,000	2,199.22	2,587.32	2,309.18	2,716.69	2,419.14	2,846.05	2,529.11	2,975.42	41.99	90.44
324,000	2,204.50	2,593.53	2,314.73	2,723.21	2,424.95	2,852.88	2,535.18	2,982.56	42.12	90.72
325,000	2,209.78	2,599.74	2,320.27	2,729.73	2,430.76	2,859.71	2,541.25	2,989.70	42.25	91.00
326,000	2,215.06	2,605.95	2,325.81	2,736.25	2,436.56	2,866.55	2,547.32	2,996.84	42.38	91.28
327,000	2,220.34	2,612.16	2,331.35	2,742.77	2,442.37	2,873.38	2,553.39	3,003.98	42.51	91.56
328,000	2,225.61	2,618.37	2,336.90	2,749.29	2,448.18	2,880.21	2,559.46	3,011.13	42.64	91.84
329,000	2,230.89	2,624.58	2,342.44	2,755.81	2,453.98	2,887.04	2,565.53	3,018.27	42.77	92.12
330,000	2,236.17	2,630.79	2,347.98	2,762.33	2,459.79	2,893.87	2,571.60	3,025.41	42.90	92.40
331,000	2,241.45	2,637.00	2,353.52	2,768.85	2,465.60	2,900.70	2,577.67	3,032.55	43.03	92.68
332,000	2,246.73	2,643.21	2,359.06	2,775.37	2,471.40	2,907.53	2,583.74	3,039.69	43.16	92.96
333,000	2,252.01	2,649.42	2,364.61	2,781.89	2,477.21	2,914.36	2,589.81	3,046.83	43.29	93.24
334,000	2,257.29	2,655.63	2,370.15	2,788.41	2,483.01	2,921.19	2,595.88	3,053.97	43.42	93.52
335,000	2,262.56	2,661.84	2,375.69	2,794.93	2,488.82	2,928.02	2,601.95	3,061.12	43.55	93.80
336,000	2,267.84	2,668.05	2,381.23	2,801.45	2,494.63	2,934.86	2,608.02	3,068.26	43.68	94.08
337,000	2,273.12	2,674.26	2,386.78	2,807.97	2,500.43	2,941.69	2,614.09	3,075.40	43.81	94.36
338,000	2,278.40	2,680.47	2,392.32	2,814.49	2,506.24	2,948.52	2,620.16	3,082.54	43.94	94.64
339,000	2,283.68	2,686.68	2,397.86	2,821.01	2,512.05	2,955.35	2,626.23	3,089.68	44.07	94.92
340,000	2,288.96	2,692.89	2,403.40	2,827.53	2,517.85	2,962.18	2,632.30	3,096.82	44.20	95.20
341,000	2,294.24	2,699.10	2,408.95	2,834.06	2,523.66	2,969.01	2,638.37	3,103.97	44.33	95.48
342,000	2,299.51	2,705.31	2,414.49	2,840.58	2,529.46	2,975.84	2,644.44	3,111.11	44.46	95.76
343,000	2,304.79	2,711.52	2,420.03	2,847.10	2,535.27	2,982.67	2,650.51	3,118.25	44.59	96.04
344,000	2,310.07	2,717.73	2,425.57	2,853.62	2,541.08	2,989.50	2,656.58	3,125.39	44.72	96.32
345,000	2,315.35	2,723.94	2,431.12	2,860.14	2,546.88	2,996.33	2,662.65	3,132.53	44.85	96.60
346,000	2,320.63	2,730.15	2,436.66	2,866.66	2,552.69	3,003.17	2,668.72	3,139.67	44.98	96.88
347,000	2,325.91	2,736.36	2,442.20	2,873.18	2,558.50	3,010.00	2,674.79	3,146.81	45.11	97.16

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
348,000	2,331.18	2,742.57	2,447.74	2,879.70	2,564.30	3,016.83	2,680.86	3,153.96	45.24	97.44
349,000	2,336.46	2,748.78	2,453.29	2,886.22	2,570.11	3,023.66	2,686.93	3,161.10	45.37	97.72
350,000	2,341.74	2,754.99	2,458.83	2,892.74	2,575.92	3,030.49	2,693.00	3,168.24	45.50	98.00
351,000	2,347.02	2,761.20	2,464.37	2,899.26	2,581.72	3,037.32	2,699.07	3,175.38	45.63	98.28
352,000	2,352.30	2,767.41	2,469.91	2,905.78	2,587.53	3,044.15	2,705.14	3,182.52	45.76	98.56
353,000	2,357.58	2,773.62	2,475.46	2,912.30	2,593.33	3,050.98	2,711.21	3,189.66	45.89	98.84
354,000	2,362.86	2,779.83	2,481.00	2,918.82	2,599.14	3,057.81	2,717.28	3,196.80	46.02	99.12
355,000	2,368.13	2,786.04	2,486.54	2,925.34	2,604.95	3,064.64	2,723.35	3,203.95	46.15	99.40
356,000	2,373.41	2,792.25	2,492.08	2,931.86	2,610.75	3,071.48	2,729.42	3,211.09	46.28	99.68
357,000	2,378.69	2,798.46	2,497.63	2,938.38	2,616.56	3,078.31	2,735.49	3,218.23	46.41	99.96
358,000	2,383.97	2,804.67	2,503.17	2,944.90	2,622.37	3,085.14	2,741.56	3,225.37	46.54	100.24
359,000	2,389.25	2,810.88	2,508.71	2,951.42	2,628.17	3,091.97	2,747.64	3,232.51	46.67	100.52
360,000	2,394.53	2,817.09	2,514.25	2,957.94	2,633.98	3,098.80	2,753.71	3,239.65	46.80	100.80
361,000	2,399.81	2,823.30	2,519.80	2,964.47	2,639.79	3,105.63	2,759.78	3,246.80	46.93	101.08
362,000	2,405.08	2,829.51	2,525.34	2,970.99	2,645.59	3,112.46	2,765.85	3,253.94	47.06	101.36
363,000	2,410.36	2,835.72	2,530.88	2,977.51	2,651.40	3,119.29	2,771.92	3,261.08	47.19	101.64
364,000	2,415.64	2,841.93	2,536.42	2,984.03	2,657.20	3,126.12	2,777.99	3,268.22	47.32	101.92
365,000	2,420.92	2,848.14	2,541.96	2,990.55	2,663.01	3,132.95	2,784.06	3,275.36	47.45	102.20
366,000	2,426.20	2,854.35	2,547.51	2,997.07	2,668.82	3,139.79	2,790.13	3,282.50	47.58	102.48
367,000	2,431.48	2,860.56	2,553.05	3,003.59	2,674.62	3,146.62	2,796.20	3,289.64	47.71	102.76
368,000	2,436.75	2,866.77	2,558.59	3,010.11	2,680.43	3,153.45	2,802.27	3,296.79	47.84	103.04
369,000	2,442.03	2,872.98	2,564.13	3,016.63	2,686.24	3,160.28	2,808.34	3,303.93	47.97	103.32
370,000	2,447.31	2,879.19	2,569.68	3,023.15	2,692.04	3,167.11	2,814.41	3,311.07	48.10	103.60
371,000	2,452.59	2,885.40	2,575.22	3,029.67	2,697.85	3,173.94	2,820.48	3,318.21	48.23	103.88
372,000	2,457.87	2,891.61	2,580.76	3,036.19	2,703.66	3,180.77	2,826.55	3,325.35	48.36	104.16
373,000	2,463.15	2,897.82	2,586.30	3,042.71	2,709.46	3,187.60	2,832.62	3,332.49	48.49	104.44
374,000	2,468.43	2,904.03	2,591.85	3,049.23	2,715.27	3,194.43	2,838.69	3,339.63	48.62	104.72
375,000	2,473.70	2,910.24	2,597.39	3,055.75	2,721.07	3,201.26	2,844.76	3,346.78	48.75	105.00
376,000	2,478.98	2,916.45	2,602.93	3,062.27	2,726.88	3,208.10	2,850.83	3,353.92	48.88	105.28

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
377,000	2,484.26	2,922.66	2,608.47	3,068.79	2,732.69	3,214.93	2,856.90	3,361.06	49.01	105.56
378,000	2,489.54	2,928.87	2,614.02	3,075.31	2,738.49	3,221.76	2,862.97	3,368.20	49.14	105.84
379,000	2,494.82	2,935.08	2,619.56	3,081.83	2,744.30	3,228.59	2,869.04	3,375.34	49.27	106.12
380,000	2,500.10	2,941.29	2,625.10	3,088.35	2,750.11	3,235.42	2,875.11	3,382.48	49.40	106.40
381,000	2,505.38	2,947.50	2,630.64	3,094.88	2,755.91	3,242.25	2,881.18	3,389.63	49.53	106.68
382,000	2,510.65	2,953.71	2,636.19	3,101.40	2,761.72	3,249.08	2,887.25	3,396.77	49.66	106.96
383,000	2,515.93	2,959.92	2,641.73	3,107.92	2,767.53	3,255.91	2,893.32	3,403.91	49.79	107.24
384,000	2,521.21	2,966.13	2,647.27	3,114.44	2,773.33	3,262.74	2,899.39	3,411.05	49.92	107.52
385,000	2,526.49	2,972.34	2,652.81	3,120.96	2,779.14	3,269.57	2,905.46	3,418.19	50.05	107.80
386,000	2,531.77	2,978.55	2,658.36	3,127.48	2,784.94	3,276.41	2,911.53	3,425.33	50.18	108.08
387,000	2,537.05	2,984.76	2,663.90	3,134.00	2,790.75	3,283.24	2,917.60	3,432.47	50.31	108.36
388,000	2,542.32	2,990.97	2,669.44	3,140.52	2,796.56	3,290.07	2,923.67	3,439.62	50.44	108.64
389,000	2,547.60	2,997.18	2,674.98	3,147.04	2,802.36	3,296.90	2,929.74	3,446.76	50.57	108.92
390,000	2,552.88	3,003.39	2,680.53	3,153.56	2,808.17	3,303.73	2,935.81	3,453.90	50.70	109.20
391,000	2,558.16	3,009.60	2,686.07	3,160.08	2,813.98	3,310.56	2,941.88	3,461.04	50.83	109.48
392,000	2,563.44	3,015.81	2,691.61	3,166.60	2,819.78	3,317.39	2,947.95	3,468.18	50.96	109.76
393,000	2,568.72	3,022.02	2,697.15	3,173.12	2,825.59	3,324.22	2,954.02	3,475.32	51.09	110.04
394,000	2,574.00	3,028.23	2,702.70	3,179.64	2,831.40	3,331.05	2,960.09	3,482.46	51.22	110.32
395,000	2,579.27	3,034.44	2,708.24	3,186.16	2,837.20	3,337.88	2,966.17	3,489.61	51.35	110.60
396,000	2,584.55	3,040.65	2,713.78	3,192.68	2,843.01	3,344.72	2,972.24	3,496.75	51.48	110.88
397,000	2,589.83	3,046.86	2,719.32	3,199.20	2,848.81	3,351.55	2,978.31	3,503.89	51.61	111.16
398,000	2,595.11	3,053.07	2,724.86	3,205.72	2,854.62	3,358.38	2,984.38	3,511.03	51.74	111.44
399,000	2,600.39	3,059.28	2,730.41	3,212.24	2,860.43	3,365.21	2,990.45	3,518.17	51.87	111.72
400,000	2,605.67	3,065.49	2,735.95	3,218.76	2,866.23	3,372.04	2,996.52	3,525.31	52.00	112.00
401,000	2,610.95	3,071.70	2,741.49	3,225.29	2,872.04	3,378.87	3,002.59	3,532.46	52.13	112.28
402,000	2,616.22	3,077.91	2,747.03	3,231.81	2,877.85	3,385.70	3,008.66	3,539.60	52.26	112.56
403,000	2,621.50	3,084.12	2,752.58	3,238.33	2,883.65	3,392.53	3,014.73	3,546.74	52.39	112.84
404,000	2,626.78	3,090.33	2,758.12	3,244.85	2,889.46	3,399.36	3,020.80	3,553.88	52.52	113.12
405,000	2,632.06	3,096.54	2,763.66	3,251.37	2,895.26	3,406.19	3,026.87	3,561.02	52.65	113.40

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VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
406,000	2,637.34	3,102.75	2,769.20	3,257.89	2,901.07	3,413.03	3,032.94	3,568.16	52.78	113.68
407,000	2,642.62	3,108.96	2,774.75	3,264.41	2,906.88	3,419.86	3,039.01	3,575.30	52.91	113.96
408,000	2,647.89	3,115.17	2,780.29	3,270.93	2,912.68	3,426.69	3,045.08	3,582.45	53.04	114.24
409,000	2,653.17	3,121.38	2,785.83	3,277.45	2,918.49	3,433.52	3,051.15	3,589.59	53.17	114.52
410,000	2,658.45	3,127.59	2,791.37	3,283.97	2,924.30	3,440.35	3,057.22	3,596.73	53.30	114.80
411,000	2,663.73	3,133.80	2,796.92	3,290.49	2,930.10	3,447.18	3,063.29	3,603.87	53.43	115.08
412,000	2,669.01	3,140.01	2,802.46	3,297.01	2,935.91	3,454.01	3,069.36	3,611.01	53.56	115.36
413,000	2,674.29	3,146.22	2,808.00	3,303.53	2,941.72	3,460.84	3,075.43	3,618.15	53.69	115.64
414,000	2,679.57	3,152.43	2,813.54	3,310.05	2,947.52	3,467.67	3,081.50	3,625.29	53.82	115.92
415,000	2,684.84	3,158.64	2,819.09	3,316.57	2,953.33	3,474.50	3,087.57	3,632.44	53.95	116.20
416,000	2,690.12	3,164.85	2,824.63	3,323.09	2,959.13	3,481.34	3,093.64	3,639.58	54.08	116.48
417,000	2,695.40	3,171.06	2,830.17	3,329.61	2,964.94	3,488.17	3,099.71	3,646.72	54.21	116.76
418,000	2,700.68	3,177.27	2,835.71	3,336.13	2,970.75	3,495.00	3,105.78	3,653.86	54.34	117.04
419,000	2,705.96	3,183.48	2,841.26	3,342.65	2,976.55	3,501.83	3,111.85	3,661.00	54.47	117.32
420,000	2,711.24	3,189.69	2,846.80	3,349.17	2,982.36	3,508.66	3,117.92	3,668.14	54.60	117.60
421,000	2,716.52	3,195.90	2,852.34	3,355.70	2,988.17	3,515.49	3,123.99	3,675.29	54.73	117.88
422,000	2,721.79	3,202.11	2,857.88	3,362.22	2,993.97	3,522.32	3,130.06	3,682.43	54.86	118.16
423,000	2,727.07	3,208.32	2,863.43	3,368.74	2,999.78	3,529.15	3,136.13	3,689.57	54.99	118.44
424,000	2,732.35	3,214.53	2,868.97	3,375.26	3,005.59	3,535.98	3,142.20	3,696.71	55.12	118.72
425,000	2,737.63	3,220.74	2,874.51	3,381.78	3,011.39	3,542.81	3,148.27	3,703.85	55.25	119.00
426,000	2,742.91	3,226.95	2,880.05	3,388.30	3,017.20	3,549.65	3,154.34	3,710.99	55.38	119.28
427,000	2,748.19	3,233.16	2,885.60	3,394.82	3,023.00	3,556.48	3,160.41	3,718.13	55.51	119.56
428,000	2,753.46	3,239.37	2,891.14	3,401.34	3,028.81	3,563.31	3,166.48	3,725.28	55.64	119.84
429,000	2,758.74	3,245.58	2,896.68	3,407.86	3,034.62	3,570.14	3,172.55	3,732.42	55.77	120.12
430,000	2,764.02	3,251.79	2,902.22	3,414.38	3,040.42	3,576.97	3,178.62	3,739.56	55.90	120.40
431,000	2,769.30	3,258.00	2,907.77	3,420.90	3,046.23	3,583.80	3,184.70	3,746.70	56.03	120.68
432,000	2,774.58	3,264.21	2,913.31	3,427.42	3,052.04	3,590.63	3,190.77	3,753.84	56.16	120.96
433,000	2,779.86	3,270.42	2,918.85	3,433.94	3,057.84	3,597.46	3,196.84	3,760.98	56.29	121.24
434,000	2,785.14	3,276.63	2,924.39	3,440.46	3,063.65	3,604.29	3,202.91	3,768.12	56.42	121.52

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VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
435,000	2,790.41	3,282.84	2,929.93	3,446.98	3,069.46	3,611.12	3,208.98	3,775.27	56.55	121.80
436,000	2,795.69	3,289.05	2,935.48	3,453.50	3,075.26	3,617.96	3,215.05	3,782.41	56.68	122.08
437,000	2,800.97	3,295.26	2,941.02	3,460.02	3,081.07	3,624.79	3,221.12	3,789.55	56.81	122.36
438,000	2,806.25	3,301.47	2,946.56	3,466.54	3,086.87	3,631.62	3,227.19	3,796.69	56.94	122.64
439,000	2,811.53	3,307.68	2,952.10	3,473.06	3,092.68	3,638.45	3,233.26	3,803.83	57.07	122.92
440,000	2,816.81	3,313.89	2,957.65	3,479.58	3,098.49	3,645.28	3,239.33	3,810.97	57.20	123.20
441,000	2,822.09	3,320.10	2,963.19	3,486.11	3,104.29	3,652.11	3,245.40	3,818.12	57.33	123.48
442,000	2,827.36	3,326.31	2,968.73	3,492.63	3,110.10	3,658.94	3,251.47	3,825.26	57.46	123.76
443,000	2,832.64	3,332.52	2,974.27	3,499.15	3,115.91	3,665.77	3,257.54	3,832.40	57.59	124.04
444,000	2,837.92	3,338.73	2,979.82	3,505.67	3,121.71	3,672.60	3,263.61	3,839.54	57.72	124.32
445,000	2,843.20	3,344.94	2,985.36	3,512.19	3,127.52	3,679.43	3,269.68	3,846.68	57.85	124.60
446,000	2,848.48	3,351.15	2,990.90	3,518.71	3,133.33	3,686.27	3,275.75	3,853.82	57.98	124.88
447,000	2,853.76	3,357.36	2,996.44	3,525.23	3,139.13	3,693.10	3,281.82	3,860.96	58.11	125.16
448,000	2,859.03	3,363.57	3,001.99	3,531.75	3,144.94	3,699.93	3,287.89	3,868.11	58.24	125.44
449,000	2,864.31	3,369.78	3,007.53	3,538.27	3,150.74	3,706.76	3,293.96	3,875.25	58.37	125.72
450,000	2,869.59	3,375.99	3,013.07	3,544.79	3,156.55	3,713.59	3,300.03	3,882.39	58.50	126.00
451,000	2,874.87	3,382.20	3,018.61	3,551.31	3,162.36	3,720.42	3,306.10	3,889.53	58.63	126.28
452,000	2,880.15	3,388.41	3,024.16	3,557.83	3,168.16	3,727.25	3,312.17	3,896.67	58.76	126.56
453,000	2,885.43	3,394.62	3,029.70	3,564.35	3,173.97	3,734.08	3,318.24	3,903.81	58.89	126.84
454,000	2,890.71	3,400.83	3,035.24	3,570.87	3,179.78	3,740.91	3,324.31	3,910.95	59.02	127.12
455,000	2,895.98	3,407.04	3,040.78	3,577.39	3,185.58	3,747.74	3,330.38	3,918.10	59.15	127.40
456,000	2,901.26	3,413.25	3,046.33	3,583.91	3,191.39	3,754.58	3,336.45	3,925.24	59.28	127.68
457,000	2,906.54	3,419.46	3,051.87	3,590.43	3,197.20	3,761.41	3,342.52	3,932.38	59.41	127.96
458,000	2,911.82	3,425.67	3,057.41	3,596.95	3,203.00	3,768.24	3,348.59	3,939.52	59.54	128.24
459,000	2,917.10	3,431.88	3,062.95	3,603.47	3,208.81	3,775.07	3,354.66	3,946.66	59.67	128.52
460,000	2,922.38	3,438.09	3,068.50	3,609.99	3,214.61	3,781.90	3,360.73	3,953.80	59.80	128.80
461,000	2,927.66	3,444.30	3,074.04	3,616.52	3,220.42	3,788.73	3,366.80	3,960.95	59.93	129.08
462,000	2,932.93	3,450.51	3,079.58	3,623.04	3,226.23	3,795.56	3,372.87	3,968.09	60.06	129.36
463,000	2,938.21	3,456.72	3,085.12	3,629.56	3,232.03	3,802.39	3,378.94	3,975.23	60.19	129.64

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
464,000	2,943.49	3,462.93	3,090.67	3,636.08	3,237.84	3,809.22	3,385.01	3,982.37	60.32	129.92
465,000	2,948.77	3,469.14	3,096.21	3,642.60	3,243.65	3,816.05	3,391.08	3,989.51	60.45	130.20
466,000	2,954.05	3,475.35	3,101.75	3,649.12	3,249.45	3,822.89	3,397.15	3,996.65	60.58	130.48
467,000	2,959.33	3,481.56	3,107.29	3,655.64	3,255.26	3,829.72	3,403.22	4,003.79	60.71	130.76
468,000	2,964.60	3,487.77	3,112.83	3,662.16	3,261.06	3,836.55	3,409.30	4,010.94	60.84	131.04
469,000	2,969.88	3,493.98	3,118.38	3,668.68	3,266.87	3,843.38	3,415.37	4,018.08	60.97	131.32
470,000	2,975.16	3,500.19	3,123.92	3,675.20	3,272.68	3,850.21	3,421.44	4,025.22	61.10	131.60
471,000	2,980.44	3,506.40	3,129.46	3,681.72	3,278.48	3,857.04	3,427.51	4,032.36	61.23	131.88
472,000	2,985.72	3,512.61	3,135.00	3,688.24	3,284.29	3,863.87	3,433.58	4,039.50	61.36	132.16
473,000	2,991.00	3,518.82	3,140.55	3,694.76	3,290.10	3,870.70	3,439.65	4,046.64	61.49	132.44
474,000	2,996.28	3,525.03	3,146.09	3,701.28	3,295.90	3,877.53	3,445.72	4,053.78	61.62	132.72
475,000	3,001.55	3,531.24	3,151.63	3,707.80	3,301.71	3,884.36	3,451.79	4,060.93	61.75	133.00
476,000	3,006.83	3,537.45	3,157.17	3,714.32	3,307.52	3,891.20	3,457.86	4,068.07	61.88	133.28
477,000	3,012.11	3,543.66	3,162.72	3,720.84	3,313.32	3,898.03	3,463.93	4,075.21	62.01	133.56
478,000	3,017.39	3,549.87	3,168.26	3,727.36	3,319.13	3,904.86	3,470.00	4,082.35	62.14	133.84
479,000	3,022.67	3,556.08	3,173.80	3,733.88	3,324.93	3,911.69	3,476.07	4,089.49	62.27	134.12
480,000	3,027.95	3,562.29	3,179.34	3,740.40	3,330.74	3,918.52	3,482.14	4,096.63	62.40	134.40
481,000	3,033.23	3,568.50	3,184.89	3,746.93	3,336.55	3,925.35	3,488.21	4,103.78	62.53	134.68
482,000	3,038.50	3,574.71	3,190.43	3,753.45	3,342.35	3,932.18	3,494.28	4,110.92	62.66	134.96
483,000	3,043.78	3,580.92	3,195.97	3,759.97	3,348.16	3,939.01	3,500.35	4,118.06	62.79	135.24
484,000	3,049.06	3,587.13	3,201.51	3,766.49	3,353.97	3,945.84	3,506.42	4,125.20	62.92	135.52
485,000	3,054.34	3,593.34	3,207.06	3,773.01	3,359.77	3,952.67	3,512.49	4,132.34	63.05	135.80
486,000	3,059.62	3,599.55	3,212.60	3,779.53	3,365.58	3,959.51	3,518.56	4,139.48	63.18	136.08
487,000	3,064.90	3,605.76	3,218.14	3,786.05	3,371.39	3,966.34	3,524.63	4,146.62	63.31	136.36
488,000	3,070.17	3,611.97	3,223.68	3,792.57	3,377.19	3,973.17	3,530.70	4,153.77	63.44	136.64
489,000	3,075.45	3,618.18	3,229.23	3,799.09	3,383.00	3,980.00	3,536.77	4,160.91	63.57	136.92
490,000	3,080.73	3,624.39	3,234.77	3,805.61	3,388.80	3,986.83	3,542.84	4,168.05	63.70	137.20
491,000	3,086.01	3,630.60	3,240.31	3,812.13	3,394.61	3,993.66	3,548.91	4,175.19	63.83	137.48
492,000	3,091.29	3,636.81	3,245.85	3,818.65	3,400.42	4,000.49	3,554.98	4,182.33	63.96	137.76

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VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
493,000	3,096.57	3,643.02	3,251.40	3,825.17	3,406.22	4,007.32	3,561.05	4,189.47	64.09	138.04
494,000	3,101.85	3,649.23	3,256.94	3,831.69	3,412.03	4,014.15	3,567.12	4,196.61	64.22	138.32
495,000	3,107.12	3,655.44	3,262.48	3,838.21	3,417.84	4,020.98	3,573.19	4,203.76	64.35	138.60
496,000	3,112.40	3,661.65	3,268.02	3,844.73	3,423.64	4,027.82	3,579.26	4,210.90	64.48	138.88
497,000	3,117.68	3,667.86	3,273.57	3,851.25	3,429.45	4,034.65	3,585.33	4,218.04	64.61	139.16
498,000	3,122.96	3,674.07	3,279.11	3,857.77	3,435.26	4,041.48	3,591.40	4,225.18	64.74	139.44
499,000	3,128.24	3,680.28	3,284.65	3,864.29	3,441.06	4,048.31	3,597.47	4,232.32	64.87	139.72
500,000	3,133.52	3,686.49	3,290.19	3,870.81	3,446.87	4,055.14	3,603.54	4,239.46	65.00	140.00
501,000	3,138.80	3,692.70	3,295.73	3,877.34	3,452.67	4,061.97	3,609.61	4,246.61	65.13	140.28
502,000	3,144.07	3,698.91	3,301.28	3,883.86	3,458.48	4,068.80	3,615.68	4,253.75	65.26	140.56
503,000	3,149.35	3,705.12	3,306.82	3,890.38	3,464.29	4,075.63	3,621.75	4,260.89	65.39	140.84
504,000	3,154.63	3,711.33	3,312.36	3,896.90	3,470.09	4,082.46	3,627.83	4,268.03	65.52	141.12
505,000	3,159.91	3,717.54	3,317.90	3,903.42	3,475.90	4,089.29	3,633.90	4,275.17	65.65	141.40
506,000	3,165.19	3,723.75	3,323.45	3,909.94	3,481.71	4,096.13	3,639.97	4,282.31	65.78	141.68
507,000	3,170.47	3,729.96	3,328.99	3,916.46	3,487.51	4,102.96	3,646.04	4,289.45	65.91	141.96
508,000	3,175.74	3,736.17	3,334.53	3,922.98	3,493.32	4,109.79	3,652.11	4,296.60	66.04	142.24
509,000	3,181.02	3,742.38	3,340.07	3,929.50	3,499.13	4,116.62	3,658.18	4,303.74	66.17	142.52
510,000	3,186.30	3,748.59	3,345.62	3,936.02	3,504.93	4,123.45	3,664.25	4,310.88	66.30	142.80
511,000	3,191.58	3,754.80	3,351.16	3,942.54	3,510.74	4,130.28	3,670.32	4,318.02	66.43	143.08
512,000	3,196.86	3,761.01	3,356.70	3,949.06	3,516.54	4,137.11	3,676.39	4,325.16	66.56	143.36
513,000	3,202.14	3,767.22	3,362.24	3,955.58	3,522.35	4,143.94	3,682.46	4,332.30	66.69	143.64
514,000	3,207.42	3,773.43	3,367.79	3,962.10	3,528.16	4,150.77	3,688.53	4,339.44	66.82	143.92
515,000	3,212.69	3,779.64	3,373.33	3,968.62	3,533.96	4,157.60	3,694.60	4,346.59	66.95	144.20
516,000	3,217.97	3,785.85	3,378.87	3,975.14	3,539.77	4,164.44	3,700.67	4,353.73	67.08	144.48
517,000	3,223.25	3,792.06	3,384.41	3,981.66	3,545.58	4,171.27	3,706.74	4,360.87	67.21	144.76
518,000	3,228.53	3,798.27	3,389.96	3,988.18	3,551.38	4,178.10	3,712.81	4,368.01	67.34	145.04
519,000	3,233.81	3,804.48	3,395.50	3,994.70	3,557.19	4,184.93	3,718.88	4,375.15	67.47	145.32
520,000	3,239.09	3,810.69	3,401.04	4,001.22	3,563.00	4,191.76	3,724.95	4,382.29	67.60	145.60
521,000	3,244.37	3,816.90	3,406.58	4,007.75	3,568.80	4,198.59	3,731.02	4,389.44	67.73	145.88

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
522,000	3,249.64	3,823.11	3,412.13	4,014.27	3,574.61	4,205.42	3,737.09	4,396.58	67.86	146.16
523,000	3,254.92	3,829.32	3,417.67	4,020.79	3,580.41	4,212.25	3,743.16	4,403.72	67.99	146.44
524,000	3,260.20	3,835.53	3,423.21	4,027.31	3,586.22	4,219.08	3,749.23	4,410.86	68.12	146.72
525,000	3,265.48	3,841.74	3,428.75	4,033.83	3,592.03	4,225.91	3,755.30	4,418.00	68.25	147.00
526,000	3,270.76	3,847.95	3,434.30	4,040.35	3,597.83	4,232.75	3,761.37	4,425.14	68.38	147.28
527,000	3,276.04	3,854.16	3,439.84	4,046.87	3,603.64	4,239.58	3,767.44	4,432.28	68.51	147.56
528,000	3,281.31	3,860.37	3,445.38	4,053.39	3,609.45	4,246.41	3,773.51	4,439.43	68.64	147.84
529,000	3,286.59	3,866.58	3,450.92	4,059.91	3,615.25	4,253.24	3,779.58	4,446.57	68.77	148.12
530,000	3,291.87	3,872.79	3,456.47	4,066.43	3,621.06	4,260.07	3,785.65	4,453.71	68.90	148.40
531,000	3,297.15	3,879.00	3,462.01	4,072.95	3,626.87	4,266.90	3,791.72	4,460.85	69.03	148.68
532,000	3,302.43	3,885.21	3,467.55	4,079.47	3,632.67	4,273.73	3,797.79	4,467.99	69.16	148.96
533,000	3,307.71	3,891.42	3,473.09	4,085.99	3,638.48	4,280.56	3,803.86	4,475.13	69.29	149.24
534,000	3,312.99	3,897.63	3,478.63	4,092.51	3,644.28	4,287.39	3,809.93	4,482.27	69.42	149.52
535,000	3,318.26	3,903.84	3,484.18	4,099.03	3,650.09	4,294.22	3,816.00	4,489.42	69.55	149.80
536,000	3,323.54	3,910.05	3,489.72	4,105.55	3,655.90	4,301.06	3,822.07	4,496.56	69.68	150.08
537,000	3,328.82	3,916.26	3,495.26	4,112.07	3,661.70	4,307.89	3,828.14	4,503.70	69.81	150.36
538,000	3,334.10	3,922.47	3,500.80	4,118.59	3,667.51	4,314.72	3,834.21	4,510.84	69.94	150.64
539,000	3,339.38	3,928.68	3,506.35	4,125.11	3,673.32	4,321.55	3,840.28	4,517.98	70.07	150.92
540,000	3,344.66	3,934.89	3,511.89	4,131.63	3,679.12	4,328.38	3,846.35	4,525.12	70.20	151.20
541,000	3,349.94	3,941.10	3,517.43	4,138.16	3,684.93	4,335.21	3,852.43	4,532.27	70.33	151.48
542,000	3,355.21	3,947.31	3,522.97	4,144.68	3,690.73	4,342.04	3,858.50	4,539.41	70.46	151.76
543,000	3,360.49	3,953.52	3,528.52	4,151.20	3,696.54	4,348.87	3,864.57	4,546.55	70.59	152.04
544,000	3,365.77	3,959.73	3,534.06	4,157.72	3,702.35	4,355.70	3,870.64	4,553.69	70.72	152.32
545,000	3,371.05	3,965.94	3,539.60	4,164.24	3,708.15	4,362.53	3,876.71	4,560.83	70.85	152.60
546,000	3,376.33	3,972.15	3,545.14	4,170.76	3,713.96	4,369.37	3,882.78	4,567.97	70.98	152.88
547,000	3,381.61	3,978.36	3,550.69	4,177.28	3,719.77	4,376.20	3,888.85	4,575.11	71.11	153.16
548,000	3,386.88	3,984.57	3,556.23	4,183.80	3,725.57	4,383.03	3,894.92	4,582.26	71.24	153.44
549,000	3,392.16	3,990.78	3,561.77	4,190.32	3,731.38	4,389.86	3,900.99	4,589.40	71.37	153.72
550,000	3,397.44	3,996.99	3,567.31	4,196.84	3,737.19	4,396.69	3,907.06	4,596.54	71.50	154.00

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VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
551,000	3,402.72	4,003.20	3,572.86	4,203.36	3,742.99	4,403.52	3,913.13	4,603.68	71.63	154.28
552,000	3,408.00	4,009.41	3,578.40	4,209.88	3,748.80	4,410.35	3,919.20	4,610.82	71.76	154.56
553,000	3,413.28	4,015.62	3,583.94	4,216.40	3,754.60	4,417.18	3,925.27	4,617.96	71.89	154.84
554,000	3,418.56	4,021.83	3,589.48	4,222.92	3,760.41	4,424.01	3,931.34	4,625.10	72.02	155.12
555,000	3,423.83	4,028.04	3,595.03	4,229.44	3,766.22	4,430.84	3,937.41	4,632.25	72.15	155.40
556,000	3,429.11	4,034.25	3,600.57	4,235.96	3,772.02	4,437.68	3,943.48	4,639.39	72.28	155.68
557,000	3,434.39	4,040.46	3,606.11	4,242.48	3,777.83	4,444.51	3,949.55	4,646.53	72.41	155.96
558,000	3,439.67	4,046.67	3,611.65	4,249.00	3,783.64	4,451.34	3,955.62	4,653.67	72.54	156.24
559,000	3,444.95	4,052.88	3,617.20	4,255.52	3,789.44	4,458.17	3,961.69	4,660.81	72.67	156.52
560,000	3,450.23	4,059.09	3,622.74	4,262.04	3,795.25	4,465.00	3,967.76	4,667.95	72.80	156.80
561,000	3,455.51	4,065.30	3,628.28	4,268.57	3,801.06	4,471.83	3,973.83	4,675.10	72.93	157.08
562,000	3,460.78	4,071.51	3,633.82	4,275.09	3,806.86	4,478.66	3,979.90	4,682.24	73.06	157.36
563,000	3,466.06	4,077.72	3,639.37	4,281.61	3,812.67	4,485.49	3,985.97	4,689.38	73.19	157.64
564,000	3,471.34	4,083.93	3,644.91	4,288.13	3,818.47	4,492.32	3,992.04	4,696.52	73.32	157.92
565,000	3,476.62	4,090.14	3,650.45	4,294.65	3,824.28	4,499.15	3,998.11	4,703.66	73.45	158.20
566,000	3,481.90	4,096.35	3,655.99	4,301.17	3,830.09	4,505.99	4,004.18	4,710.80	73.58	158.48
567,000	3,487.18	4,102.56	3,661.53	4,307.69	3,835.89	4,512.82	4,010.25	4,717.94	73.71	158.76
568,000	3,492.45	4,108.77	3,667.08	4,314.21	3,841.70	4,519.65	4,016.32	4,725.09	73.84	159.04
569,000	3,497.73	4,114.98	3,672.62	4,320.73	3,847.51	4,526.48	4,022.39	4,732.23	73.97	159.32
570,000	3,503.01	4,121.19	3,678.16	4,327.25	3,853.31	4,533.31	4,028.46	4,739.37	74.10	159.60
571,000	3,508.29	4,127.40	3,683.70	4,333.77	3,859.12	4,540.14	4,034.53	4,746.51	74.23	159.88
572,000	3,513.57	4,133.61	3,689.25	4,340.29	3,864.93	4,546.97	4,040.60	4,753.65	74.36	160.16
573,000	3,518.85	4,139.82	3,694.79	4,346.81	3,870.73	4,553.80	4,046.67	4,760.79	74.49	160.44
574,000	3,524.13	4,146.03	3,700.33	4,353.33	3,876.54	4,560.63	4,052.74	4,767.93	74.62	160.72
575,000	3,529.40	4,152.24	3,705.87	4,359.85	3,882.34	4,567.46	4,058.81	4,775.08	74.75	161.00
576,000	3,534.68	4,158.45	3,711.42	4,366.37	3,888.15	4,574.30	4,064.88	4,782.22	74.88	161.28
577,000	3,539.96	4,164.66	3,716.96	4,372.89	3,893.96	4,581.13	4,070.96	4,789.36	75.01	161.56
578,000	3,545.24	4,170.87	3,722.50	4,379.41	3,899.76	4,587.96	4,077.03	4,796.50	75.14	161.84
579,000	3,550.52	4,177.08	3,728.04	4,385.93	3,905.57	4,594.79	4,083.10	4,803.64	75.27	162.12

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
580,000	3,555.80	4,183.29	3,733.59	4,392.45	3,911.38	4,601.62	4,089.17	4,810.78	75.40	162.40
581,000	3,561.08	4,189.50	3,739.13	4,398.98	3,917.18	4,608.45	4,095.24	4,817.93	75.53	162.68
582,000	3,566.35	4,195.71	3,744.67	4,405.50	3,922.99	4,615.28	4,101.31	4,825.07	75.66	162.96
583,000	3,571.63	4,201.92	3,750.21	4,412.02	3,928.80	4,622.11	4,107.38	4,832.21	75.79	163.24
584,000	3,576.91	4,208.13	3,755.76	4,418.54	3,934.60	4,628.94	4,113.45	4,839.35	75.92	163.52
585,000	3,582.19	4,214.34	3,761.30	4,425.06	3,940.41	4,635.77	4,119.52	4,846.49	76.05	163.80
586,000	3,587.47	4,220.55	3,766.84	4,431.58	3,946.21	4,642.61	4,125.59	4,853.63	76.18	164.08
587,000	3,592.75	4,226.76	3,772.38	4,438.10	3,952.02	4,649.44	4,131.66	4,860.77	76.31	164.36
588,000	3,598.02	4,232.97	3,777.93	4,444.62	3,957.83	4,656.27	4,137.73	4,867.92	76.44	164.64
589,000	3,603.30	4,239.18	3,783.47	4,451.14	3,963.63	4,663.10	4,143.80	4,875.06	76.57	164.92
590,000	3,608.58	4,245.39	3,789.01	4,457.66	3,969.44	4,669.93	4,149.87	4,882.20	76.70	165.20
591,000	3,613.86	4,251.60	3,794.55	4,464.18	3,975.25	4,676.76	4,155.94	4,889.34	76.83	165.48
592,000	3,619.14	4,257.81	3,800.10	4,470.70	3,981.05	4,683.59	4,162.01	4,896.48	76.96	165.76
593,000	3,624.42	4,264.02	3,805.64	4,477.22	3,986.86	4,690.42	4,168.08	4,903.62	77.09	166.04
594,000	3,629.70	4,270.23	3,811.18	4,483.74	3,992.67	4,697.25	4,174.15	4,910.76	77.22	166.32
595,000	3,634.97	4,276.44	3,816.72	4,490.26	3,998.47	4,704.08	4,180.22	4,917.91	77.35	166.60
596,000	3,640.25	4,282.65	3,822.27	4,496.78	4,004.28	4,710.92	4,186.29	4,925.05	77.48	166.88
597,000	3,645.53	4,288.86	3,827.81	4,503.30	4,010.08	4,717.75	4,192.36	4,932.19	77.61	167.16
598,000	3,650.81	4,295.07	3,833.35	4,509.82	4,015.89	4,724.58	4,198.43	4,939.33	77.74	167.44
599,000	3,656.09	4,301.28	3,838.89	4,516.34	4,021.70	4,731.41	4,204.50	4,946.47	77.87	167.72
600,000	3,661.37	4,307.49	3,844.43	4,522.86	4,027.50	4,738.24	4,210.57	4,953.61	78.00	168.00
601,000	3,666.65	4,313.70	3,849.98	4,529.39	4,033.31	4,745.07	4,216.64	4,960.76	78.13	168.28
602,000	3,671.92	4,319.91	3,855.52	4,535.91	4,039.12	4,751.90	4,222.71	4,967.90	78.26	168.56
603,000	3,677.20	4,326.12	3,861.06	4,542.43	4,044.92	4,758.73	4,228.78	4,975.04	78.39	168.84
604,000	3,682.48	4,332.33	3,866.60	4,548.95	4,050.73	4,765.56	4,234.85	4,982.18	78.52	169.12
605,000	3,687.76	4,338.54	3,872.15	4,555.47	4,056.53	4,772.39	4,240.92	4,989.32	78.65	169.40
606,000	3,693.04	4,344.75	3,877.69	4,561.99	4,062.34	4,779.23	4,246.99	4,996.46	78.78	169.68
607,000	3,698.32	4,350.96	3,883.23	4,568.51	4,068.15	4,786.06	4,253.06	5,003.60	78.91	169.96
608,000	3,703.59	4,357.17	3,888.77	4,575.03	4,073.95	4,792.89	4,259.13	5,010.75	79.04	170.24

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
609,000	3,708.87	4,363.38	3,894.32	4,581.55	4,079.76	4,799.72	4,265.20	5,017.89	79.17	170.52
610,000	3,714.15	4,369.59	3,899.86	4,588.07	4,085.57	4,806.55	4,271.27	5,025.03	79.30	170.80
611,000	3,719.43	4,375.80	3,905.40	4,594.59	4,091.37	4,813.38	4,277.34	5,032.17	79.43	171.08
612,000	3,724.71	4,382.01	3,910.94	4,601.11	4,097.18	4,820.21	4,283.41	5,039.31	79.56	171.36
613,000	3,729.99	4,388.22	3,916.49	4,607.63	4,102.99	4,827.04	4,289.49	5,046.45	79.69	171.64
614,000	3,735.27	4,394.43	3,922.03	4,614.15	4,108.79	4,833.87	4,295.56	5,053.59	79.82	171.92
615,000	3,740.54	4,400.64	3,927.57	4,620.67	4,114.60	4,840.70	4,301.63	5,060.74	79.95	172.20
616,000	3,745.82	4,406.85	3,933.11	4,627.19	4,120.40	4,847.54	4,307.70	5,067.88	80.08	172.48
617,000	3,751.10	4,413.06	3,938.66	4,633.71	4,126.21	4,854.37	4,313.77	5,075.02	80.21	172.76
618,000	3,756.38	4,419.27	3,944.20	4,640.23	4,132.02	4,861.20	4,319.84	5,082.16	80.34	173.04
619,000	3,761.66	4,425.48	3,949.74	4,646.75	4,137.82	4,868.03	4,325.91	5,089.30	80.47	173.32
620,000	3,766.94	4,431.69	3,955.28	4,653.27	4,143.63	4,874.86	4,331.98	5,096.44	80.60	173.60
621,000	3,772.22	4,437.90	3,960.83	4,659.80	4,149.44	4,881.69	4,338.05	5,103.59	80.73	173.88
622,000	3,777.49	4,444.11	3,966.37	4,666.32	4,155.24	4,888.52	4,344.12	5,110.73	80.86	174.16
623,000	3,782.77	4,450.32	3,971.91	4,672.84	4,161.05	4,895.35	4,350.19	5,117.87	80.99	174.44
624,000	3,788.05	4,456.53	3,977.45	4,679.36	4,166.86	4,902.18	4,356.26	5,125.01	81.12	174.72
625,000	3,793.33	4,462.74	3,983.00	4,685.88	4,172.66	4,909.01	4,362.33	5,132.15	81.25	175.00
626,000	3,798.61	4,468.95	3,988.54	4,692.40	4,178.47	4,915.85	4,368.40	5,139.29	81.38	175.28
627,000	3,803.89	4,475.16	3,994.08	4,698.92	4,184.27	4,922.68	4,374.47	5,146.43	81.51	175.56
628,000	3,809.16	4,481.37	3,999.62	4,705.44	4,190.08	4,929.51	4,380.54	5,153.58	81.64	175.84
629,000	3,814.44	4,487.58	4,005.17	4,711.96	4,195.89	4,936.34	4,386.61	5,160.72	81.77	176.12
630,000	3,819.72	4,493.79	4,010.71	4,718.48	4,201.69	4,943.17	4,392.68	5,167.86	81.90	176.40
631,000	3,825.00	4,500.00	4,016.25	4,725.00	4,207.50	4,950.00	4,398.75	5,175.00	82.03	176.68
632,000	3,830.28	4,506.21	4,021.79	4,731.52	4,213.31	4,956.83	4,404.82	5,182.14	82.16	176.96
633,000	3,835.56	4,512.42	4,027.33	4,738.04	4,219.11	4,963.66	4,410.89	5,189.28	82.29	177.24
634,000	3,840.84	4,518.63	4,032.88	4,744.56	4,224.92	4,970.49	4,416.96	5,196.42	82.42	177.52
635,000	3,846.11	4,524.84	4,038.42	4,751.08	4,230.73	4,977.32	4,423.03	5,203.57	82.55	177.80
636,000	3,851.39	4,531.05	4,043.96	4,757.60	4,236.53	4,984.16	4,429.10	5,210.71	82.68	178.08
637,000	3,856.67	4,537.26	4,049.50	4,764.12	4,242.34	4,990.99	4,435.17	5,217.85	82.81	178.36

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
638,000	3,861.95	4,543.47	4,055.05	4,770.64	4,248.14	4,997.82	4,441.24	5,224.99	82.94	178.64
639,000	3,867.23	4,549.68	4,060.59	4,777.16	4,253.95	5,004.65	4,447.31	5,232.13	83.07	178.92
640,000	3,872.51	4,555.89	4,066.13	4,783.68	4,259.76	5,011.48	4,453.38	5,239.27	83.20	179.20
641,000	3,877.79	4,562.10	4,071.67	4,790.21	4,265.56	5,018.31	4,459.45	5,246.42	83.33	179.48
642,000	3,883.06	4,568.31	4,077.22	4,796.73	4,271.37	5,025.14	4,465.52	5,253.56	83.46	179.76
643,000	3,888.34	4,574.52	4,082.76	4,803.25	4,277.18	5,031.97	4,471.59	5,260.70	83.59	180.04
644,000	3,893.62	4,580.73	4,088.30	4,809.77	4,282.98	5,038.80	4,477.66	5,267.84	83.72	180.32
645,000	3,898.90	4,586.94	4,093.84	4,816.29	4,288.79	5,045.63	4,483.73	5,274.98	83.85	180.60
646,000	3,904.18	4,593.15	4,099.39	4,822.81	4,294.60	5,052.47	4,489.80	5,282.12	83.98	180.88
647,000	3,909.46	4,599.36	4,104.93	4,829.33	4,300.40	5,059.30	4,495.87	5,289.26	84.11	181.16
648,000	3,914.73	4,605.57	4,110.47	4,835.85	4,306.21	5,066.13	4,501.94	5,296.41	84.24	181.44
649,000	3,920.01	4,611.78	4,116.01	4,842.37	4,312.01	5,072.96	4,508.01	5,303.55	84.37	181.72
650,000	3,925.29	4,617.99	4,121.56	4,848.89	4,317.82	5,079.79	4,514.09	5,310.69	84.50	182.00
651,000	3,930.57	4,624.20	4,127.10	4,855.41	4,323.63	5,086.62	4,520.16	5,317.83	84.63	182.28
652,000	3,935.85	4,630.41	4,132.64	4,861.93	4,329.43	5,093.45	4,526.23	5,324.97	84.76	182.56
653,000	3,941.13	4,636.62	4,138.18	4,868.45	4,335.24	5,100.28	4,532.30	5,332.11	84.89	182.84
654,000	3,946.41	4,642.83	4,143.73	4,874.97	4,341.05	5,107.11	4,538.37	5,339.25	85.02	183.12
655,000	3,951.68	4,649.04	4,149.27	4,881.49	4,346.85	5,113.94	4,544.44	5,346.40	85.15	183.40
656,000	3,956.96	4,655.25	4,154.81	4,888.01	4,352.66	5,120.78	4,550.51	5,353.54	85.28	183.68
657,000	3,962.24	4,661.46	4,160.35	4,894.53	4,358.47	5,127.61	4,556.58	5,360.68	85.41	183.96
658,000	3,967.52	4,667.67	4,165.90	4,901.05	4,364.27	5,134.44	4,562.65	5,367.82	85.54	184.24
659,000	3,972.80	4,673.88	4,171.44	4,907.57	4,370.08	5,141.27	4,568.72	5,374.96	85.67	184.52
660,000	3,978.08	4,680.09	4,176.98	4,914.09	4,375.88	5,148.10	4,574.79	5,382.10	85.80	184.80
661,000	3,983.36	4,686.30	4,182.52	4,920.62	4,381.69	5,154.93	4,580.86	5,389.25	85.93	185.08
662,000	3,988.63	4,692.51	4,188.07	4,927.14	4,387.50	5,161.76	4,586.93	5,396.39	86.06	185.36
663,000	3,993.91	4,698.72	4,193.61	4,933.66	4,393.30	5,168.59	4,593.00	5,403.53	86.19	185.64
664,000	3,999.19	4,704.93	4,199.15	4,940.18	4,399.11	5,175.42	4,599.07	5,410.67	86.32	185.92
665,000	4,004.47	4,711.14	4,204.69	4,946.70	4,404.92	5,182.25	4,605.14	5,417.81	86.45	186.20
666,000	4,009.75	4,717.35	4,210.23	4,953.22	4,410.72	5,189.09	4,611.21	5,424.95	86.58	186.48

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VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
667,000	4,015.03	4,723.56	4,215.78	4,959.74	4,416.53	5,195.92	4,617.28	5,432.09	86.71	186.76
668,000	4,020.30	4,729.77	4,221.32	4,966.26	4,422.33	5,202.75	4,623.35	5,439.24	86.84	187.04
669,000	4,025.58	4,735.98	4,226.86	4,972.78	4,428.14	5,209.58	4,629.42	5,446.38	86.97	187.32
670,000	4,030.86	4,742.19	4,232.40	4,979.30	4,433.95	5,216.41	4,635.49	5,453.52	87.10	187.60
671,000	4,036.14	4,748.40	4,237.95	4,985.82	4,439.75	5,223.24	4,641.56	5,460.66	87.23	187.88
672,000	4,041.42	4,754.61	4,243.49	4,992.34	4,445.56	5,230.07	4,647.63	5,467.80	87.36	188.16
673,000	4,046.70	4,760.82	4,249.03	4,998.86	4,451.37	5,236.90	4,653.70	5,474.94	87.49	188.44
674,000	4,051.98	4,767.03	4,254.57	5,005.38	4,457.17	5,243.73	4,659.77	5,482.08	87.62	188.72
675,000	4,057.25	4,773.24	4,260.12	5,011.90	4,462.98	5,250.56	4,665.84	5,489.23	87.75	189.00
676,000	4,062.53	4,779.45	4,265.66	5,018.42	4,468.79	5,257.40	4,671.91	5,496.37	87.88	189.28
677,000	4,067.81	4,785.66	4,271.20	5,024.94	4,474.59	5,264.23	4,677.98	5,503.51	88.01	189.56
678,000	4,073.09	4,791.87	4,276.74	5,031.46	4,480.40	5,271.06	4,684.05	5,510.65	88.14	189.84
679,000	4,078.37	4,798.08	4,282.29	5,037.98	4,486.20	5,277.89	4,690.12	5,517.79	88.27	190.12
680,000	4,083.65	4,804.29	4,287.83	5,044.50	4,492.01	5,284.72	4,696.19	5,524.93	88.40	190.40
681,000	4,088.93	4,810.50	4,293.37	5,051.03	4,497.82	5,291.55	4,702.26	5,532.08	88.53	190.68
682,000	4,094.20	4,816.71	4,298.91	5,057.55	4,503.62	5,298.38	4,708.33	5,539.22	88.66	190.96
683,000	4,099.48	4,822.92	4,304.46	5,064.07	4,509.43	5,305.21	4,714.40	5,546.36	88.79	191.24
684,000	4,104.76	4,829.13	4,310.00	5,070.59	4,515.24	5,312.04	4,720.47	5,553.50	88.92	191.52
685,000	4,110.04	4,835.34	4,315.54	5,077.11	4,521.04	5,318.87	4,726.54	5,560.64	89.05	191.80
686,000	4,115.32	4,841.55	4,321.08	5,083.63	4,526.85	5,325.71	4,732.62	5,567.78	89.18	192.08
687,000	4,120.60	4,847.76	4,326.63	5,090.15	4,532.66	5,332.54	4,738.69	5,574.92	89.31	192.36
688,000	4,125.87	4,853.97	4,332.17	5,096.67	4,538.46	5,339.37	4,744.76	5,582.07	89.44	192.64
689,000	4,131.15	4,860.18	4,337.71	5,103.19	4,544.27	5,346.20	4,750.83	5,589.21	89.57	192.92
690,000	4,136.43	4,866.39	4,343.25	5,109.71	4,550.07	5,353.03	4,756.90	5,596.35	89.70	193.20
691,000	4,141.71	4,872.60	4,348.80	5,116.23	4,555.88	5,359.86	4,762.97	5,603.49	89.83	193.48
692,000	4,146.99	4,878.81	4,354.34	5,122.75	4,561.69	5,366.69	4,769.04	5,610.63	89.96	193.76
693,000	4,152.27	4,885.02	4,359.88	5,129.27	4,567.49	5,373.52	4,775.11	5,617.77	90.09	194.04
694,000	4,157.55	4,891.23	4,365.42	5,135.79	4,573.30	5,380.35	4,781.18	5,624.91	90.22	194.32
695,000	4,162.82	4,897.44	4,370.97	5,142.31	4,579.11	5,387.18	4,787.25	5,632.06	90.35	194.60

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
696,000	4,168.10	4,903.65	4,376.51	5,148.83	4,584.91	5,394.02	4,793.32	5,639.20	90.48	194.88
697,000	4,173.38	4,909.86	4,382.05	5,155.35	4,590.72	5,400.85	4,799.39	5,646.34	90.61	195.16
698,000	4,178.66	4,916.07	4,387.59	5,161.87	4,596.53	5,407.68	4,805.46	5,653.48	90.74	195.44
699,000	4,183.94	4,922.28	4,393.13	5,168.39	4,602.33	5,414.51	4,811.53	5,660.62	90.87	195.72
700,000	4,189.22	4,928.49	4,398.68	5,174.91	4,608.14	5,421.34	4,817.60	5,667.76	91.00	196.00
701,000	4,194.50	4,934.70	4,404.22	5,181.44	4,613.94	5,428.17	4,823.67	5,674.91	91.13	196.28
702,000	4,199.77	4,940.91	4,409.76	5,187.96	4,619.75	5,435.00	4,829.74	5,682.05	91.26	196.56
703,000	4,205.05	4,947.12	4,415.30	5,194.48	4,625.56	5,441.83	4,835.81	5,689.19	91.39	196.84
704,000	4,210.33	4,953.33	4,420.85	5,201.00	4,631.36	5,448.66	4,841.88	5,696.33	91.52	197.12
705,000	4,215.61	4,959.54	4,426.39	5,207.52	4,637.17	5,455.49	4,847.95	5,703.47	91.65	197.40
706,000	4,220.89	4,965.75	4,431.93	5,214.04	4,642.98	5,462.33	4,854.02	5,710.61	91.78	197.68
707,000	4,226.17	4,971.96	4,437.47	5,220.56	4,648.78	5,469.16	4,860.09	5,717.75	91.91	197.96
708,000	4,231.44	4,978.17	4,443.02	5,227.08	4,654.59	5,475.99	4,866.16	5,724.90	92.04	198.24
709,000	4,236.72	4,984.38	4,448.56	5,233.60	4,660.40	5,482.82	4,872.23	5,732.04	92.17	198.52
710,000	4,242.00	4,990.59	4,454.10	5,240.12	4,666.20	5,489.65	4,878.30	5,739.18	92.30	198.80
711,000	4,247.28	4,996.80	4,459.64	5,246.64	4,672.01	5,496.48	4,884.37	5,746.32	92.43	199.08
712,000	4,252.56	5,003.01	4,465.19	5,253.16	4,677.81	5,503.31	4,890.44	5,753.46	92.56	199.36
713,000	4,257.84	5,009.22	4,470.73	5,259.68	4,683.62	5,510.14	4,896.51	5,760.60	92.69	199.64
714,000	4,263.12	5,015.43	4,476.27	5,266.20	4,689.43	5,516.97	4,902.58	5,767.74	92.82	199.92
715,000	4,268.39	5,021.64	4,481.81	5,272.72	4,695.23	5,523.80	4,908.65	5,774.89	92.95	200.20
716,000	4,273.67	5,027.85	4,487.36	5,279.24	4,701.04	5,530.64	4,914.72	5,782.03	93.08	200.48
717,000	4,278.95	5,034.06	4,492.90	5,285.76	4,706.85	5,537.47	4,920.79	5,789.17	93.21	200.76
718,000	4,284.23	5,040.27	4,498.44	5,292.28	4,712.65	5,544.30	4,926.86	5,796.31	93.34	201.04
719,000	4,289.51	5,046.48	4,503.98	5,298.80	4,718.46	5,551.13	4,932.93	5,803.45	93.47	201.32
720,000	4,294.79	5,052.69	4,509.53	5,305.32	4,724.27	5,557.96	4,939.00	5,810.59	93.60	201.60
721,000	4,300.07	5,058.90	4,515.07	5,311.85	4,730.07	5,564.79	4,945.07	5,817.74	93.73	201.88
722,000	4,305.34	5,065.11	4,520.61	5,318.37	4,735.88	5,571.62	4,951.15	5,824.88	93.86	202.16
723,000	4,310.62	5,071.32	4,526.15	5,324.89	4,741.68	5,578.45	4,957.22	5,832.02	93.99	202.44
724,000	4,315.90	5,077.53	4,531.70	5,331.41	4,747.49	5,585.28	4,963.29	5,839.16	94.12	202.72

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
725,000	4,321.18	5,083.74	4,537.24	5,337.93	4,753.30	5,592.11	4,969.36	5,846.30	94.25	203.00
726,000	4,326.46	5,089.95	4,542.78	5,344.45	4,759.10	5,598.95	4,975.43	5,853.44	94.38	203.28
727,000	4,331.74	5,096.16	4,548.32	5,350.97	4,764.91	5,605.78	4,981.50	5,860.58	94.51	203.56
728,000	4,337.01	5,102.37	4,553.87	5,357.49	4,770.72	5,612.61	4,987.57	5,867.73	94.64	203.84
729,000	4,342.29	5,108.58	4,559.41	5,364.01	4,776.52	5,619.44	4,993.64	5,874.87	94.77	204.12
730,000	4,347.57	5,114.79	4,564.95	5,370.53	4,782.33	5,626.27	4,999.71	5,882.01	94.90	204.40
731,000	4,352.85	5,121.00	4,570.49	5,377.05	4,788.14	5,633.10	5,005.78	5,889.15	95.03	204.68
732,000	4,358.13	5,127.21	4,576.03	5,383.57	4,793.94	5,639.93	5,011.85	5,896.29	95.16	204.96
733,000	4,363.41	5,133.42	4,581.58	5,390.09	4,799.75	5,646.76	5,017.92	5,903.43	95.29	205.24
734,000	4,368.69	5,139.63	4,587.12	5,396.61	4,805.55	5,653.59	5,023.99	5,910.57	95.42	205.52
735,000	4,373.96	5,145.84	4,592.66	5,403.13	4,811.36	5,660.42	5,030.06	5,917.72	95.55	205.80
736,000	4,379.24	5,152.05	4,598.20	5,409.65	4,817.17	5,667.26	5,036.13	5,924.86	95.68	206.08
737,000	4,384.52	5,158.26	4,603.75	5,416.17	4,822.97	5,674.09	5,042.20	5,932.00	95.81	206.36
738,000	4,389.80	5,164.47	4,609.29	5,422.69	4,828.78	5,680.92	5,048.27	5,939.14	95.94	206.64
739,000	4,395.08	5,170.68	4,614.83	5,429.21	4,834.59	5,687.75	5,054.34	5,946.28	96.07	206.92
740,000	4,400.36	5,176.89	4,620.37	5,435.73	4,840.39	5,694.58	5,060.41	5,953.42	96.20	207.20
741,000	4,405.64	5,183.10	4,625.92	5,442.26	4,846.20	5,701.41	5,066.48	5,960.57	96.33	207.48
742,000	4,410.91	5,189.31	4,631.46	5,448.78	4,852.00	5,708.24	5,072.55	5,967.71	96.46	207.76
743,000	4,416.19	5,195.52	4,637.00	5,455.30	4,857.81	5,715.07	5,078.62	5,974.85	96.59	208.04
744,000	4,421.47	5,201.73	4,642.54	5,461.82	4,863.62	5,721.90	5,084.69	5,981.99	96.72	208.32
745,000	4,426.75	5,207.94	4,648.09	5,468.34	4,869.42	5,728.73	5,090.76	5,989.13	96.85	208.60
746,000	4,432.03	5,214.15	4,653.63	5,474.86	4,875.23	5,735.57	5,096.83	5,996.27	96.98	208.88
747,000	4,437.31	5,220.36	4,659.17	5,481.38	4,881.04	5,742.40	5,102.90	6,003.41	97.11	209.16
748,000	4,442.58	5,226.57	4,664.71	5,487.90	4,886.84	5,749.23	5,108.97	6,010.56	97.24	209.44
749,000	4,447.86	5,232.78	4,670.26	5,494.42	4,892.65	5,756.06	5,115.04	6,017.70	97.37	209.72
750,000	4,453.14	5,238.99	4,675.80	5,500.94	4,898.46	5,762.89	5,121.11	6,024.84	97.50	210.00
751,000	4,458.42	5,245.20	4,681.34	5,507.46	4,904.26	5,769.72	5,127.18	6,031.98	97.63	210.28
752,000	4,463.70	5,251.41	4,686.88	5,513.98	4,910.07	5,776.55	5,133.25	6,039.12	97.76	210.56
753,000	4,468.98	5,257.62	4,692.43	5,520.50	4,915.87	5,783.38	5,139.32	6,046.26	97.89	210.84

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
754,000	4,474.26	5,263.83	4,697.97	5,527.02	4,921.68	5,790.21	5,145.39	6,053.40	98.02	211.12
755,000	4,479.53	5,270.04	4,703.51	5,533.54	4,927.49	5,797.04	5,151.46	6,060.55	98.15	211.40
756,000	4,484.81	5,276.25	4,709.05	5,540.06	4,933.29	5,803.88	5,157.53	6,067.69	98.28	211.68
757,000	4,490.09	5,282.46	4,714.60	5,546.58	4,939.10	5,810.71	5,163.60	6,074.83	98.41	211.96
758,000	4,495.37	5,288.67	4,720.14	5,553.10	4,944.91	5,817.54	5,169.67	6,081.97	98.54	212.24
759,000	4,500.65	5,294.88	4,725.68	5,559.62	4,950.71	5,824.37	5,175.75	6,089.11	98.67	212.52
760,000	4,505.93	5,301.09	4,731.22	5,566.14	4,956.52	5,831.20	5,181.82	6,096.25	98.80	212.80
761,000	4,511.21	5,307.30	4,736.77	5,572.67	4,962.33	5,838.03	5,187.89	6,103.40	98.93	213.08
762,000	4,516.48	5,313.51	4,742.31	5,579.19	4,968.13	5,844.86	5,193.96	6,110.54	99.06	213.36
763,000	4,521.76	5,319.72	4,747.85	5,585.71	4,973.94	5,851.69	5,200.03	6,117.68	99.19	213.64
764,000	4,527.04	5,325.93	4,753.39	5,592.23	4,979.74	5,858.52	5,206.10	6,124.82	99.32	213.92
765,000	4,532.32	5,332.14	4,758.93	5,598.75	4,985.55	5,865.35	5,212.17	6,131.96	99.45	214.20
766,000	4,537.60	5,338.35	4,764.48	5,605.27	4,991.36	5,872.19	5,218.24	6,139.10	99.58	214.48
767,000	4,542.88	5,344.56	4,770.02	5,611.79	4,997.16	5,879.02	5,224.31	6,146.24	99.71	214.76
768,000	4,548.15	5,350.77	4,775.56	5,618.31	5,002.97	5,885.85	5,230.38	6,153.39	99.84	215.04
769,000	4,553.43	5,356.98	4,781.10	5,624.83	5,008.78	5,892.68	5,236.45	6,160.53	99.97	215.32
770,000	4,558.71	5,363.19	4,786.65	5,631.35	5,014.58	5,899.51	5,242.52	6,167.67	100.10	215.60
771,000	4,563.99	5,369.40	4,792.19	5,637.87	5,020.39	5,906.34	5,248.59	6,174.81	100.23	215.88
772,000	4,569.27	5,375.61	4,797.73	5,644.39	5,026.20	5,913.17	5,254.66	6,181.95	100.36	216.16
773,000	4,574.55	5,381.82	4,803.27	5,650.91	5,032.00	5,920.00	5,260.73	6,189.09	100.49	216.44
774,000	4,579.83	5,388.03	4,808.82	5,657.43	5,037.81	5,926.83	5,266.80	6,196.23	100.62	216.72
775,000	4,585.10	5,394.24	4,814.36	5,663.95	5,043.61	5,933.66	5,272.87	6,203.38	100.75	217.00
776,000	4,590.38	5,400.45	4,819.90	5,670.47	5,049.42	5,940.50	5,278.94	6,210.52	100.88	217.28
777,000	4,595.66	5,406.66	4,825.44	5,676.99	5,055.23	5,947.33	5,285.01	6,217.66	101.01	217.56
778,000	4,600.94	5,412.87	4,830.99	5,683.51	5,061.03	5,954.16	5,291.08	6,224.80	101.14	217.84
779,000	4,606.22	5,419.08	4,836.53	5,690.03	5,066.84	5,960.99	5,297.15	6,231.94	101.27	218.12
780,000	4,611.50	5,425.29	4,842.07	5,696.55	5,072.65	5,967.82	5,303.22	6,239.08	101.40	218.40
781,000	4,616.78	5,431.50	4,847.61	5,703.08	5,078.45	5,974.65	5,309.29	6,246.23	101.53	218.68
782,000	4,622.05	5,437.71	4,853.16	5,709.60	5,084.26	5,981.48	5,315.36	6,253.37	101.66	218.96

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
783,000	4,627.33	5,443.92	4,858.70	5,716.12	5,090.07	5,988.31	5,321.43	6,260.51	101.79	219.24
784,000	4,632.61	5,450.13	4,864.24	5,722.64	5,095.87	5,995.14	5,327.50	6,267.65	101.92	219.52
785,000	4,637.89	5,456.34	4,869.78	5,729.16	5,101.68	6,001.97	5,333.57	6,274.79	102.05	219.80
786,000	4,643.17	5,462.55	4,875.33	5,735.68	5,107.48	6,008.81	5,339.64	6,281.93	102.18	220.08
787,000	4,648.45	5,468.76	4,880.87	5,742.20	5,113.29	6,015.64	5,345.71	6,289.07	102.31	220.36
788,000	4,653.72	5,474.97	4,886.41	5,748.72	5,119.10	6,022.47	5,351.78	6,296.22	102.44	220.64
789,000	4,659.00	5,481.18	4,891.95	5,755.24	5,124.90	6,029.30	5,357.85	6,303.36	102.57	220.92
790,000	4,664.28	5,487.39	4,897.50	5,761.76	5,130.71	6,036.13	5,363.92	6,310.50	102.70	221.20
791,000	4,669.56	5,493.60	4,903.04	5,768.28	5,136.52	6,042.96	5,369.99	6,317.64	102.83	221.48
792,000	4,674.84	5,499.81	4,908.58	5,774.80	5,142.32	6,049.79	5,376.06	6,324.78	102.96	221.76
793,000	4,680.12	5,506.02	4,914.12	5,781.32	5,148.13	6,056.62	5,382.13	6,331.92	103.09	222.04
794,000	4,685.40	5,512.23	4,919.67	5,787.84	5,153.94	6,063.45	5,388.20	6,339.06	103.22	222.32
795,000	4,690.67	5,518.44	4,925.21	5,794.36	5,159.74	6,070.28	5,394.28	6,346.21	103.35	222.60
796,000	4,695.95	5,524.65	4,930.75	5,800.88	5,165.55	6,077.12	5,400.35	6,353.35	103.48	222.88
797,000	4,701.23	5,530.86	4,936.29	5,807.40	5,171.35	6,083.95	5,406.42	6,360.49	103.61	223.16
798,000	4,706.51	5,537.07	4,941.83	5,813.92	5,177.16	6,090.78	5,412.49	6,367.63	103.74	223.44
799,000	4,711.79	5,543.28	4,947.38	5,820.44	5,182.97	6,097.61	5,418.56	6,374.77	103.87	223.72
800,000	4,717.07	5,549.49	4,952.92	5,826.96	5,188.77	6,104.44	5,424.63	6,381.91	104.00	224.00
801,000	4,722.35	5,555.70	4,958.46	5,833.49	5,194.58	6,111.27	5,430.70	6,389.06	104.13	224.28
802,000	4,727.62	5,561.91	4,964.00	5,840.01	5,200.39	6,118.10	5,436.77	6,396.20	104.26	224.56
803,000	4,732.90	5,568.12	4,969.55	5,846.53	5,206.19	6,124.93	5,442.84	6,403.34	104.39	224.84
804,000	4,738.18	5,574.33	4,975.09	5,853.05	5,212.00	6,131.76	5,448.91	6,410.48	104.52	225.12
805,000	4,743.46	5,580.54	4,980.63	5,859.57	5,217.80	6,138.59	5,454.98	6,417.62	104.65	225.40
806,000	4,748.74	5,586.75	4,986.17	5,866.09	5,223.61	6,145.43	5,461.05	6,424.76	104.78	225.68
807,000	4,754.02	5,592.96	4,991.72	5,872.61	5,229.42	6,152.26	5,467.12	6,431.90	104.91	225.96
808,000	4,759.29	5,599.17	4,997.26	5,879.13	5,235.22	6,159.09	5,473.19	6,439.05	105.04	226.24
809,000	4,764.57	5,605.38	5,002.80	5,885.65	5,241.03	6,165.92	5,479.26	6,446.19	105.17	226.52
810,000	4,769.85	5,611.59	5,008.34	5,892.17	5,246.84	6,172.75	5,485.33	6,453.33	105.30	226.80
811,000	4,775.13	5,617.80	5,013.89	5,898.69	5,252.64	6,179.58	5,491.40	6,460.47	105.43	227.08

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
812,000	4,780.41	5,624.01	5,019.43	5,905.21	5,258.45	6,186.41	5,497.47	6,467.61	105.56	227.36
813,000	4,785.69	5,630.22	5,024.97	5,911.73	5,264.26	6,193.24	5,503.54	6,474.75	105.69	227.64
814,000	4,790.97	5,636.43	5,030.51	5,918.25	5,270.06	6,200.07	5,509.61	6,481.89	105.82	227.92
815,000	4,796.24	5,642.64	5,036.06	5,924.77	5,275.87	6,206.90	5,515.68	6,489.04	105.95	228.20
816,000	4,801.52	5,648.85	5,041.60	5,931.29	5,281.67	6,213.74	5,521.75	6,496.18	106.08	228.48
817,000	4,806.80	5,655.06	5,047.14	5,937.81	5,287.48	6,220.57	5,527.82	6,503.32	106.21	228.76
818,000	4,812.08	5,661.27	5,052.68	5,944.33	5,293.29	6,227.40	5,533.89	6,510.46	106.34	229.04
819,000	4,817.36	5,667.48	5,058.23	5,950.85	5,299.09	6,234.23	5,539.96	6,517.60	106.47	229.32
820,000	4,822.64	5,673.69	5,063.77	5,957.37	5,304.90	6,241.06	5,546.03	6,524.74	106.60	229.60
821,000	4,827.92	5,679.90	5,069.31	5,963.90	5,310.71	6,247.89	5,552.10	6,531.89	106.73	229.88
822,000	4,833.19	5,686.11	5,074.85	5,970.42	5,316.51	6,254.72	5,558.17	6,539.03	106.86	230.16
823,000	4,838.47	5,692.32	5,080.40	5,976.94	5,322.32	6,261.55	5,564.24	6,546.17	106.99	230.44
824,000	4,843.75	5,698.53	5,085.94	5,983.46	5,328.13	6,268.38	5,570.31	6,553.31	107.12	230.72
825,000	4,849.03	5,704.74	5,091.48	5,989.98	5,333.93	6,275.21	5,576.38	6,560.45	107.25	231.00
826,000	4,854.31	5,710.95	5,097.02	5,996.50	5,339.74	6,282.05	5,582.45	6,567.59	107.38	231.28
827,000	4,859.59	5,717.16	5,102.57	6,003.02	5,345.54	6,288.88	5,588.52	6,574.73	107.51	231.56
828,000	4,864.86	5,723.37	5,108.11	6,009.54	5,351.35	6,295.71	5,594.59	6,581.88	107.64	231.84
829,000	4,870.14	5,729.58	5,113.65	6,016.06	5,357.16	6,302.54	5,600.66	6,589.02	107.77	232.12
830,000	4,875.42	5,735.79	5,119.19	6,022.58	5,362.96	6,309.37	5,606.73	6,596.16	107.90	232.40
831,000	4,880.70	5,742.00	5,124.74	6,029.10	5,368.77	6,316.20	5,612.81	6,603.30	108.03	232.68
832,000	4,885.98	5,748.21	5,130.28	6,035.62	5,374.58	6,323.03	5,618.88	6,610.44	108.16	232.96
833,000	4,891.26	5,754.42	5,135.82	6,042.14	5,380.38	6,329.86	5,624.95	6,617.58	108.29	233.24
834,000	4,896.54	5,760.63	5,141.36	6,048.66	5,386.19	6,336.69	5,631.02	6,624.72	108.42	233.52
835,000	4,901.81	5,766.84	5,146.90	6,055.18	5,392.00	6,343.52	5,637.09	6,631.87	108.55	233.80
836,000	4,907.09	5,773.05	5,152.45	6,061.70	5,397.80	6,350.36	5,643.16	6,639.01	108.68	234.08
837,000	4,912.37	5,779.26	5,157.99	6,068.22	5,403.61	6,357.19	5,649.23	6,646.15	108.81	234.36
838,000	4,917.65	5,785.47	5,163.53	6,074.74	5,409.41	6,364.02	5,655.30	6,653.29	108.94	234.64
839,000	4,922.93	5,791.68	5,169.07	6,081.26	5,415.22	6,370.85	5,661.37	6,660.43	109.07	234.92
840,000	4,928.21	5,797.89	5,174.62	6,087.78	5,421.03	6,377.68	5,667.44	6,667.57	109.20	235.20

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
841,000	4,933.49	5,804.10	5,180.16	6,094.31	5,426.83	6,384.51	5,673.51	6,674.72	109.33	235.48
842,000	4,938.76	5,810.31	5,185.70	6,100.83	5,432.64	6,391.34	5,679.58	6,681.86	109.46	235.76
843,000	4,944.04	5,816.52	5,191.24	6,107.35	5,438.45	6,398.17	5,685.65	6,689.00	109.59	236.04
844,000	4,949.32	5,822.73	5,196.79	6,113.87	5,444.25	6,405.00	5,691.72	6,696.14	109.72	236.32
845,000	4,954.60	5,828.94	5,202.33	6,120.39	5,450.06	6,411.83	5,697.79	6,703.28	109.85	236.60
846,000	4,959.88	5,835.15	5,207.87	6,126.91	5,455.87	6,418.67	5,703.86	6,710.42	109.98	236.88
847,000	4,965.16	5,841.36	5,213.41	6,133.43	5,461.67	6,425.50	5,709.93	6,717.56	110.11	237.16
848,000	4,970.43	5,847.57	5,218.96	6,139.95	5,467.48	6,432.33	5,716.00	6,724.71	110.24	237.44
849,000	4,975.71	5,853.78	5,224.50	6,146.47	5,473.28	6,439.16	5,722.07	6,731.85	110.37	237.72
850,000	4,980.99	5,859.99	5,230.04	6,152.99	5,479.09	6,445.99	5,728.14	6,738.99	110.50	238.00
851,000	4,986.27	5,866.20	5,235.58	6,159.51	5,484.90	6,452.82	5,734.21	6,746.13	110.63	238.28
852,000	4,991.55	5,872.41	5,241.13	6,166.03	5,490.70	6,459.65	5,740.28	6,753.27	110.76	238.56
853,000	4,996.83	5,878.62	5,246.67	6,172.55	5,496.51	6,466.48	5,746.35	6,760.41	110.89	238.84
854,000	5,002.11	5,884.83	5,252.21	6,179.07	5,502.32	6,473.31	5,752.42	6,767.55	111.02	239.12
855,000	5,007.38	5,891.04	5,257.75	6,185.59	5,508.12	6,480.14	5,758.49	6,774.70	111.15	239.40
856,000	5,012.66	5,897.25	5,263.30	6,192.11	5,513.93	6,486.98	5,764.56	6,781.84	111.28	239.68
857,000	5,017.94	5,903.46	5,268.84	6,198.63	5,519.74	6,493.81	5,770.63	6,788.98	111.41	239.96
858,000	5,023.22	5,909.67	5,274.38	6,205.15	5,525.54	6,500.64	5,776.70	6,796.12	111.54	240.24
859,000	5,028.50	5,915.88	5,279.92	6,211.67	5,531.35	6,507.47	5,782.77	6,803.26	111.67	240.52
860,000	5,033.78	5,922.09	5,285.47	6,218.19	5,537.15	6,514.30	5,788.84	6,810.40	111.80	240.80
861,000	5,039.06	5,928.30	5,291.01	6,224.72	5,542.96	6,521.13	5,794.91	6,817.55	111.93	241.08
862,000	5,044.33	5,934.51	5,296.55	6,231.24	5,548.77	6,527.96	5,800.98	6,824.69	112.06	241.36
863,000	5,049.61	5,940.72	5,302.09	6,237.76	5,554.57	6,534.79	5,807.05	6,831.83	112.19	241.64
864,000	5,054.89	5,946.93	5,307.64	6,244.28	5,560.38	6,541.62	5,813.12	6,838.97	112.32	241.92
865,000	5,060.17	5,953.14	5,313.18	6,250.80	5,566.19	6,548.45	5,819.19	6,846.11	112.45	242.20
866,000	5,065.45	5,959.35	5,318.72	6,257.32	5,571.99	6,555.29	5,825.26	6,853.25	112.58	242.48
867,000	5,070.73	5,965.56	5,324.26	6,263.84	5,577.80	6,562.12	5,831.33	6,860.39	112.71	242.76
868,000	5,076.00	5,971.77	5,329.80	6,270.36	5,583.60	6,568.95	5,837.41	6,867.54	112.84	243.04
869,000	5,081.28	5,977.98	5,335.35	6,276.88	5,589.41	6,575.78	5,843.48	6,874.68	112.97	243.32

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	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
870,000	5,086.56	5,984.19	5,340.89	6,283.40	5,595.22	6,582.61	5,849.55	6,881.82	113.10	243.60
871,000	5,091.84	5,990.40	5,346.43	6,289.92	5,601.02	6,589.44	5,855.62	6,888.96	113.23	243.88
872,000	5,097.12	5,996.61	5,351.97	6,296.44	5,606.83	6,596.27	5,861.69	6,896.10	113.36	244.16
873,000	5,102.40	6,002.82	5,357.52	6,302.96	5,612.64	6,603.10	5,867.76	6,903.24	113.49	244.44
874,000	5,107.68	6,009.03	5,363.06	6,309.48	5,618.44	6,609.93	5,873.83	6,910.38	113.62	244.72
875,000	5,112.95	6,015.24	5,368.60	6,316.00	5,624.25	6,616.76	5,879.90	6,917.53	113.75	245.00
876,000	5,118.23	6,021.45	5,374.14	6,322.52	5,630.06	6,623.60	5,885.97	6,924.67	113.88	245.28
877,000	5,123.51	6,027.66	5,379.69	6,329.04	5,635.86	6,630.43	5,892.04	6,931.81	114.01	245.56
878,000	5,128.79	6,033.87	5,385.23	6,335.56	5,641.67	6,637.26	5,898.11	6,938.95	114.14	245.84
879,000	5,134.07	6,040.08	5,390.77	6,342.08	5,647.47	6,644.09	5,904.18	6,946.09	114.27	246.12
880,000	5,139.35	6,046.29	5,396.31	6,348.60	5,653.28	6,650.92	5,910.25	6,953.23	114.40	246.40
881,000	5,144.63	6,052.50	5,401.86	6,355.13	5,659.09	6,657.75	5,916.32	6,960.38	114.53	246.68
882,000	5,149.90	6,058.71	5,407.40	6,361.65	5,664.89	6,664.58	5,922.39	6,967.52	114.66	246.96
883,000	5,155.18	6,064.92	5,412.94	6,368.17	5,670.70	6,671.41	5,928.46	6,974.66	114.79	247.24
884,000	5,160.46	6,071.13	5,418.48	6,374.69	5,676.51	6,678.24	5,934.53	6,981.80	114.92	247.52
885,000	5,165.74	6,077.34	5,424.03	6,381.21	5,682.31	6,685.07	5,940.60	6,988.94	115.05	247.80
886,000	5,171.02	6,083.55	5,429.57	6,387.73	5,688.12	6,691.91	5,946.67	6,996.08	115.18	248.08
887,000	5,176.30	6,089.76	5,435.11	6,394.25	5,693.93	6,698.74	5,952.74	7,003.22	115.31	248.36
888,000	5,181.57	6,095.97	5,440.65	6,400.77	5,699.73	6,705.57	5,958.81	7,010.37	115.44	248.64
889,000	5,186.85	6,102.18	5,446.20	6,407.29	5,705.54	6,712.40	5,964.88	7,017.51	115.57	248.92
890,000	5,192.13	6,108.39	5,451.74	6,413.81	5,711.34	6,719.23	5,970.95	7,024.65	115.70	249.20
891,000	5,197.41	6,114.60	5,457.28	6,420.33	5,717.15	6,726.06	5,977.02	7,031.79	115.83	249.48
892,000	5,202.69	6,120.81	5,462.82	6,426.85	5,722.96	6,732.89	5,983.09	7,038.93	115.96	249.76
893,000	5,207.97	6,127.02	5,468.37	6,433.37	5,728.76	6,739.72	5,989.16	7,046.07	116.09	250.04
894,000	5,213.25	6,133.23	5,473.91	6,439.89	5,734.57	6,746.55	5,995.23	7,053.21	116.22	250.32
895,000	5,218.52	6,139.44	5,479.45	6,446.41	5,740.38	6,753.38	6,001.30	7,060.36	116.35	250.60
896,000	5,223.80	6,145.65	5,484.99	6,452.93	5,746.18	6,760.22	6,007.37	7,067.50	116.48	250.88
897,000	5,229.08	6,151.86	5,490.54	6,459.45	5,751.99	6,767.05	6,013.44	7,074.64	116.61	251.16
898,000	5,234.36	6,158.07	5,496.08	6,465.97	5,757.80	6,773.88	6,019.51	7,081.78	116.74	251.44

CITY OF CUDAHY
BUILDING PERMIT AND PLAN CHECKING FEES
Effective Date: July 1, 2015

Permit Issuance Fee **$25.83**

VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
899,000	5,239.64	6,164.28	5,501.62	6,472.49	5,763.60	6,780.71	6,025.58	7,088.92	116.87	251.72
900,000	5,244.92	6,170.49	5,507.16	6,479.01	5,769.41	6,787.54	6,031.65	7,096.06	117.00	252.00
901,000	5,250.20	6,176.70	5,512.70	6,485.54	5,775.21	6,794.37	6,037.72	7,103.21	117.13	252.28
902,000	5,255.47	6,182.91	5,518.25	6,492.06	5,781.02	6,801.20	6,043.79	7,110.35	117.26	252.56
903,000	5,260.75	6,189.12	5,523.79	6,498.58	5,786.83	6,808.03	6,049.86	7,117.49	117.39	252.84
904,000	5,266.03	6,195.33	5,529.33	6,505.10	5,792.63	6,814.86	6,055.94	7,124.63	117.52	253.12
905,000	5,271.31	6,201.54	5,534.87	6,511.62	5,798.44	6,821.69	6,062.01	7,131.77	117.65	253.40
906,000	5,276.59	6,207.75	5,540.42	6,518.14	5,804.25	6,828.53	6,068.08	7,138.91	117.78	253.68
907,000	5,281.87	6,213.96	5,545.96	6,524.66	5,810.05	6,835.36	6,074.15	7,146.05	117.91	253.96
908,000	5,287.14	6,220.17	5,551.50	6,531.18	5,815.86	6,842.19	6,080.22	7,153.20	118.04	254.24
909,000	5,292.42	6,226.38	5,557.04	6,537.70	5,821.67	6,849.02	6,086.29	7,160.34	118.17	254.52
910,000	5,297.70	6,232.59	5,562.59	6,544.22	5,827.47	6,855.85	6,092.36	7,167.48	118.30	254.80
911,000	5,302.98	6,238.80	5,568.13	6,550.74	5,833.28	6,862.68	6,098.43	7,174.62	118.43	255.08
912,000	5,308.26	6,245.01	5,573.67	6,557.26	5,839.08	6,869.51	6,104.50	7,181.76	118.56	255.36
913,000	5,313.54	6,251.22	5,579.21	6,563.78	5,844.89	6,876.34	6,110.57	7,188.90	118.69	255.64
914,000	5,318.82	6,257.43	5,584.76	6,570.30	5,850.70	6,883.17	6,116.64	7,196.04	118.82	255.92
915,000	5,324.09	6,263.64	5,590.30	6,576.82	5,856.50	6,890.00	6,122.71	7,203.19	118.95	256.20
916,000	5,329.37	6,269.85	5,595.84	6,583.34	5,862.31	6,896.84	6,128.78	7,210.33	119.08	256.48
917,000	5,334.65	6,276.06	5,601.38	6,589.86	5,868.12	6,903.67	6,134.85	7,217.47	119.21	256.76
918,000	5,339.93	6,282.27	5,606.93	6,596.38	5,873.92	6,910.50	6,140.92	7,224.61	119.34	257.04
919,000	5,345.21	6,288.48	5,612.47	6,602.90	5,879.73	6,917.33	6,146.99	7,231.75	119.47	257.32
920,000	5,350.49	6,294.69	5,618.01	6,609.42	5,885.54	6,924.16	6,153.06	7,238.89	119.60	257.60
921,000	5,355.77	6,300.90	5,623.55	6,615.95	5,891.34	6,930.99	6,159.13	7,246.04	119.73	257.88
922,000	5,361.04	6,307.11	5,629.10	6,622.47	5,897.15	6,937.82	6,165.20	7,253.18	119.86	258.16
923,000	5,366.32	6,313.32	5,634.64	6,628.99	5,902.95	6,944.65	6,171.27	7,260.32	119.99	258.44
924,000	5,371.60	6,319.53	5,640.18	6,635.51	5,908.76	6,951.48	6,177.34	7,267.46	120.12	258.72
925,000	5,376.88	6,325.74	5,645.72	6,642.03	5,914.57	6,958.31	6,183.41	7,274.60	120.25	259.00
926,000	5,382.16	6,331.95	5,651.27	6,648.55	5,920.37	6,965.15	6,189.48	7,281.74	120.38	259.28
927,000	5,387.44	6,338.16	5,656.81	6,655.07	5,926.18	6,971.98	6,195.55	7,288.88	120.51	259.56

CITY OF CUDAHY
BUILDING PERMIT AND PLAN CHECKING FEES
Effective Date: July 1, 2015

Permit Issuance Fee **$25.83**

VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
928,000	5,392.71	6,344.37	5,662.35	6,661.59	5,931.99	6,978.81	6,201.62	7,296.03	120.64	259.84
929,000	5,397.99	6,350.58	5,667.89	6,668.11	5,937.79	6,985.64	6,207.69	7,303.17	120.77	260.12
930,000	5,403.27	6,356.79	5,673.44	6,674.63	5,943.60	6,992.47	6,213.76	7,310.31	120.90	260.40
931,000	5,408.55	6,363.00	5,678.98	6,681.15	5,949.41	6,999.30	6,219.83	7,317.45	121.03	260.68
932,000	5,413.83	6,369.21	5,684.52	6,687.67	5,955.21	7,006.13	6,225.90	7,324.59	121.16	260.96
933,000	5,419.11	6,375.42	5,690.06	6,694.19	5,961.02	7,012.96	6,231.97	7,331.73	121.29	261.24
934,000	5,424.39	6,381.63	5,695.60	6,700.71	5,966.82	7,019.79	6,238.04	7,338.87	121.42	261.52
935,000	5,429.66	6,387.84	5,701.15	6,707.23	5,972.63	7,026.62	6,244.11	7,346.02	121.55	261.80
936,000	5,434.94	6,394.05	5,706.69	6,713.75	5,978.44	7,033.46	6,250.18	7,353.16	121.68	262.08
937,000	5,440.22	6,400.26	5,712.23	6,720.27	5,984.24	7,040.29	6,256.25	7,360.30	121.81	262.36
938,000	5,445.50	6,406.47	5,717.77	6,726.79	5,990.05	7,047.12	6,262.32	7,367.44	121.94	262.64
939,000	5,450.78	6,412.68	5,723.32	6,733.31	5,995.86	7,053.95	6,268.39	7,374.58	122.07	262.92
940,000	5,456.06	6,418.89	5,728.86	6,739.83	6,001.66	7,060.78	6,274.46	7,381.72	122.20	263.20
941,000	5,461.34	6,425.10	5,734.40	6,746.36	6,007.47	7,067.61	6,280.54	7,388.87	122.33	263.48
942,000	5,466.61	6,431.31	5,739.94	6,752.88	6,013.27	7,074.44	6,286.61	7,396.01	122.46	263.76
943,000	5,471.89	6,437.52	5,745.49	6,759.40	6,019.08	7,081.27	6,292.68	7,403.15	122.59	264.04
944,000	5,477.17	6,443.73	5,751.03	6,765.92	6,024.89	7,088.10	6,298.75	7,410.29	122.72	264.32
945,000	5,482.45	6,449.94	5,756.57	6,772.44	6,030.69	7,094.93	6,304.82	7,417.43	122.85	264.60
946,000	5,487.73	6,456.15	5,762.11	6,778.96	6,036.50	7,101.77	6,310.89	7,424.57	122.98	264.88
947,000	5,493.01	6,462.36	5,767.66	6,785.48	6,042.31	7,108.60	6,316.96	7,431.71	123.11	265.16
948,000	5,498.28	6,468.57	5,773.20	6,792.00	6,048.11	7,115.43	6,323.03	7,438.86	123.24	265.44
949,000	5,503.56	6,474.78	5,778.74	6,798.52	6,053.92	7,122.26	6,329.10	7,446.00	123.37	265.72
950,000	5,508.84	6,480.99	5,784.28	6,805.04	6,059.73	7,129.09	6,335.17	7,453.14	123.50	266.00
951,000	5,514.12	6,487.20	5,789.83	6,811.56	6,065.53	7,135.92	6,341.24	7,460.28	123.63	266.28
952,000	5,519.40	6,493.41	5,795.37	6,818.08	6,071.34	7,142.75	6,347.31	7,467.42	123.76	266.56
953,000	5,524.68	6,499.62	5,800.91	6,824.60	6,077.14	7,149.58	6,353.38	7,474.56	123.89	266.84
954,000	5,529.96	6,505.83	5,806.45	6,831.12	6,082.95	7,156.41	6,359.45	7,481.70	124.02	267.12
955,000	5,535.23	6,512.04	5,812.00	6,837.64	6,088.76	7,163.24	6,365.52	7,488.85	124.15	267.40
956,000	5,540.51	6,518.25	5,817.54	6,844.16	6,094.56	7,170.08	6,371.59	7,495.99	124.28	267.68

CITY OF CUDAHY
BUILDING PERMIT AND PLAN CHECKING FEES
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Permit Issuance Fee **$25.83**

VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
957,000	5,545.79	6,524.46	5,823.08	6,850.68	6,100.37	7,176.91	6,377.66	7,503.13	124.41	267.96
958,000	5,551.07	6,530.67	5,828.62	6,857.20	6,106.18	7,183.74	6,383.73	7,510.27	124.54	268.24
959,000	5,556.35	6,536.88	5,834.17	6,863.72	6,111.98	7,190.57	6,389.80	7,517.41	124.67	268.52
960,000	5,561.63	6,543.09	5,839.71	6,870.24	6,117.79	7,197.40	6,395.87	7,524.55	124.80	268.80
961,000	5,566.91	6,549.30	5,845.25	6,876.77	6,123.60	7,204.23	6,401.94	7,531.70	124.93	269.08
962,000	5,572.18	6,555.51	5,850.79	6,883.29	6,129.40	7,211.06	6,408.01	7,538.84	125.06	269.36
963,000	5,577.46	6,561.72	5,856.34	6,889.81	6,135.21	7,217.89	6,414.08	7,545.98	125.19	269.64
964,000	5,582.74	6,567.93	5,861.88	6,896.33	6,141.01	7,224.72	6,420.15	7,553.12	125.32	269.92
965,000	5,588.02	6,574.14	5,867.42	6,902.85	6,146.82	7,231.55	6,426.22	7,560.26	125.45	270.20
966,000	5,593.30	6,580.35	5,872.96	6,909.37	6,152.63	7,238.39	6,432.29	7,567.40	125.58	270.48
967,000	5,598.58	6,586.56	5,878.50	6,915.89	6,158.43	7,245.22	6,438.36	7,574.54	125.71	270.76
968,000	5,603.85	6,592.77	5,884.05	6,922.41	6,164.24	7,252.05	6,444.43	7,581.69	125.84	271.04
969,000	5,609.13	6,598.98	5,889.59	6,928.93	6,170.05	7,258.88	6,450.50	7,588.83	125.97	271.32
970,000	5,614.41	6,605.19	5,895.13	6,935.45	6,175.85	7,265.71	6,456.57	7,595.97	126.10	271.60
971,000	5,619.69	6,611.40	5,900.67	6,941.97	6,181.66	7,272.54	6,462.64	7,603.11	126.23	271.88
972,000	5,624.97	6,617.61	5,906.22	6,948.49	6,187.47	7,279.37	6,468.71	7,610.25	126.36	272.16
973,000	5,630.25	6,623.82	5,911.76	6,955.01	6,193.27	7,286.20	6,474.78	7,617.39	126.49	272.44
974,000	5,635.53	6,630.03	5,917.30	6,961.53	6,199.08	7,293.03	6,480.85	7,624.53	126.62	272.72
975,000	5,640.80	6,636.24	5,922.84	6,968.05	6,204.88	7,299.86	6,486.92	7,631.68	126.75	273.00
976,000	5,646.08	6,642.45	5,928.39	6,974.57	6,210.69	7,306.70	6,492.99	7,638.82	126.88	273.28
977,000	5,651.36	6,648.66	5,933.93	6,981.09	6,216.50	7,313.53	6,499.07	7,645.96	127.01	273.56
978,000	5,656.64	6,654.87	5,939.47	6,987.61	6,222.30	7,320.36	6,505.14	7,653.10	127.14	273.84
979,000	5,661.92	6,661.08	5,945.01	6,994.13	6,228.11	7,327.19	6,511.21	7,660.24	127.27	274.12
980,000	5,667.20	6,667.29	5,950.56	7,000.65	6,233.92	7,334.02	6,517.28	7,667.38	127.40	274.40
981,000	5,672.48	6,673.50	5,956.10	7,007.18	6,239.72	7,340.85	6,523.35	7,674.53	127.53	274.68
982,000	5,677.75	6,679.71	5,961.64	7,013.70	6,245.53	7,347.68	6,529.42	7,681.67	127.66	274.96
983,000	5,683.03	6,685.92	5,967.18	7,020.22	6,251.34	7,354.51	6,535.49	7,688.81	127.79	275.24
984,000	5,688.31	6,692.13	5,972.73	7,026.74	6,257.14	7,361.34	6,541.56	7,695.95	127.92	275.52
985,000	5,693.59	6,698.34	5,978.27	7,033.26	6,262.95	7,368.17	6,547.63	7,703.09	128.05	275.80

CITY OF CUDAHY
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VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS
986,000	5,698.87	6,704.55	5,983.81	7,039.78	6,268.75	7,375.01	6,553.70	7,710.23	128.18	276.08
987,000	5,704.15	6,710.76	5,989.35	7,046.30	6,274.56	7,381.84	6,559.77	7,717.37	128.31	276.36
988,000	5,709.42	6,716.97	5,994.90	7,052.82	6,280.37	7,388.67	6,565.84	7,724.52	128.44	276.64
989,000	5,714.70	6,723.18	6,000.44	7,059.34	6,286.17	7,395.50	6,571.91	7,731.66	128.57	276.92
990,000	5,719.98	6,729.39	6,005.98	7,065.86	6,291.98	7,402.33	6,577.98	7,738.80	128.70	277.20
991,000	5,725.26	6,735.60	6,011.52	7,072.38	6,297.79	7,409.16	6,584.05	7,745.94	128.83	277.48
992,000	5,730.54	6,741.81	6,017.07	7,078.90	6,303.59	7,415.99	6,590.12	7,753.08	128.96	277.76
993,000	5,735.82	6,748.02	6,022.61	7,085.42	6,309.40	7,422.82	6,596.19	7,760.22	129.09	278.04
994,000	5,741.10	6,754.23	6,028.15	7,091.94	6,315.21	7,429.65	6,602.26	7,767.36	129.22	278.32
995,000	5,746.37	6,760.44	6,033.69	7,098.46	6,321.01	7,436.48	6,608.33	7,774.51	129.35	278.60
996,000	5,751.65	6,766.65	6,039.24	7,104.98	6,326.82	7,443.32	6,614.40	7,781.65	129.48	278.88
997,000	5,756.93	6,772.86	6,044.78	7,111.50	6,332.62	7,450.15	6,620.47	7,788.79	129.61	279.16
998,000	5,762.21	6,779.07	6,050.32	7,118.02	6,338.43	7,456.98	6,626.54	7,795.93	129.74	279.44
999,000	5,767.49	6,785.28	6,055.86	7,124.54	6,344.24	7,463.81	6,632.61	7,803.07	129.87	279.72
1,000,000	5,772.77	6,791.49	6,061.40	7,131.06	6,350.04	7,470.64	6,638.68	7,810.21	130.00	280.00

STANDARD FEES:

Standard Plan Check fee is equal to 85% of the building permit fee with a minimum standard plan check fee of $75.33. Permit issuance fee is $25.83.

Standard Building Permit Formulas:

700 - 25,000 valuation- VALUATION (minus) 1000 (divided by) 1000 (times) 17.5 (plus) 67.8 (times) .9

25,001 - 50,000 valuation- VALUATION (minus) 25000 (divided by) 1000 (times) 13.5 (plus) 488.6 (times) .9

50,001 - 100,000 valuation- VALUATION (minus) 50000 (divided by) 1000 (times) 10.1 (plus) 829.8 (times) .9

100,001 - up valuation- VALUATION (minus) 100000 (divided by) 1000 (times) 6.9 (plus) 1336.1 (times) .9

ENERGY FEES:

Energy Building Permit fee is equal to 110 % of the standard building permit fee.

Energy Plan Check fee is equal to .9350% of the standard building permit fee.

CITY OF CUDAHY
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Permit Issuance Fee **$25.83**

VALUATION NOT OVER	STANDARD		+ DISABLED ACCESS		+ ENERGY		+ ENERGY & DISABLED ACCESS		SMIP FEES	
	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	P.C. FEE	PERMIT FEE	R-OCC.	OTHERS

DISABLE ACCESS:

Disable Access Building Permit fee is equal to 105% of the standard building permit fee.

Disable Access Plan Check fee is equal to .8925% of the standard building permit fee.

DISABLE ACCESS & ENERGY:

Energy and Disable Access Building Permit fee is equal to 115% of the standard building permit fee.

Energy and Disable Access Building Plan Check fee is equal to .9775% of the standard building permit fee.

STRONG MOTION:

Strong Motion Instrumental Program fee is charged at time of permit issuance:

.013 % of the total valuation of a Group R Occupancy,
.028 % of the total valuation of all other occupancies,
or $.50, whichever amount is higher.

EXCEPTIONS:

1. A combined swimming pool permit may be issued for a new swimming pool, spa or hot tub which will include all building, electrical, plumbing, heating, and excavation work. The total permit fee for the combined swimming pool permit shall be two times the building permit fee.

2. A combined building permit for one-family or two-family dwelling and attached garages(s) shall be 1.6 times the building permit fee. (Section 106.5.6 & Section 107.1)

Building Permit Fees are pursuant to the California Building Code, Section 107.1 and the County of Los Angeles Building Code Fee Schedule, Table 1-A.
Building Plan Check Fees are pursuant to the California Building Code, Section 107.2 and the County of Los Angeles Building Code Fee Schedule, Table 1-A.

Exhibit B

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT
OTHER FEES

OTHER WORK DESCRIPTION	FEES
Preliminary plan review for conceptual approval, code application/interpretation prior to submittal of permit application (two staff-hour minimum) (Exception: no fee for 15 minutes or less)	$201.51
Additional fee beyond minimum, per hour or fraction thereof	$100.71
Review of drawings and date which are sufficient to determine nature and scope of work in lieu of submittal of plans and specifications (including pedestrian protection, underground tanks, etc.)	$75.33
Minimum plan check fee for plans to be "standardized"	$138.33
Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than	$309.60
Exception: One or two family dwellings, when work is performed by owner-builder	$154.71
Noncompliance fee, when person fails to comply with written order:	
Group R-3 occupancy	$92.97
All other occupancies	$186.12
Request for hearing before Building Board of Appeals	$395.28
Exception: Regarding the unsafe conditions of building or structure per Sec. 102.4.1	
Regarding the initial determination as a welded steel moment frame building in a high earthquake damaged area	
Regarding the initial determination as a pre- April 13, 1975 Concrete Tilt-up Building	
Regarding initial determination as an unreinforced masonry building (URM)/potentially earthquake hazardous building	
Fee exemption -- Affordable Housing. Any nonprofit organization shall be exempt from any plan check, permit and inspection fees if it obtains approval from the Community Development Director that such dwelling units qualify as housing for lower income or very-low income households.	

Exhibit C

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT
OTHER FEES - EFFECTIVE DATE: JULY 14, 2014

OTHER WORK DESCRIPTION	FEES
Permit Issuance Fee - to be paid in addition to the fees set forth below	$25.74
For site inspection not otherwise covered herein by a fee and which is regulated by the Building Code.	$391.14
For inspection of any use, occupancy or change in use or occupancy	
Group R or U Occupancy	$203.04
Occupancy groups other than R and U	
Affected floor area of up to 5,000 square feet	$500.31
Affected floor area of 5,001 to 10,000 square feet	$602.10
Affected floor area of 10,001 to 100,000 square feet	$1,000.98
Affected floor area of above 100,001 square feet	$1,517.31
For inspection of the repair or rehabilitation of a building or structure declared substandard by notice, the fee shall be based on the valuation, but not less than	$353.43
For inspection of the demolition (including sewage system termination) of a building or structure	$151.74
For inspection of reinspection of Group A, Division 4, structures each	$203.04
For inspection of structures or devices regulated by Chapter 66, the first inspection of the first structure or device	$151.74
and, for each additional structure or device.	$24.39
For application and investigation for relocation building permits as required by Chapter 68:	
Floor Area: Up to 2,500 square feet	$404.28
Floor Area: Over 2,500 square feet	$808.65
For investigation and/or permit for trailer coaches required by Chapter 69	$150.30
For inspection outside of normal business hours, per hour	$91.17
For inspection for which no fee is specifically indicated, per hour	$91.17
For inspection of barriers for swimming pools, spas and hot tubs	$85.50
For search of office records and a single copy of a permit	$2.70
For each hour expended responding to public records requests which do not reasonably describe identifiable records	$31.86
For Approval in Concept review pursuant to the 1976 Coastal Act (section 30,000 et seq. Public Resources Code)	$120.78
For geotechnical site review and processing geology or engineering reports submitted pursuant to Sections 110, 111, 113, 1804 and Appendix Section 3309:	
Geotechnical review of building plans and geotechnical reports	
Geotechnical site review (to determine if geotechnical reports are required)	$382.95
Geotechnical report, site, and plans review (review of initial and two addenda reports) The fee shall be 0.42% of the valuation of the proposed structure	
However, the minimum fee shall be	$944.91
and the maximum fee shall be	$6,091.56
Review of Geotechnical addenda beyond third review (per hour)	$156.78

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT
OTHER FEES - EFFECTIVE DATE: JULY 14, 2014

OTHER WORK DESCRIPTION	FEES
Geotechnical site inspections and geotechnical report review PRIOR to building permit application	
Geotechnical site review (to determine if geotechnical reports are required)	$382.95
Geotechnical report and plan review prior to building permit application (per review)	$758.61
Geotechnical review of grading plans:	
1 - 1,000 cubic yards	$625.32
1,001 - 10,000 cubic yards	$836.01
10,001 - 100,000 cubic yards	$1,139.49
100,001 - 500,000 cubic yards	$1,497.96
5001,001 cubic yards and above the fee shall be	$1,497.96
plus/100,000 cubic yards of additional grading	$93.60
Geotechnical report and grading plan review (review of initial & two addenda	
1 - 1,000 cubic yards	$1,310.58
1,001 - 10,000 cubic yards	$1,965.33
10,001 - 100,000 cubic yards	$2,385.90
100,001 - 500,000 cubic yards	$3,274.83
5001,001 cubic yards and above the fee shall be	$3,274.83
plus/100,000 cubic yards of additional grading	$140.58
Review of Geotechnical addenda beyond third review (per hour)	$156.78
For processing Coastal Engineering Reports	$359.91
For determining occupant load for purposes of parking requirements pursuant to Title 22 (Zoning Ordinance)	$101.70
Reproduction of microfilmed plans	$28.80
plus additional fee for each sheet to be reproduced	$2.70
Assignment of house numbers	$50.13
For additional review required by changes, addition, or revisions of approved or resubmitted plans or reports, per hour	$101.70
For additional review required beyond the initial and second check of plans or reports, per hour	$101.70
For the issuance of a Certificate of Occupancy	$93.87
For the issuance of a Temporary Certificate of Occupancy	$141.03
For each extension of a Temporary Certificate of Occupancy	$93.87
For processing of 45-day notice pursuant to Section 103.4	$410.04
For processing and recording a Notice of Violation pursuant to Section 103.4	$325.89
For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4	$280.35
For investigation of alternate materials and methods of construction. For the initial filing fee	$203.40
For each hour or fraction thereof, in excess of two	$101.70

Exhibit D

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT

ELECTRICAL PERMIT FEES - EFFECTIVE DATE: JULY 1, 2015

ELECTRICAL WORK DESCRIPTION	FEES
For the issuance of each permit	$25.83
SYSTEM FEE SCHEDULE	
Note: The following do not include permit issuing fee.	
New Residential Buildings	
The following fees shall include all wiring and electrical equipment in or on each building, or other electrical equipment on the same premises constructed at the same time.	
For new multifamily residential buildings (apartments and condominiums) having three (3) or more living units not including garages, carports, and other noncommercial automobile storage areas constructed at the same time, per square foot.	$0.10
For garages, carports, and other accessory buildings used in conjunction with multi-family residential buildings use BRANCH CIRCUIT FEE OR UNIT FEE SCHEDULE.	
For new single and two-family residential buildings not including garages, carports and other minor accessory buildings constructed at the same time, per square foot.	$0.13
For garages, carports, and other minor accessory buildings constructed at the same time as the single or two-family residential buildings a fee will not be required. For other types of residential occupancies and alterations, additions and modifications to existing residential buildings, use BRANCH CIRCUIT FEE OR UNIT FEE SCHEDULE.	
Private Swimming Pools	
For new private, residential, inground swimming pools for single, or multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each	$75.69
For other types of swimming pools, therapeutic whirlpools, spas, hot tubs and alterations to existing swimming pools, each	$50.85
Carnivals and Circuses	
Carnivals, circuses or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays and attractions.	
For electric generators and electrically driven rides each	$36.27
For mechanically driven rides and walk-through attractions or displays having electric lighting, each	$15.12
For a system of area and booth lighting, each	$15.12
For permanently installed rides, booth, displays, and attractions, use UNIT FEE SCHEDULE	

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT

ELECTRICAL PERMIT FEES - EFFECTIVE DATE: JULY 1, 2015

ELECTRICAL WORK DESCRIPTION	FEES
Temporary Power Service	
For a temporary service power pole or pedestal, including all pole or pedestal mounted receptacle outlets and appurtenances, each	$40.68
For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lighting, Christmas tree sales lots, firework stands, sales booths, additional pole, etc., each	$19.89
BRANCH CIRCUIT FEE SCHEDULE (Alternate to Unit Fees)	
Note: 1. The following do not include permit issuing fees;	
2. Where appropriate either fee schedule may be used.	
Branch circuit fees apply to new branch circuit wiring and the lighting fixtures, switches and receptacles which are supplied by these branch circuits, including their outlets.	
For 15 or 20 ampere 120 volt lighting or general use receptacles:	
1 to 10 branch circuits inclusive, each	$16.20
11 to 40 branch circuits inclusive, each	$13.41
41 or more branch circuits, each	$12.06
For 15 or 20 ampere 208 volt to 277 volt lighting, each	$25.47
Exception: An individual multiwire circuit supplying one appliance may be counted as one circuit.	
UNIT FEE SCHEDULE (Alternate to Branch Circuit Fees)	
Receptacle, Switch, Lighting, or other	
For receptacle, switch, lighting, or other outlets at which current is used or controlled except services, feeders and meters:	
First 20, each	$1.98
Additional outlets, each	$1.35
Note: For multi-outlet assemblies, each five feet or fraction thereof may be considered as one outlet.	
Lighting Fixtures	
For lighting fixtures, sockets, or other lamp holding devices:	
First 20, each	$1.98
Additional fixtures, each	$1.35
For pole or platform mounted lighting fixtures, each	$2.34
For theatrical-type lighting fixtures or assemblies, each	$2.34

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT

ELECTRICAL PERMIT FEES - EFFECTIVE DATE: JULY 1, 2015

ELECTRICAL WORK DESCRIPTION	FEES
Residential Appliances of Three Horsepower or Less For fixed residential appliances or receptacle outlets for same, including wall-mounted electric ovens, counter-mounted cooking tops, electric ranges, self-contained room, console, or through-wall air conditioners, space heaters, food waste grinders, dishwashers, washing machines, water heaters, clothes dryers, or other motor-operated appliances, not exceeding three (3) horsepower (HP) in rating, each *Note: For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.*	$9.99
Other Appliances of Three Horsepower or Less For any appliance installed in a non-residential occupancy and not exceeding three (3) horsepower (HP), Kilowatt (KW), or kilovolt-ampere (KVA) in rating, including medical and dental devices, food, beverage, and ice cream cabinets, illuminated showcases, drinking fountains, vending machines, laundry machines, or other similar types of equipment, each *Note: 1. As used in the above sentence, "non-residential occupancy" includes but is not limited to hotels and motels but excludes apartments and single-family dwellings.* *2. For other types of air conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus.*	$14.49
Power Apparatus For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners and heat pumps, cooking or baking equipment, and other apparatus, with a rating in horsepower (HP) kilowatts (KW), kilovolt amperes (KVA), or kilovolt-amperes-reactive (KVAR) as follows:	
Rating over 3 and not over 10, each	$18.63
Rating over 10 and not over 50, each	$43.02
Rating over 50 and not over 100, each	$80.46
Rating over 100, each	$132.84
Note: 1. For equipment or appliances having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used. *2. These fees include all switches, circuit breakers, contactors, thermostats, relays and other directly related control equipment.*	
Busways For cable trays, trolley and plug-in type busways each 100 feet or fraction thereof *Note:* *An additional fee will be required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in type busways. No fee is required for portable tools.*	$24.39
Signs, Outline Lighting, and Marquees For signs, outline lighting systems, or marquees supplied from one branch circuit, each	$36.27
For additional branch circuits within the same sign, outline lighting system, or marquee, each	$12.06

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT

ELECTRICAL PERMIT FEES - EFFECTIVE DATE: JULY 1, 2015

ELECTRICAL WORK DESCRIPTION	FEES
Services, Switchboards, Switchboard Sections, Motor Control Centers and Panelboards	
For services, switchboards, switchboard sections, motor control centers and panelboards of 600 volts or less and not over 399 amperes in rating, each	$36.27
For services, switchboards, switchboard sections, motor control centers and panelboards of 600 volts or less, and over 399 amperes to 1,000 amperes in rating, each	$71.19
For services, switchboards, switchboard sections, motor control centers and panelboards over 600 volts, or over 1,000 amperes in rating, each	$151.47
Miscellaneous Apparatus, Conduits and Conductors	
For electrical apparatus, conduits and conductors for which a permit is required but for which no fee in herein set forth	$60.93
Note: This fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment.	
OTHER ELECTRICAL INSPECTIONS AND FEES	
For each extra inspection resulting from defective workmanship or materials, each	$30.87
For inspection of electrical equipment for which not fee is herein set forth and for emergency inspections for the time consumed	
For the first 1/2 hour, or fraction thereof	$51.12
or, for each hour, or fraction thereof	$102.24
For any single hazardous location area larger than 2,000 sq. ft. or an aggregate area consisting of smaller hazardous location areas totaling over 2,000 sq. ft., a surcharge in addition to any other applicable fees, each	$204.12
For investigation of alternate materials and methods performed by the Chief Electrical Inspector:	
For the Initial filing fee	$204.48
For each hour or fraction thereof, in excess of two	$102.24
For investigation and review of test reports from local testing laboratories, or to comply with Section 83-3.	
For one (1) to ten (10) items	$235.89
For eleven (11) to twenty (20) items	$471.42
For twenty-one (21) to fifty (50) items	$707.22
For more than fifty (50) items	$785.97
For high voltage switch gears, transformers or substations, each	$471.42

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT

ELECTRICAL PERMIT FEES - EFFECTIVE DATE: JULY 1, 2015

ELECTRICAL WORK DESCRIPTION	FEES
Investigation fee for work without a permit shall be equal to the permit fee, but not less than	$314.19
Exception: One and two family structure, wired by owner-builder	$157.05
Noncompliance Fee:	
For one and two family dwelling occupancies	$94.32
For other occupancies	$188.91
ELECTRICAL PLAN CHECKING	
The fee shall be equal to seventy percent (70%) of the required electrical permit fee provided, however, the minimum fee shall be:	$102.24
The fee for each tenant improvement plan check (installations requiring review to verify compliance with the State's Electrical Energy Conservation requirements (Title 24), when a building plan check is not required for that work, the fee shall be as follows:	
Per 1,000 sq. ft. or	$12.69
A minimum plan check fee of	$51.12

Exhibit E

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT

MECHANICAL PERMIT FEES - EFFECTIVE DATE: JULY 14, 2014

MECHANICAL WORK DESCRIPTION	FEES
For issuing each permit	$25.74
For the installation, alteration, or relocation of each refrigeration compressor or absorption unit, and for each fuel burning furnace, heater, boiler and vented decorative appliance including vents attached thereto:	
Up to and including 100,000 BTU	$25.20
More than 100,000 BTU and up to and including 500,000 BTU	$48.51
More than 500,000 BTU	$121.50
For each air inlet and air outlet served by any air-conditioning system	$3.96
Or when the number of air inlets and outlets are unknown, for each 1,000 square feet or fraction thereof of conditioned area	$34.47
NOTE: An air-conditioned system includes heating and/or cooling.	
For the installation, relocation or replacement of each appliance vent installed and not included in a appliance permit. VAV (variable air volume) Boxes	$11.97
For the installation or alteration of each air handling unit for air conditioning including ducts attached thereto:	
Up to and including 2,000 CFM	
Each unit up to 10	$11.97
Each unit over 10	$3.69
More than 2,000 CFM and up to and including	
10,000 CFM, each	$36.09
More than 10,000 CFM, each	$60.75
NOTE: This fee shall not apply to an air handling unit which is a portion of a factory assembled air-conditioning appliance for which a permit is required elsewhere in this Code.	
For each evaporative cooler other than portable type	$20.34
For ventilation fans which serve a single register:	
Each fan up to 10	$14.76
Each fan over 10	
For each ventilation system which is not a portion of any air-conditioning system for which a permit is required elsewhere in this Code.	$31.41
For the installation of each commercial kitchen hood, spray booth or product conveying duct system, including the fans and ducts attached thereto	$60.75
For the installation of each fire damper	
For the alteration of an existing duct system for which a permit is not required elsewhere in this Code.	$25.20
Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than:	$312.66
Exception: 1 or 2 family dwellings, when work is performed by owner-builder:	$156.24
NOTE: These fees are charged in addition to the permit fee work done.	
Noncompliance fee for R-3 occupancies:	$93.87
Noncompliance fee for other occupancies:	$188.01

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT

MECHANICAL PERMIT FEES - EFFECTIVE DATE: JULY 14, 2014

MECHANICAL WORK DESCRIPTION (CONT.)	FEES
Alternate material fee (Initial Filing Fee)	$203.40
Per hour	$101.70
NOTE: 1. For a refrigeration system rating; one horsepower, one ton or 12,000 BTU per hour shall mean the same quantity.	
2. For steam boilers rated in boiler horsepower; one horsepower shall equal 50,000 BTU per hour.	

	MECHANICAL PLAN CHECK FEES	FEES
The Mechanical Code requires plan check fees to be paid at the time of submitting plans and specifications for:		
1.	Installations where the aggregate BTU input capacity for either comfort heating or comfort cooling is more than 500,000 BTU. Plans shall detail all the mechanical systems proposed, including comfort heating and comfort cooling systems, refrigeration systems and ventilation systems and hoods.	
	The plan check fee of the required mechanical permit fee shall be	50%
	EXCEPTION: Identical appliances of 100,000 BTU or less, installed in a single building;	
	Up to and including 10, (shall be 50% of permit fee)	50%
	For each appliance over 10, (an additional 5% of its permit fee)	5%
	If any of the following systems is included in the work proposed, a surcharge shall be collected for each of these systems as follows:	
	(I) A commercial type I or II hood	$156.24
	(ii) Garage ventilation systems	$156.24
	(iii) Stairs pressurization systems	$156.24
	(iv) Product conveying systems	$156.24
	The minimum plan checking fee (including all surcharges) shall be	$101.70
2.	Installations of the following individual systems:	
	(I) A commercial type I or II hood	$234.72
	(ii) Garage ventilation systems	$234.72
	(iii) Stairs pressurization systems	$234.72
	(iv) Product conveying systems	$234.72
3.	Tenant improvement installations requiring review to verify compliance with the State's Energy Regulations, when a building permit is not required for that work, of conditioned space, the fee shall be per 1,000 sq. ft.	$25.20
	With a minimum fee of	$50.85
In addition to the aforementioned fees, the Chief Mechanical Inspector may require additional charges for plan check services beyond the initial and second check when such additional work is due to changes, omissions, or errors on the part of the plan check applicant. (Fees shall be charged per hour)		$101.70
The payment of said charges shall not exempt any person from compliance with other provisions of this Code.		

Exhibit F

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT

PLUMBING PERMIT FEES - EFFECTIVE DATE: JULY 14, 2014

PLUMBING WORK DESCRIPTION Table No. I	FEES
For issuing each permit	$25.74
For each plumbing fixture or trap or set of fixtures on one trap (including drainage, vent, water piping and backflow prevention devices therefor), (hose bibbs are considered fixtures)	$15.03
For each permanent-type dishwasher whether individually trapped or not	$15.03
For future stacks or branches, each waste inlet	$8.19
For each roof drain	$15.03
For each drainage or sewer backwater valve	$43.65
For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	$15.03
For each swimming pool drainage trap and receptor, whether connected to a building drain or a building sewer (water supply for pool not included)	$15.03
For each gas piping system on any one meter or alteration, extension or retest of existing gas piping system: Low pressure system: 5 outlets or less For each additional outlet over five	 $15.03 $3.87
Medium or high pressure system: Each system Additional fee for each outlet	 $62.37 $3.87
For each gas meter not under control and maintenance of the serving gas supplier	$15.03
For each gas pressure regulator other than appliance regulators	$15.03
For each water heater and/or vent	$15.03
For repair or alteration of drainage and/or vent piping, each fixture	$15.03
For each piece of water-treating equipment	$15.03
For each water pressure regulator	$15.03
For potable water not covered elsewhere in fee schedule: 1-1/2 inch and smaller 2 inches to 3 inches Over 3 inches	 $15.03 $47.07 $101.70
For replacing water piping in a building (1) each fixture, each water treating device and each piece of water-using or dispensing equipment, or (2) each branch or riser that has none of the above items connected thereto	$6.30
For sprinkling systems on any one meter, each backflow prevention device therefor	$15.03
For each backflow-prevention device on unprotected water supplies, pools, tanks, vats, etc. (including incidental water piping)	$15.03
For each trap primer	$15.03
For each solar potable water-heating system, including water heater and vent	$50.58

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT

PLUMBING PERMIT FEES - EFFECTIVE DATE: JULY 14, 2014

PLUMBING WORK DESCRIPTION (CONT.) Table No. I	FEES
Investigation fee for work done without a required permit shall be equal to the permit fee, but not less than Exception: 1 or 2 family dwellings, when work is performed by owner-builder	$312.66 $156.24
Noncompliance fee: R-3 occupancies Other occupancies	 $93.87 $188.01
Board of Appeals fee	#REF!
Alternate material fee per hour	$203.40 $101.70

PLUMBING WORK DESCRIPTION Table No. II	FEES
For issuing each permit	$25.74
For the connection of a house sewer to a public sewer, or for the extension of a house lateral onto a lot for future use (separate permit required for each such connection or extension)	$43.65
For each house sewer manhole	$43.65
For each installation of a section of house sewer for future use	$28.08
For the connection of each additional building or additional work to a house sewer	$28.08
For the connection of a house sewer to a private sewage disposal system	$28.08
For each private sewage disposal system (septic tank and seepage pits or pits and/or drainfield)	$89.37
For each grey water system (storage tanks and disposal/irrigation fields)	$89.37
For each cesspool, overflow seepage pit, percolation test pit, swimming pool drywell, or drainfield extension or replacement	$43.65
For disconnection, abandonment, alteration or repair of any house sewer or private sewage disposal system or part thereof	$28.08

CITY OF CUDAHY
BUILDING AND SAFETY DEPARTMENT

PLUMBING PERMIT FEES - EFFECTIVE DATE: JULY 14, 2014

	PLUMBING PLAN CHECKING	FEES
(a)	A plan checking fee as indicated shall be paid to the Chief Plumbing Inspector at the time of submitting plans and specifications for work described in this subsection. Said fee shall be equal to 40% of the required plumbing permit fee as set forth in Table I of this Article.	40% of Permit
	All plumbing systems proposed shall be submitted for review when a project (building or premises) taken as a whole has any of the following: 1. More than 216 waste fixture units; 2. Potable water supply piping required to be 2" or larger; or 3. Fuel gas piping required to be 2" or larger or containing medium or high pressure gas.	
	If any of the following systems is included in the work proposed, a surcharge shall be collected for each of these systems as follows:	
	1. Combination waste and vent system	$156.15
	2. Gas system containing an earthquake actuated shut-off valve	$54.63
	3. Chemical waste system	$31.05
	4. Rainwater system	$101.70
	The minimum plan checking fee (including all surcharges) shall be	$101.70
(b)	For plan checking individual systems not required to be reviewed under Subsection (a) above:	
	1. Combination waste and vent systems	$234.72
	2. Gas system containing an earthquake actuated shut-off valve	$78.03
	3. Chemical waste system	$47.07
	4. Rainwater system	$156.24
	5. Grey water system	$89.37
(c)	In addition to the aforementioned fees, the Chief Plumbing Inspector may require additional charges for plan check services beyond the initial and second check when such additional work is due to changes, omissions or errors on the part of the plan check applicant. Fees shall be charged per hour. The payment of said fees shall not exempt any person from compliance with other provisions of this Code.	$101.70

Exhibit G

CITY OF CUDAHY CALIFORNIA

Incorporated November 10, 1960

5220 Santa Ana Street
Cudahy, California 90201
(323) 773-5143
Fax: (323) 771-2072

CITY OF CUDAHY
OVERNIGHT PARKING PERMIT APPLICATION

A. Administration of the Pilot Program.

1. City residents may request that a permit for overnight vehicle parking in accordance with the Pilot Program be issued for a specific vehicle and dwelling unit. The vehicle registration and the applicant's driver's license must reflect the same name and address.

2. The Public Safety Department shall prescribe forms requesting any information and documentation pertinent to the eligibility requirements, including, without limitation, vehicle registration, driver's license, renter's agreement, and condominium documents. False information on a permit application will subject the permit to immediate revocation.

3. The City may conduct an inspection to verify parking conditions and application information prior to issuing a parking permit.

B. Eligibility.

Resident Overnight Parking Permit

One (1) overnight on-street parking permit shall be issued per dwelling unit when the following conditions apply:

- When a dwelling unit has one assigned parking space and has two (2) registered vehicles.
- When a dwelling unit has two assigned parking spaces and has three (3) registered vehicles.

Guest Overnight Parking Permit

- One (1) overnight on-street parking permit shall be issued for guest parking for up to no more than three consecutive nights.

C. General Conditions.

- Resident Overnight Parking Permit totals $1/day excluding holidays referenced in subsection "D" and street sweeping twice a week (i.e. $129.00 for a six month period)
- Resident Overnight Parking Permits sold after July 1, 2015 will be prorated for the remainder of the time left in the Pilot Program.
- Resident Overnight Parking Permits may be issued for weekly, monthly, or quarterly periods.
- Guest Overnight Parking Permits total $2/day excluding holidays referenced in subsection "D."
- At the end of the Pilot Program, permit holders must reapply if and when a permanent overnight parking program is developed.
- Overnight parking permits will not be issued for parking of motor homes, recreational vehicles, or any commercial vehicles. This includes vehicles with signs, logos, racks, or ladders.
- Handicap or Disabled Person (DP) Parking Placard or license plate do not exempt or preclude the requirement to obtain an overnight parking permit.
- Parking permits shall be displayed and visible in the outside upper left-hand corner of the rear car window.
- Non-operational vehicles will not be issued an overnight parking permit.
- Overnight parking will not be allowed during street sweeping on Monday mornings from 3:00am-6:00am and Thursday mornings from 3:00am-6:00am.

- Vehicles shall not park in the same location in excess of 72 hours.
- Vehicles that have unpaid parking citations will not be issued overnight parking permits.

D. Holiday Parking.

Overnight parking enforcement shall be suspended during the period of the Pilot Program in connection with the following National holidays:

July Fourth – July 4th and July 5th
Labor Day – First Monday in September
Thanksgiving – November 26 – 29
Christmas – December 25 - 27
New Year's Day – December 31 and January 1
Martin Luther King Day – 3rd Monday in January
Presidents Day – 3rd Monday in February
Memorial Day – Last Monday in May

The applicant, its successors in interest, and assignees, 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 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 approval granted by the City related to the development of the project, or the environmental review conducted under the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*, ("CEQA") 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.

I understand that this approval is subject to my compliance with certain conditions, limitations and requirements that have been established and imposed by the City documented here within and in accordance with City Council Resolution No. 15-32.

I Understand and agree to conform to all of the imposed conditions, limitations and requirements set forth in that Resolution and I will continue to so conform for as long as I am exercising the approval granted.

I further understand and agree that failure to conform to any of the imposed conditions, limitations and restrictions may result in the revocation of the approval granted.

_____	_____	_____
Print Name	Signature	Date

Date : _____ **Permit Period:** _____ **Fee:** $ _____

Name of Applicant: _____

Address: _____ **Telephone #:** _____

Eligibility:

☐ When a dwelling unit has one assigned parking space and has two (2) registered vehicles.

☐ When a dwelling unit has two assigned parking spaces and has three (3) registered vehicles.

Must provide the following to qualify:

Property ownership/rental lease agreement/ or Property Owners Affidavit
Vehicle registration (for all applicable vehicles)

I have read the attached descriptions and regulations for overnight parking as stated in Resolution No. 15-32, and I agree to satisfy these requirements.

Applicant's Signature: _____ _____

Date: _____

PROPERTY OWNER'S AFFIDAVIT

STATE OF CALIFORNIA)
)SS.
COUNTY OF LOS ANGELES)

I/WE _____ BEING DULY SWORN, DEPOSE AND SAY, THAT I/WE AM/ARE THE OWNER(S) OF PROPERTY INVOLOVED IN THIS PETITION, AND THAT THE FOREGOING STATEMENTS AND ANSWERS HEREIN CONTAINED AND THE INFORMATION HEREWHITH SUBMITTED, ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

SIGNED: _____
ADDRESS: _____
CITY: _____
TEL. NO: _____

NOTARY PUBLIC

SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

_____ _____
Owner Print Name Owner Sign Name

Exhibit H

Minor Variance	$ 630.00
Conditional Use Permit (CUP)	$ 2,660.00
Variance (VAR)	$ 2,660.00
Zone Change	$ 4,225.00
Sign Permit	$ 135.00
Environmental Impact Report / Negative Declaration	$ 10,000.00 Deposit
R-1, R-2, C-1	$ 75.00
C-M, M-2, C-3	$ 150.00
County Registrar	$ 75.00
Preliminary Project Review (SPR)	$ 630.00
Subdivision Map Review (TTM)	$ 4,225.00
Tentative Map Consideration (TPM)	$ 4,225.00
Admin Appeal	$ 630.00
Planning Commission / City Council Appeal	$ 1,295.00
Rebuild Letter / Zoning Verification	$ 180.00
Temporary Use Permit Admin	$ 450.00
Code Amendment	$ 3,685.00
Lot Line Adjustment	$ 1,800.00
Development Review Permit	$ 3,325.00

Exhibit I

CITY OF CUDAHY
GRADING PERMIT AND PLAN CHECKING FEES

Effective Date: July 1, 2015

TAKE THE HIGHEST CUT/FILL (& ADD any OVEREXCAVATION) FOR PC & PERMIT FEES

Permit Issuance Fee $25.83

VOLUME (cu. yds.) NOT OVER	GRADING	
	P.C. FEE	PERMIT FEE
50	267.30	150.21
100	267.30	224.64
200	358.20	300.69
300	449.10	376.74
400	540.00	452.79
500	630.90	528.84
600	721.80	604.89
700	812.70	680.94
800	903.60	756.99
900	994.50	833.04
1,000	1,085.40	909.09
2,000	1,163.34	973.44
3,000	1,238.76	1,037.34
4,000	1,314.18	1,101.24
5,000	1,389.60	1,165.14
6,000	1,465.02	1,229.04
7,000	1,540.44	1,292.94
8,000	1,615.86	1,356.84
9,000	1,691.28	1,420.74
10,000	1,766.70	1,484.64
11,000	1,811.25	1,524.51
12,000	1,855.80	1,565.28
13,000	1,900.35	1,606.05
14,000	1,944.90	1,646.82
15,000	1,989.45	1,687.59
16,000	2,034.00	1,728.36
17,000	2,078.55	1,769.13
18,000	2,123.10	1,809.90
19,000	2,167.65	1,850.67
20,000	2,212.20	1,891.44
21,000	2,256.75	1,932.21
22,000	2,301.30	1,972.98
23,000	2,345.85	2,013.75
24,000	2,390.40	2,054.52
25,000	2,434.95	2,095.29

VOLUME (cu. yds.) NOT OVER	GRADING	
	P.C. FEE	PERMIT FEE
26,000	2,479.50	2,136.06
27,000	2,524.05	2,176.83
28,000	2,568.60	2,217.60
29,000	2,613.15	2,258.37
30,000	2,657.70	2,299.14
31,000	2,702.25	2,339.91
32,000	2,746.80	2,380.68
33,000	2,791.35	2,421.45
34,000	2,835.90	2,462.22
35,000	2,880.45	2,502.99
36,000	2,925.00	2,543.76
37,000	2,969.55	2,584.53
38,000	3,014.10	2,625.30
39,000	3,058.65	2,666.07
40,000	3,103.20	2,706.84
41,000	3,147.75	2,747.61
42,000	3,192.30	2,788.38
43,000	3,236.85	2,829.15
44,000	3,281.40	2,869.92
45,000	3,325.95	2,910.69
46,000	3,370.50	2,951.46
47,000	3,415.05	2,992.23
48,000	3,459.60	3,033.00
49,000	3,504.15	3,073.77
50,000	3,548.70	3,114.54
51,000	3,593.25	3,155.31
52,000	3,637.80	3,196.08
53,000	3,682.35	3,236.85
54,000	3,726.90	3,277.62
55,000	3,771.45	3,318.39
56,000	3,816.00	3,359.16
57,000	3,860.55	3,399.93
58,000	3,905.10	3,440.70
59,000	3,949.65	3,481.47
60,000	3,994.20	3,522.24

CITY OF CUDAHY
GRADING PERMIT AND PLAN CHECKING FEES

Effective Date: July 1, 2015

TAKE THE HIGHEST CUT/FILL (& ADD any OVEREXCAVATION) FOR PC & PERMIT FEES

Permit Issuance Fee $25.83

VOLUME (cu. yds.) NOT OVER	GRADING	
	P.C. FEE	PERMIT FEE
61,000	4,038.75	3,563.01
62,000	4,083.30	3,603.78
63,000	4,127.85	3,644.55
64,000	4,172.40	3,685.32
65,000	4,216.95	3,726.09
66,000	4,261.50	3,766.86
67,000	4,306.05	3,807.63
68,000	4,350.60	3,848.40
69,000	4,395.15	3,889.17
70,000	4,439.70	3,929.94
71,000	4,484.25	3,970.71
72,000	4,528.80	4,011.48
73,000	4,573.35	4,052.25
74,000	4,617.90	4,093.02
75,000	4,662.45	4,133.79
76,000	4,707.00	4,174.56
77,000	4,751.55	4,215.33
78,000	4,796.10	4,256.10
79,000	4,840.65	4,296.87
80,000	4,885.20	4,337.64
81,000	4,929.75	4,378.41
82,000	4,974.30	4,419.18
83,000	5,018.85	4,459.95
84,000	5,063.40	4,500.72
85,000	5,107.95	4,541.49
86,000	5,152.50	4,582.26
87,000	5,197.05	4,623.03
88,000	5,241.60	4,663.80
89,000	5,286.15	4,704.57
90,000	5,330.70	4,745.34
91,000	5,375.25	4,786.11
92,000	5,419.80	4,826.88
93,000	5,464.35	4,867.65
94,000	5,508.90	4,908.42
95,000	5,553.45	4,949.19

VOLUME (cu. yds.) NOT OVER	GRADING	
	P.C. FEE	PERMIT FEE
96,000	5,598.00	4,989.96
97,000	5,642.55	5,030.73
98,000	5,687.10	5,071.50
99,000	5,731.65	5,112.27
100,000	5,776.20	5,153.04
110,000	5,906.16	5,256.81
120,000	6,029.28	5,358.42
130,000	6,152.40	5,460.03
140,000	6,275.52	5,561.64
150,000	6,398.64	5,663.25
160,000	6,521.76	5,764.86
170,000	6,644.88	5,866.47
180,000	6,768.00	5,968.08
190,000	6,891.12	6,069.69
200,000	7,014.24	6,171.30
210,000	7,137.36	6,272.91
220,000	7,260.48	6,374.52
230,000	7,383.60	6,476.13
240,000	7,506.72	6,577.74
250,000	7,629.84	6,679.35
260,000	7,752.96	6,780.96
270,000	7,876.08	6,882.57
280,000	7,999.20	6,984.18
290,000	8,122.32	7,085.79
300,000	8,245.44	7,187.40
310,000	8,368.56	7,289.01
320,000	8,491.68	7,390.62
330,000	8,614.80	7,492.23
340,000	8,737.92	7,593.84
350,000	8,861.04	7,695.45
360,000	8,984.16	7,797.06
370,000	9,107.28	7,898.67
380,000	9,230.40	8,000.28
390,000	9,353.52	8,101.89
400,000	9,476.64	8,203.50

CITY OF CUDAHY
GRADING PERMIT AND PLAN CHECKING FEES

Effective Date: July 1, 2015

TAKE THE HIGHEST CUT/FILL (& ADD any OVEREXCAVATION) FOR PC & PERMIT FEES

Permit Issuance Fee $25.83

VOLUME (cu. yds.) NOT OVER	GRADING	
	P.C. FEE	PERMIT FEE
410,000	9,599.76	8,305.11
420,000	9,722.88	8,406.72
430,000	9,846.00	8,508.33
440,000	9,969.12	8,609.94
450,000	10,092.24	8,711.55
460,000	10,215.36	8,813.16
470,000	10,338.48	8,914.77
480,000	10,461.60	9,016.38
490,000	10,584.72	9,117.99
500,000	10,707.84	9,219.60
510,000	10,817.55	9,321.21
520,000	10,929.42	9,422.82
530,000	11,041.29	9,524.43
540,000	11,153.16	9,626.04
550,000	11,265.03	9,727.65
560,000	11,376.90	9,829.26
570,000	11,488.77	9,930.87
580,000	11,600.64	10,032.48
590,000	11,712.51	10,134.09
600,000	11,824.38	10,235.70
610,000	11,936.25	10,337.31
620,000	12,048.12	10,438.92
630,000	12,159.99	10,540.53
640,000	12,271.86	10,642.14
650,000	12,383.73	10,743.75
660,000	12,495.60	10,845.36
670,000	12,607.47	10,946.97
680,000	12,719.34	11,048.58
690,000	12,831.21	11,150.19
700,000	12,943.08	11,251.80

VOLUME (cu. yds.) NOT OVER	GRADING	
	P.C. FEE	PERMIT FEE
710,000	13,054.95	11,353.41
720,000	13,166.82	11,455.02
730,000	13,278.69	11,556.63
740,000	13,390.56	11,658.24
750,000	13,502.43	11,759.85
760,000	13,614.30	11,861.46
770,000	13,726.17	11,963.07
780,000	13,838.04	12,064.68
790,000	13,949.91	12,166.29
800,000	14,061.78	12,267.90
810,000	14,173.65	12,369.51
820,000	14,285.52	12,471.12
830,000	14,397.39	12,572.73
840,000	14,509.26	12,674.34
850,000	14,621.13	12,775.95
860,000	14,733.00	12,877.56
870,000	14,844.87	12,979.17
880,000	14,956.74	13,080.78
890,000	15,068.61	13,182.39
900,000	15,180.48	13,284.00
910,000	15,292.35	13,385.61
920,000	15,404.22	13,487.22
930,000	15,516.09	13,588.83
940,000	15,627.96	13,690.44
950,000	15,739.83	13,792.05
960,000	15,851.70	13,893.66
970,000	15,963.57	13,995.27
980,000	16,075.44	14,096.88
990,000	16,187.31	14,198.49
1,000,000	16,299.18	14,300.10

PLAN CHECK FEE (Above 1,000,000 Cu Yds):

CUBIC YARDS (subtract) 500,000 (divided by) 10,000 (times) 124.3 (plus) 11,895.2 (times) .9

PERMIT FEE (Above 1,000,000 Cu Yds):

CUBIC YARDS (subtract) 100,000 (divided by) 10,000 (times) 112.9 (plus) 5,728 (times) .9

Building Permit Fees are pursuant to the California Building Code, Section 107.1 and the County of Los Angeles Building Code Fee Schedule, Table 1-B.

Building Plan Check Fees are pursuant to the California Building Code, Section 107.2 and the County of Los

CITY OF CUDAHY
GRADING PERMIT AND PLAN CHECKING FEES

Effective Date: July 1, 2015

TAKE THE HIGHEST CUT/FILL (& ADD any OVEREXCAVATION) FOR PC & PERMIT FEES

Permit Issuance Fee $25.83

VOLUME (cu. yds.) NOT OVER	GRADING	
	P.C. FEE	PERMIT FEE

VOLUME (cu. yds.) NOT OVER	GRADING	
	P.C. FEE	PERMIT FEE

Angeles Building Code Fee Schedule, Table 1-C.

Exhibit J

Minor Variance	$ 630.00
Conditional Use Permit (CUP)	$ 2,660.00
Variance (VAR)	$ 2,660.00
Zone Change	$ 4,225.00
Sign Permit	$ 135.00
Environmental Impact Report / Negative Declaration	$ 10,000.00 Deposit
R-1, R-2, C-1	$ 75.00
C-M, M-2, C-3	$ 150.00
County Registrar	$ 75.00
Preliminary Project Review (SPR)	$ 630.00
Subdivision Map Review (TTM)	$ 4,225.00
Tentative Map Consideration (TPM)	$ 4,225.00
Admin Appeal	$ 630.00
Planning Commission / City Council Appeal	$ 1,295.00
Rebuild Letter / Zoning Verification	$ 180.00
Temporary Use Permit Admin	$ 450.00
Code Amendment	$ 3,685.00
Lot Line Adjustment	$ 1,800.00
Development Review Permit	$ 3,325.00

Exhibit K

Title 16 HIGHWAYS

Chapter 16.10 FEES AND CHARGES

16.10.020 Issuance fee.

Unless otherwise specified in this title, the issuance fee for all highway permits shall be $40.00. On July 1st of each year the fee imposed by this section shall be reviewed by the director of public works and the amount of the fee shall be adjusted as follows: Calculate the percentage movement between April of the previous year and April of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim and Riverside areas, as published by the United States Government Bureau of Labor Statistics, adjust the fee by said percentage amount and round to the nearest dollar. No adjustment shall decrease the fee and no fee shall exceed the reasonable cost of providing services. If it is determined that the reasonable amount necessary to recover the cost of providing the services exceeds this adjustment, the director of public works may present fee proposals to the board of supervisors for approval. (Ord. 98-0059 § 1, 1998: Ord. 96-0064 § 1, 1996: Ord. 9349 § 1 (part), 1967: Ord. 3597 Ch. 3 § 304, 1940.)

Exhibit L

Title 16 HIGHWAYS

Chapter 16.10 FEES AND CHARGES

16.10.090 Unit fees for inspection costs.

The board of supervisors may establish unit fees for inspection costs incurred by the director of public works due to the permittee's activity.

A. The unit fees for highway permit inspections shall be:

Construction

Curb drain . . . . . $105 each

Parkway drain . . . . . 490 each

Residential driveway . . . . . .150 each

Commercial driveway . . . . . 200 each

Paving 500 square feet or less . . . . . 555 each

Sidewalk 100 linear feet or less . . . . . .135 each

Encroachment

Monitoring wells . . . . . 300 each

Barrier fence . . . . . .150 each

Crane operations . . . . . 300 each

Temporary storage of materials . . . . . 75 each

Filming in road right-of-way . . . . . 235 each day

Utility Service Cut . . . . . .100 each

Transportation

Escorted move . . . . . 300 each

All other fees for transportation permits shall be in accordance with the latest fee schedule published by the state of California Department of Transportation.

The unit fees for highway permit inspections not described above or elsewhere in the county code shall be based on the actual cost incurred by the director of public works.

B. The unit fees for mainline plan review shall be based on the total linear footage as shown on the plans and shall be charged according to the following schedule:

Main Line Plan Review

0--15,000 linear feet . . . . . $140+ $0.17/linear foot

Mainline plan reviews greater than 15,000 linear feet shall be charged based on the actual costs incurred by the director of public works.

On July 1st of each year the fees imposed by this section, except transportation permit fees that are based on the latest fee schedule published by the state of California Department of Transportation, shall be reviewed by the director of public works and the amount of each fee shall be adjusted as follows: Calculate the percentage movement between April of the previous year and April of the current year in the Consumer Price Index (CPI) for all urban consumers in the Los Angeles, Anaheim, and Riverside areas, as published by the United States Government Bureau of Labor Statistics and adjust each fee by said percentage amount; however, the fees described in subsection A of this section shall be rounded to the nearest dollar. No adjustment shall decrease any fee and no fee shall exceed the reasonable cost of providing the services. If it is determined that the reasonable amount necessary to recover the costs of providing the services exceeds this adjustment, the director of public works may present fee proposals to the board of supervisors for approval. (Ord. 98-0059 § 5, 1998: Ord. 9349 § 1 (part), 1967: Ord. 3597 Ch. 3 § 309, 1940.)

Exhibit M

City of Cudahy
Department of Parks and Recreation

Effective January 7, 2014

Facility Rental Fee schedule (Residents)

Facility	Capacity		Base	Deposit (Refundable)	Insurance	Kitchen	Set-up & Tear-down	Staff Time Per Hour
	Assembly	Banquet						
Clara St Park								
Turner Hall	400	220	$300.00	$200	$220	$50.00	$75.00	N/A
MPR 1	70	40	N/A	$100	$110	N/A	N/A	$15.00
MPR 2	100	75	N/A	$100	$110	N/A	N/A	$15.00
Clara St Park (Expansion)								
Picnic Shelter 1	40	40	N/A	$25	N/A			
Picnic Shelter 2	20	20	N/A	$25	N/A			
Picnic Shelter 3	20	20	N/A	$25	N/A			
Cudahy Park								
Bedwell Hall	175	110	$100	$100	$150	$25	$50	N/A
Lugo Park								
MPR 1	100	75	$10/hr	100	100	N/A	N/A	
Picnic Shelter 4	40	40		$25		N/A		

Facility Rental Fee Schedule (Non-Residents)

Facility	Capacity		Base	Deposit (Refundable)	Insurance	Kitchen	Set-up & Tear-down	Staff Time Fee
	Assembly	Banquet						
Clara St Park								
Turner Hall	400	220	$900	$200	$220	$100	$150	$300
MPR 1	70	40	$40/Hr	100 (75 Refund)	$220	N/A	N/A	$15/Hr
MPR 2	100	75	$40/Hr	100 (75 Refund)	$220	N/A	N/A	$15/Hr
Clara St Park (Expansion)								
Picnic Shelter 1	40	40	$75	N/A				
Picnic Shelter 2	20	20	$75	N/A				
Picnic Shelter 3	20	20	$75	N/A				
Cudahy Park								
Bedwell Hall	175	110	$695	N/A	$220	N/A	$75	$150.00
Lugo Park								
MPR 1	100	75	$50/Hr	$100	$220	NA	NA	$15/Hr
Picnic Shelter 4	40	40	$75.00	N/A				

Exhibit N

CITY OF **CUDAHY** CALIFORNIA

Incorporated November 10, 1960

P.O. Box 1007
5220 Santa Ana Street
Cudahy, California 90201-6024
(323) 773-5143
Fax: (323) 771-2072

YARD SALE

NAME: _____ RECIEPT#: _____

ADDRESS: _____

AFFECTED ADDRESSESS: _____

YARD SALE DATES: _____ _____
NEXT AVAILABLE YARD SALE DATE

PLEASE READ!

All yard sales must comply with subdivision 20-10.3(E), and 20-12.3(E) of the Cudahy Municipal Code. The following regulations shall apply to all yard sales.

1. A $10 permit fee shall be required for all yard sales.
2. Only one (1) yard sale shall be permitted on any one (1) lot in any six (6) month period, and each yard sale shall be limited to not more than two (2) consecutive days. (Saturday and Sunday)
3. Merchandise or articles offered for sale at such yard sale shall be limited to secondhand goods and shall not be displayed within ten (10') feet of the edge of a public sidewalk. It is also prohibited to hang clothes and to put articles on the fence of the property
4. No more than one (1) sign may be displayed during a yard sale and shall only be displayed on private property.

RE-SCHEDULING

If you are unable to have your yard sale on **SATURDAY**, due to **RAIN** it is suggested not to have your yard sale on Sunday. Please notify City Hall the following business day so that we may reschedule your two (2) days for the following weekend.

If you had your yard sale on Saturday and were unable to have it on **SUNDAY**, due to **RAIN**, please notify City Hall the following business day so that we may reschedule your one (1) day for the following weekend.

There is no re-scheduling of yard sales for any other reason other than rain (extremely bad weather).

Office Hours: Monday thru Thursday 7 am to 5 pm, Friday 7am to 4 pm.

Signature: _____
I have read and understood the regulations of this permit

Exhibit O

AGENDA REPORT

MEETING DATE: November 14, 2013

TO: Honorable Mayor and Members of the City Council

FROM: Victor Ferrer, Management Analyst

TITLE: Swap meet fees, policies, and procedures.

BACKGROUND:

In the City Council Meeting of the City of Cudahy, the Council directed staff to gather information regarding the weekly Swap Meet event the held at Clara Street Park. Information requested included fees, policies, and procedures.

DISCUSSION:

The cost to reserve a standard space (10x10) starts at $80 for residents and $100 for non-residents. If vendors choose to reserve a larger space (less than two spaces), the cost increases by an additional $40 for residents and $60 for non-residents. If the vendor decides to get a space equivalent to two spaces, they will be charged the price of two spaces. In the event that a vendor does not show up to set-up before 7:00 a.m., the vendor forfeits their space and another vendor can sell on that space on that day only at the price of $30 for residents and $35 for non-residents.

The Swap Meet is open to the public and held every Saturday from 8:00 a.m.- 3:00 p.m. at Clara Street Park. Code Enforcement is on site at 4:30 a.m. and other staff show up at 5:00 a.m. Vendors are allowed to begin setting up between 4:30 – 7:00 a.m. Code Enforcement allows one vehicle per space in an effort to reduce traffic on Clara Street by verifying through a list held at City Hall. The list includes the Vendor and an alternate's names whom are the only ones with clearance to enter set up.

STAFF RECOMMENDATION:

This is an informative staff report; therefore, no recommendation is given.

Attachment:

1. Policies and Procedures Agreement Form
2. General Rules and Regulations Document (English)
3. General Rules and Regulations Document (Spanish)

Exhibit P

RESOLUTION NO. 14-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUDAHY TO MODIFY CERTAIN PARKING CITATION PRACTICES AND RELATED FEES ASSESSED BY THE CITY'S MUNICIPAL OFFICERS AND/OR CODE ENFORCEMENT OFFICERS

WHEREAS, the City of Cudahy wishes to establish reasonable parking citation fees in the City of Cudahy; and

WHEREAS, the City of Cudahy wishes to consider the regular and recurring feedback from the community about excessive fees in a relatively low-income demographic environment.

BASED UPON THE ABOVE RECITALS, THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Within 30 days of the date of this resolution, or as soon as practicable if the City's ticket processing agency requires more time for implementation, the illegal parking fees assessed in the City of Cudahy, shall be modified to reflect the following:

Section	Description	Revised fee
10.04.040	No parking between 3:00 a.m. and 6:00 a.m.	$25
10.04.060	Driving on public property and in parks	$50
10.04.070	Election day polling place parking	$25
20-24.10(c)	No parking front or side yard	$30
5204(a)	No tags	$50
10.04.050	Unlawful parking city public ground	$40
10.04.080(a)(1)	Red zone	$30
10.04.080(a)(2)	Green zone (20 min. only)	$40
22500(b)	Parking on crosswalk	$40
22500(e)	Blocking driveway	$40
22500(f)	Vehicles on sidewalk	$40

22500(L)	Blocking disabled access ramp	$200
22500.1	Parking in fire lane	$40
22502(a)	Parking 18" from curb	$30
22507.8(b)	Disabled parking off street	$300
22507.8(c)	Parking disabled cross hatched boundary lines	$300
10.040.080(A)(3)	Yellow zone loading and unloading 20 min.	$30
10.040.080(a)(4)	White zone loading and unloading passengers	$25
15.44.120(b)	Parking in non-designated parking area	$30
15.44.140	Failure to park in designated parking spaces	$30
15.44.160	No vehicle maintenance in public parking areas	$30
15.64.010	Parking time limits	$30
15.64.100	Parking disconnected trailer	$30
15.65.140	Temporary no parking	$35
22500(h)	Double parking	$30
15.64.270	Parking on private/public property without consent	$35
15.64.280	Parking wrong side of street	$35
4000(a)	Expired registration	$50
22514	Parking fire hydrant	$50
15.76.120	Repairing vehicle on street	$45
15.76.130	Washing vehicle on street	$40
5200(a)	No front plate	$40

SECTION 2. Fees associated with other categories of parking citations, as featured in the current parking citation schedule, "Notice of Illegal Parking", shall remain unchanged.

SECTION 3. All late fees associated with parking citations (in all categories) shall never exceed 50% of the original parking citations fee.

SECTION 4. This resolution shall take effect immediately upon its adoption, except as otherwise provided herein. The Mayor shall sign this resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Cudahy at its regular meeting on this 1st day of July 2014.

Chris Garcia, Mayor

ATTEST:

Carrie Gallagher,
Interim City Clerk

APPROVED AS TO FORM:

Isabel Birrueta, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF CUDAHY)

I, Carrie Gallagher, Interim City Clerk of the City of Cudahy, hereby certify that the foregoing Resolution No. 14-03 was passed and adopted by the City Council of the City of Cudahy, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 1st day of July, 2014, and that said Resolution was adopted by the following vote, to-wit:

AYES: Councilmember Guerrero, Oliva, Vice Mayor Markovich and Mayor Garcia

NOES:

ABSENT:

ABSTAIN: Councilmember Sanchez

Carrie Gallagher,
Interim City Clerk

ORDINANCE NO. 650

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, AMENDING SECTION 3.40.040 (SCHEDULE OF FEES) TITLE 3 (REVENUE AND FINANCE) OF THE CUDAHY MUNICIPAL CODE RELATING TO THE CITY'S COST RECOVERY FOR SERVICES PROVIDED FOR LEISURE AND CULTURAL (RECREATIONAL) ACTIVITIES

WHEREAS, Section 3.40.040 of the Cudahy Municipal Code (CMC) sets the percentage of cost recovery for providing certain City of Cudahy ("City") services, programs and products; and

WHEREAS, Chapter 3.40 has not been reviewed and updated since the December 14, 1987; and

WHEREAS, the programs and services listed under Leisure and Cultural Services of Section 3.40.040 are outdated and do not reflect the current programs and services provided by the City; and

WHEREAS, the City desires to update Chapter 3.40 in order to allow for greater cost recovery for Leisure and Cultural Services (recreational services and programs) provided by the City and to correct certain Government Code citations to reflect current state law; and

WHEREAS, the City desires to increase its percentage of costs recovered for providing recreational services and programs under 3.40.040 from the current estimated recovery of 0-100% to eighty percent (80%).

THE CITY COUNCIL OF THE CITY OF CUDAHY DOES ORDAIN AS FOLLOWS:

Section 1. Code Amendment. The Leisure and Cultural Services percentages of costs "reasonably borne to be recovered," as listed under Section 3.40.040 of Chapter 3.40 of Title 3 of the Cudahy Municipal Code, are hereby deleted in order to allow a cost recovery for providing Leisure and Cultural Services (of eighty percent (80%) for programs, classes, and events, and one hundred (100%) for usage of fields, Library space, bus costs and excursions

Section 2. Code Amendment. Pursuant to Section 1 above, the "Leisure and Cultural Services" portion of Section 3.40.040 of Chapter 3.40 of Title 3 of the Cudahy Municipal Code shall read as follows:

Regulation, Products or Service	*Percentage of Costs Reasonably Borne to Be Recovered*	*Review Schedule*
Leisure and Cultural Services		
22. Adult Special Interest Classes/Programs	100%	Seasonal
23. Youth Special Interest Classes	80%	Seasonal
24. City Adult Sports Program	100%	Annual
25. City Youth Sports Program	80%	Annual
26. Private Adult Field Usage	100%	Annual
27. After School Recreation Program	80%	Annual
28. Special Community Events	80%	Annual
29. Bus Excursion	100%	Annual
30. Beach Bus	100%	Annual
31. Senior Citizens Program	100%	Annual
32. Library Building Space	100%	6 months prior to contract expiration

Section 3. Code Amendment. For the purpose of updating the Municipal Code to replace repealed statutes with current law, Section 3.40.050 of Chapter 3.40 of Title 3 of the Cudahy Municipal Code is hereby amended to read:

3.40.050 Public meeting.

The city clerk shall cause notice to be provided as set out in Government Code Section 66016, and the city council shall receive at a public meeting oral and written presentations concerning the fees and charges proposed for those categories of fees and charges set out in Government Code Sections 66016 and 66017. Such notice, oral and written presentation receipt, and public meeting shall be provided by the city council prior to the city manager taking an action on any new or increased fees or charges for those categories set out in said Government Code sections 66016 and 66017.

Section 4. Code Amendment. For the purpose of updating the Municipal Code to replace repealed statutes with current law, Section 3.40.060 of Chapter 3.40 of Title 3 of the Cudahy Municipal Code is hereby amended to read:

3.40.060 Provision of data.

Pursuant to Section 66016 of the California Government Code, the city manager shall, at least 10 days prior to the required public meeting, make available to the public data indicating the cost or estimated cost required to provide the services set out in Government Code Sections 66016 and 66017.

Section 5. Severability. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity of any other portion of this Ordinance and, to that end, the provisions of this Ordinance are severable.

Section 6. Inconsistency. Any provision of the Cudahy Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of his Ordinance.

Section 7. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption pursuant to California Government Code section 36937.

Section 8. Certification and Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause it to be posted according to law.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Cudahy on this 10th day of August, 2015.

_____

Cristian Markovich, Mayor

CERTICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF CUDAHY)

I, Victor H. Ferrer, Deputy City Clerk of the City of Cudahy, hereby certify that Ordinance No. 650 was introduced at a regular meeting of the City Council of the City of Cudahy on the 27th day of July, 2015, and adopted and passed at a regular meeting of the City Council of the City of Cudahy held on the 10th day of August, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Victor H. Ferrer
Acting Deputy City Clerk

Item Number

11A

STAFF REPORT

Date: July 27, 2015

To: Honorable Mayor/Chair and City Council/Agency Members

From: Jose E. Pulido, City Manager/Executive Director
By: Didier Murillo, Planning Technician

Subject: **Consideration to Adopt Ordinance No. 648, by Second Reading Adding Cudahy Municipal Code (CMC) Chapter 20.110 Density Bonus**

RECOMMENDATION

The City Council is requested to adopt Ordinance No. 648, by second reading amending Cudahy Municipal Code (CMC) Title 20 (Zoning), to add Chapter 20.110 Density Bonus.

BACKGROUND

1. In 1979, State Density Bonus law (found in Government Code Sections 65915-65918) was first enacted.

2. On September 15, 2010, the City approved a General Plan update that included language pertaining to Density Bonus.

3. On October 21, 2013, the Planning Commission gave a recommendation of approval to the City Council to adopt the 2013-2021 Housing Element Update by Resolution No. PC-13-12.

4. On January 7, 2014, City Council adopted the 2013-2021 Housing Element Update by Resolution No. 14-01, containing Density Bonus language.

5. On June 15, 2015, Planning Commission approved Resolution PC-15-08 recommending that the City Council adopt Ordinance No. 648 amending Cudahy Municipal Code (CMC) Title 20 (Zoning), to add Chapter 20.110 Density Bonus.

6. On July 13, 2015, City Council approved first reading of Ordinance No. 648, amending Cudahy Municipal Code Title 20 (Zoning), to add Chapter 20.110 Density Bonus.

ANALYSIS

As a result of the City's 2013-2021 Housing Element Update, programs included Density Bonus language to facilitate for the development of affordable housing; address overcrowding; increase the number of available housing units; and facilitate senior citizen housing.

The State Density Bonus law mandates that awards for increased residential density over the otherwise maximum density and favorable development standards to those housing development projects that set aside units as affordable and meet other specified criteria. Furthermore, State Density Bonus Law encourages the production of senior housing, child care facilities, along with affordable housing.

The State Density Bonus law requires all cities and counties to adopt an ordinance that describes how the jurisdiction will implement existing State density bonus law. It should be noted that the density bonuses, incentives, and concessions outlined in State Density Bonus Law are applicable to eligible residential development projects *regardless of whether or not there is an adopted local ordinance.* The function of the local ordinance is to outline the process by which the local agency will process and review requests for density bonuses, and/or concessions.

Concessions are available in cases where the applicant may have the ability to develop affordable units if the municipality allows certain exceptions to development standards. In its request, the applicant must provide the following information:

a) A description of the proposed project;
b) The basis on which the project qualifies for a density bonus;
c) A site plan showing building footprints, and locations of set-aside units
d) A description of the concessions requested.
e) If the density bonus request is based on a land donation, the application shall identify the land to be transferred, and demonstrate that the applicable conditions of the state density bonus law are met; and
f) Other relevant information required by the Community Development Director.

For a full description of the information which must be provided by a developer/applicant in their request of a Density Bonus, please reference Attachment A.

Currently, the Cudahy Municipal Code does not reflect the State Density Bonus law. Under State law, a local jurisdiction is required to adopt an ordinance specifying how it complies with this law. Density bonus applies to all zoning districts within the City that allow residential uses. A housing development project that satisfies the requirements of both State law and this chapter shall be eligible to receive a density bonus, concessions, and vehicular onsite parking standards in accordance with the State Density Bonus law. For a full description of: Concessions; Alternative Parking Standards; 2013-2021 Housing Element Update (assessment

of low income households); Density Bonus Greater than 35%; and Impacts to the Community, please reference (Attachment A).

City Council approved the first reading of Ordinance No. 648 during the regular City Council meeting held on Monday, July 13, 2015. Staff did not receive any public comments after the first reading and is recommending that City Council adopt Ordinance No. 648 by second reading.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The California Environmental Quality Act (CEQA) is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

CEQA applies to certain activities that affect the environment of state and local public agencies. A public agency must comply with CEQA when it undertakes an activity defined by CEQA as a "project." A project is an activity undertaken by a public agency or a private activity which must receive some discretionary approval (meaning that the agency has the authority to deny the requested permit or approval) from a government agency which may cause either a direct physical change or a reasonably foreseeable indirect change in the environment.

Adoption and implementation of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines (Cal. Code Regs. title 14) section 15061(b)(3) (certain to have no significant effect on the environment), because the ordinance implements State law and policy, and it is not reasonably foreseeable what projects might be proposed, so there can be no meaningful analysis of environmental impacts. (Id. § 15064(d).) Specific density bonus projects will each be subject to CEQA.

CONCLUSION

A Density Bonus facilitates the development of more housing units in the City. At this time staff cannot predict how many more units could be built in the foreseeable future. However, an increase in housing units throughout the City could result in more Planning Entitlements, Building Permits and Business license Permits; all of which would contribute positively to the City's economic growth.

If the City Council adopts Ordinance No. 648, amending Cudahy Municipal Code (CMC) Title 20 (Zoning), to add Chapter 20.110 Density Bonus, the City will be in compliance with State Density Bonus law (found in Government Code Sections 65915-65918). If adopted by City Council, Ordinance No. 648 will take effect 30 days later.

FINANCIAL IMPACT

There is no fiscal impact associated with adoption of Ordinance No. 648.

ATTACHMENTS

A. Concessions, Alternative Parking Standards, 2013-2021 Housing Element Update (assessment of low income households), Density Bonus Greater than 35%, and Impacts to the Community
B. Government Code Section 65915-65918
C. Resolution PC-15-08
D. Ordinance No. 648

Concessions are available in cases where the applicant may have the ability to develop affordable units if the municipality allows certain exceptions to development standards. In its request, the applicant must provide the following information:

(a) A description of the proposed project, including the number of dwelling units, set-aside units and density bonus units, and the calculations that explain the results;

(b) The basis on which the project qualifies for a density bonus;

(c) A site plan showing building footprints, locations of set-aside units, driveway and parking layout, and the location and floor area of any proposed child care facility;

(d) A description of the concessions requested. In the case of proposed off-menu concessions, demonstrate that they are within the definition of a concession and accord with the state density bonus law. The director may require an independent financial review at the applicant's expense to demonstrate the economic effect of the proposed concession on the project;

Concessions:
A project which qualifies for a Density Bonus may request concessions from the menu in Table A below:

Concession	Modification of Standard
Building Height	Up to 10 feet
Yard	Up to 20 percent
Common Open Space	Up to 20 percent
Private Open Space	Up to 20 percent
Fee (e.g. plan check, construction permit, or development impact)	Reduced or deferred fee

To qualify for concessions, an applicant must demonstrate that they need the exceptions from the City in order to make the project financially feasible in terms of providing the affordable units. This is usually documented through a financial report such as a pro forma, demonstrating that the concessions must be incorporated into the project for financial feasibility. This is also consistent with the new section 20.110.080 Application subsection (d) *a description of the concessions requested. In the case of proposed off-menu concessions, demonstrate that they are within the definition of a concession and accord with the state*

density bonus law. The director may require an independent financial review at the applicant's expense to demonstrate the economic effect of the proposed concession on the project.

State Law indicates, that the local jurisdiction "shall grant the concession requested by the applicant," unless it makes a written finding that the concessions or incentives are:

(1) Not consistent with State or Federal law;
(2) Not required in order for the designated units to be affordable;
(3) Has a "specific adverse impact" on health, safety or the physical environment.

Preferred Concessions:
The City has no discretion regarding the approval of density bonus units and has limited discretion in granting concessions. However, the City does have discretion regarding the process for reviewing density bonus requests. Some cities have identified concessions in their Density Bonus Ordinances that they would prefer to see as part of a project that is submitting under the state density bonus program.

Alternative Parking Standards:
Density bonus applicants are eligible to use the following alternative parking standards specified in the State statutes:

- (1) onsite parking space for studio or one bedroom units; (2) spaces for two and three bedroom units; and 2.5 spaces for units with four or more bedrooms. Requesting these parking standards do not count as a concession, and do not require a pro forma.

2013-2021 Housing Element Update:
The City's Housing Element Update was adopted January 7, 2014, and included an assessment of low-income households in the City as stated in the proceeding section. The City of Cudahy is a very low-income neighborhood. According to the 2010 Census data prepared by SCAG, of the City's 5,770 households in 2010, 2,921 households or 52.9% were considered low income. Of these, 1,029 households were overpaying for housing. Census data indicated that for owner-occupied housing units, the majority of the monthly mortgage payments in the city ranged in 2010 was $2,000 or more with the median being $1,812 per month. A household was considered to be overpaying for housing if more than 30% of their net "take-home" income was used for paying rent or mortgages. According to census figures for the year 2010, 255 households (45.2% of the total owner-occupied units) living in owner-occupied units paid in excess of 30% of their monthly income towards the mortgage. According to the same

census figures, 2,624 renter households (56.3% of the total renter households) paid in excess of 30% of their monthly income towards the rent.

It cannot be identified where these affordable housing units are located; the City may conclude that they include developments with 10 units per acre, as well as those with 14 units per acre (as allowed under the current zoning code). The current housing market and availability will continue to drive housing prices up within the City. However, new housing development is expected to meet some of the demand for affordable housing created by low-income households in the area, as a function of economic and market forces. These projects can be developed with densities of 10 to 14 dwelling units per acre, as found in the City; however, increasing the existing allowable density in the MDR Zone to 15 and HDR Zone to 20 dwelling units per acre will further facilitate meeting the demand for affordable housing. These increases will provide an additional 860 new housing units; going from the current 5,770 to a potential 6,630 housing units. Additionally, increasing allowable density with a maximum of 20% density bonus; will encourage the redevelopment of existing properties at a higher density, resulting in additional housing stock.

The Housing Element Update states that the City shall explore the feasibility of requiring affordable housing units within new housing developments. This may be promoted by density bonuses:

The amount of density bonus to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

	Units Affordable to Lower Income Households	Density Bonus Increase
Low Income Households	For each 1% increase above 10%	1.5% up to a max. of 35%
Very Low Income Households	For each 1% increase above 5%	2.5% to a max. of 35%

All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval. The density bonus shall not be included when determining the number of housing units that is equal to 5 or 10 percent of the total. The density bonus shall apply.

Density Bonus greater than 35%:
A conditional use permit approved by both Planning Commission and City Council shall be required for any density bonus greater than 35 percent. The city has the authority but no obligation to grant a density bonus in excess of 35 percent. For requests under this section, the city may consider benefits of the project and other factors, including, without limitation: (i) additional affordable units; (ii) on-site amenities; (iii) services for residents; and (iv) the distance to neighborhood services. In addition to the findings required in Section 20.44.070 (conditional use permit), the following findings must be met:

(1) The project is consistent with the affordable housing provisions of the General Plan.
(2) The project sets aside no less than the percentage and type of units required to earn a density bonus of 35 percent under the state density bonus law.
(3) The applicant has adequately demonstrated that the project will not generate unmitigated significant noise, traffic, parking, or other impacts detrimental to surrounding properties or the general welfare.

Impact to the Community:
Adoption of Ordinance No. 648 will bring the City into compliance with State Density Bonus law. Additionally, by adopting Ordinance No. 648 the ordinance will help fulfill:

- **Housing Element Goal 5**: The City of Cudahy will promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.

- ***Housing Element Policy 5.8:*** The City of Cudahy will provide density bonuses for low-income housing projects and senior citizen housing projects.

Density Bonus Ordinance No. 648 will also help fulfill the following Housing Element Programs:

- Inclusionary Housing Program; &
- Housing for Extremely-Low Income Households Program.

GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] *(Heading of Title 7 amended by Stats. 1974, Ch. 1536.)*

DIVISION 1. PLANNING AND ZONING [65000 - 66103] *(Heading of Division 1 added by Stats. 1974, Ch. 1536.)*

CHAPTER 4.3. Density Bonuses and Other Incentives [65915 - 65918] *(Chapter 4.3 added by Stats. 1979, Ch. 1207.)*

65915. (a) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall provide the applicant with incentives or concessions for the production of housing units and child care facilities as prescribed in this section. All cities, counties, or cities and counties shall adopt an ordinance that specifies how compliance with this section will be implemented. Failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and incentives or concessions, as described in subdivision (d), when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

(A) Ten percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) Five percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code.

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

(D) Ten percent of the total dwelling units in a common interest development as defined in Section 4100 of the Civil Code for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

(2) For purposes of calculating the amount of the density bonus pursuant to subdivision (f), the applicant who requests a density bonus pursuant to this subdivision shall elect whether the bonus shall be awarded on the basis of subparagraph (A), (B), (C), or (D) of paragraph (1).

(3) For the purposes of this section, "total units" or "total dwelling units" does not include units added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.

(c) (1) An applicant shall agree to, and the city, county, or city and county shall ensure, continued affordability of all very low and low-income rental units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower income density bonus units shall be set at an affordable rent as defined in Section 50053 of the Health and Safety Code.

(2) An applicant shall agree to, and the city, county, or city and county shall ensure that, the initial occupant of all for-sale units that qualified the applicant for the award of the density bonus are persons and families of very low, low, or moderate income, as required, and that the units are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code. The local government shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:

(A) Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph (B), and its proportionate share of appreciation, as defined in subparagraph (C), which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and

Safety Code that promote home ownership.

(B) For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

(C) For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

(3) (A) An applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed housing development replaces those units, and either of the following applies:

(i) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subdivision (b).

(ii) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

(B) For the purposes of this paragraph, "replace" shall mean either of the following:

(i) If any dwelling units described in subparagraph (A) are occupied on the date of application, the proposed housing development shall provide at least the same number of units of equivalent size or type, or both, to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. For unoccupied dwelling units described in subparagraph (A) in a development with occupied units, the proposed housing development shall provide units of equivalent size or type, or both, to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category in the same proportion of affordability as the occupied units. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) If all dwelling units described in subparagraph (A) have been vacated or demolished within the five-year period preceding the application, the proposed housing development shall provide at least the same number of units of equivalent size or type, or both, as existed at the highpoint of those units in the five-year period preceding the application to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, then one-half of the required units shall be made available at affordable rent or affordable housing cost to, and occupied by, very low income persons and families and one-half of the required units shall be made available for rent at affordable housing costs to, and occupied by, low-income persons and families. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(C) Paragraph (3) of subdivision (c) does not apply to an applicant seeking a density bonus for a proposed housing development if their application was submitted to, or processed by, a city, county, or city and county before January 1, 2015.

(d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision

(d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(2) The applicant shall receive the following number of incentives or concessions:

(A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.

(B) Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.

(C) Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

(3) The applicant may initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession. If a court finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. Nothing in this subdivision shall be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to grant an incentive or concession that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. The city, county, or city and county shall establish procedures for carrying out this section, that shall include legislative body approval of the means of compliance with this section.

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. An applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(f) For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable residential density as of the date of application by the applicant to the city, county, or city and county. The applicant may elect to accept a lesser percentage of density bonus. The amount of density bonus to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

(1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5

12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

(2) For housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
3	27.5
9	30
10	32.5
11	35

(3) For housing developments meeting the criteria of subparagraph (C) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of senior housing units.

(4) For housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23

29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

(g) (1) When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

Percentage Very Low Income	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

(2) This increase shall be in addition to any increase in density mandated by subdivision (b), up to a maximum combined mandated density increase of 35 percent if an applicant seeks an increase pursuant to both this

subdivision and subdivision (b). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this subdivision shall be construed to enlarge or diminish the authority of a city, county, or city and county to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subdivision if all of the following conditions are met:

(A) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

(B) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.

(C) The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in paragraph (3) of subdivision (c) of Section 65583.2, and is or will be served by adequate public facilities and infrastructure.

(D) The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the local government prior to the time of transfer.

(E) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c), which shall be recorded on the property at the time of the transfer.

(F) The land is transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.

(G) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within one-quarter mile of the boundary of the proposed development.

(H) A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

(h) (1) When an applicant proposes to construct a housing development that conforms to the requirements of subdivision (b) and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, the city, county, or city and county shall grant either of the following:

(A) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.

(B) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

(2) The city, county, or city and county shall require, as a condition of approving the housing development, that the following occur:

(A) The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

(B) Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

(3) Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

(4) "Child care facility," as used in this section, means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and schoolage child care centers.

(i) "Housing development," as used in this section, means a development project for five or more residential units. For the purposes of this section, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by a city, county, or city and county and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing

multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

(j) (1) The granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.

(2) Except as provided in subdivisions (d) and (e), the granting of a density bonus shall not be interpreted to require the waiver of a local ordinance or provisions of a local ordinance unrelated to development standards.

(k) For the purposes of this chapter, concession or incentive means any of the following:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

(2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

(3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable, financially sufficient, and actual cost reductions.

(l) Subdivision (k) does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements.

(m) This section shall not be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).

(n) If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.

(o) For purposes of this section, the following definitions shall apply:

(1) "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.

(2) "Maximum allowable residential density" means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.

(p) (1) Upon the request of the developer, no city, county, or city and county shall require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of subdivision (b), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: two onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

(2) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through onstreet parking.

(3) This subdivision shall apply to a development that meets the requirements of subdivision (b) but only at the

request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this subdivision pursuant to subdivision (d).

(Amended by Stats. 2014, Ch. 682, Sec. 1. Effective January 1, 2015.)

65915.5. (a) When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33 percent of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code, or 15 percent of the total units of the proposed condominium project to lower income households as defined in Section 50079.5 of the Health and Safety Code, and agrees to pay for the reasonably necessary administrative costs incurred by a city, county, or city and county pursuant to this section, the city, county, or city and county shall either (1) grant a density bonus or (2) provide other incentives of equivalent financial value. A city, county, or city and county may place such reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of low and moderate income or lower income households.

(b) For purposes of this section, "density bonus" means an increase in units of 25 percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion.

(c) For purposes of this section, "other incentives of equivalent financial value" shall not be construed to require a city, county, or city and county to provide cash transfer payments or other monetary compensation but may include the reduction or waiver of requirements which the city, county, or city and county might otherwise apply as conditions of conversion approval.

(d) An applicant for approval to convert apartments to a condominium project may submit to a city, county, or city and county a preliminary proposal pursuant to this section prior to the submittal of any formal requests for subdivision map approvals. The city, county, or city and county shall, within 90 days of receipt of a written proposal, notify the applicant in writing of the manner in which it will comply with this section. The city, county, or city and county shall establish procedures for carrying out this section, which shall include legislative body approval of the means of compliance with this section.

(e) Nothing in this section shall be construed to require a city, county, or city and county to approve a proposal to convert apartments to condominiums.

(f) An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were provided under Section 65915.

(g) An applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the condominium project is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed condominium project replaces those units, as defined in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65915, and either of the following applies:

(1) The proposed condominium project, inclusive of the units replaced pursuant to subparagraph (B) of paragraph (3) of subdivision (c) of Section 65915, contains affordable units at the percentages set forth in subdivision (a).

(2) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

(h) Subdivision (g) does not apply to an applicant seeking a density bonus for a proposed housing development if their application was submitted to, or processed by, a city, county, or city and county before January 1, 2015.

(Amended by Stats. 2014, Ch. 682, Sec. 2. Effective January 1, 2015.)

65916. Where there is a direct financial contribution to a housing development pursuant to Section 65915 through participation in cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the city, county, or city and county shall assure continued availability for low- and moderate-income units for 30 years. When appropriate, the agreement provided for in Section 65915 shall specify the mechanisms and procedures necessary to carry out this section.

(Added by Stats. 1979, Ch. 1207.)

65917. In enacting this chapter it is the intent of the Legislature that the density bonus or other incentives offered by the city, county, or city and county pursuant to this chapter shall contribute significantly to the economic feasibility of lower income housing in proposed housing developments. In the absence of an agreement by a developer in accordance with Section 65915, a locality shall not offer a density bonus or any other incentive that would undermine the intent of this chapter.

(Amended by Stats. 2001, Ch. 115, Sec. 14. Effective January 1, 2002.)

65917.5. (a) As used in this section, the following terms shall have the following meanings:

(1) "Child care facility" means a facility installed, operated, and maintained under this section for the nonresidential care of children as defined under applicable state licensing requirements for the facility.

(2) "Density bonus" means a floor area ratio bonus over the otherwise maximum allowable density permitted under the applicable zoning ordinance and land use elements of the general plan of a city, including a charter city, city and county, or county of:

(A) A maximum of five square feet of floor area for each one square foot of floor area contained in the child care facility for existing structures.

(B) A maximum of 10 square feet of floor area for each one square foot of floor area contained in the child care facility for new structures.

For purposes of calculating the density bonus under this section, both indoor and outdoor square footage requirements for the child care facility as set forth in applicable state child care licensing requirements shall be included in the floor area of the child care facility.

(3) "Developer" means the owner or other person, including a lessee, having the right under the applicable zoning ordinance of a city council, including a charter city council, city and county board of supervisors, or county board of supervisors to make an application for development approvals for the development or redevelopment of a commercial or industrial project.

(4) "Floor area" means as to a commercial or industrial project, the floor area as calculated under the applicable zoning ordinance of a city council, including a charter city council, city and county board of supervisors, or county board of supervisors and as to a child care facility, the total area contained within the exterior walls of the facility and all outdoor areas devoted to the use of the facility in accordance with applicable state child care licensing requirements.

(b) A city council, including a charter city council, city and county board of supervisors, or county board of supervisors may establish a procedure by ordinance to grant a developer of a commercial or industrial project, containing at least 50,000 square feet of floor area, a density bonus when that developer has set aside at least 2,000 square feet of floor area and 3,000 outdoor square feet to be used for a child care facility. The granting of a bonus shall not preclude a city council, including a charter city council, city and county board of supervisors, or county board of supervisors from imposing necessary conditions on the project or on the additional square footage. Projects constructed under this section shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other health, safety, and zoning requirements generally applicable to construction in the zone in which the property is located. A consortium with more than one developer may be permitted to achieve the threshold amount for the available density bonus with each developer's density bonus equal to the percentage participation of the developer. This facility may be located on the project site or may be located offsite as agreed upon by the developer and local agency. If the child care facility is not located on the site of the project, the local agency shall determine whether the location of the child care facility is appropriate and whether it conforms with the intent of this section. The child care facility shall be of a size to comply with all state licensing requirements in order to accommodate at least 40 children.

(c) The developer may operate the child care facility itself or may contract with a licensed child care provider to operate the facility. In all cases, the developer shall show ongoing coordination with a local child care resource and referral network or local governmental child care coordinator in order to qualify for the density bonus.

(d) If the developer uses space allocated for child care facility purposes, in accordance with subdivision (b), for purposes other than for a child care facility, an assessment based on the square footage of the project may be levied and collected by the city council, including a charter city council, city and county board of supervisors, or county board of supervisors. The assessment shall be consistent with the market value of the space. If the developer fails to have the space allocated for the child care facility within three years, from the date upon which the first temporary certificate of occupancy is granted, an assessment based on the square footage of the project may be levied and collected by the city council, including a charter city council, city and county board of supervisors, or county board of supervisors in accordance with procedures to be developed by the legislative

body of the city council, including a charter city council, city and county board of supervisors, or county board of supervisors. The assessment shall be consistent with the market value of the space. A penalty levied against a consortium of developers shall be charged to each developer in an amount equal to the developer's percentage square feet participation. Funds collected pursuant to this subdivision shall be deposited by the city council, including a charter city council, city and county board of supervisors, or county board of supervisors into a special account to be used for child care services or child care facilities.

(e) Once the child care facility has been established, prior to the closure, change in use, or reduction in the physical size of, the facility, the city, city council, including a charter city council, city and county board of supervisors, or county board of supervisors shall be required to make a finding that the need for child care is no longer present, or is not present to the same degree as it was at the time the facility was established.

(f) The requirements of Chapter 5 (commencing with Section 66000) and of the amendments made to Sections 53077, 54997, and 54998 by Chapter 1002 of the Statutes of 1987 shall not apply to actions taken in accordance with this section.

(g) This section shall not apply to a voter-approved ordinance adopted by referendum or initiative.

(Amended by Stats. 2008, Ch. 179, Sec. 112. Effective January 1, 2009.)

65918. The provisions of this chapter shall apply to charter cities.

(Added by Stats. 1979, Ch. 1207.)

RESOLUTION NO. PC-15-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CUDAHY RECOMMENDING APPROVAL AND ADOPTION OF ORDINANCE NO 648 BY THE CITY OF CUDAHY CITY COUNCIL AMENDING THE CUDAHY MUNICIPAL CODE TO ADD CHAPTER 20.110 TO TITLE 20 (ZONING) TO PROVIDE AND REGULATE RESIDENTIAL DENSITY BONUSES.

WHEREAS: the State Density Bonus Law (California Government Code sections 65915 et seq.) encourages the production of affordable housing, senior housing, and child care facilities; and

WHEREAS: the State Density Bonus Law mandates awards of increased residential density over the otherwise maximum density and favorable development standards to those housing development projects that set aside units as affordable and meet other specified criteria; and

WHEREAS: all cities must adopt an ordinance that implements the State Density Bonus Law; and

WHEREAS: the City's General Plan Housing Element and Land Use Element describe the need for affordable housing, and density bonuses are expected to be an important planning tool to provide for the City's existing and future housing needs; and

WHEREAS: State law allows density increases greater than 35 percent, but only where "permitted by local ordinance"; and

WHEREAS: the City seeks to enhance the public welfare and promote the goals and objectives of the General Plan by establishing incentives for the production of affordable housing, and establishing standards and findings for approval that accord with State law; and

WHEREAS: on Monday, June 15 2015, following proper notice and public hearing, the City Planning Commission adopted Resolution No. PC-15-08, recommending that the City Council adopt an ordinance adding Chapter 20.110 to the Municipal Code regarding residential density bonuses; and

WHEREAS: the Cudahy Planning Commission has carefully considered all oral and written testimony offered at the duly noticed public hearing.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CUDAHY, CALIFORNIA DOES RECOMMEND THAT CITY COUNCIL ORDAIN AS FOLLOWS:

SECTION 1: Chapter 20.110 is hereby added to Title 20 (Zoning) of the Cudahy Municipal Code to read:

Chapter 20.110

RESIDENTIAL DENSITY BONUS

Sec. 20.110.010. – Purpose and intent.

This chapter implements the state density bonus law (California Government Code section 65915 et seq.), as may be amended, and is intended to provide incentives for the production of affordable housing, senior housing, and child care facilities. State law shall prevail over any conflicting provision of this chapter.

Sec. 20.110.020. – Rules and procedures.

The director may promulgate rules and procedures that are consistent with the provisions and intent of this chapter.

Sec. 20.110.030. – Density bonus.

(1) A housing development project that satisfies the requirements of both state law and this chapter shall be eligible to receive a density bonus, concessions, and vehicular onsite parking standards in accordance with the state density bonus law.

(2) The definitions found in the state density bonus law shall apply to the terms contained herein.

"Concession" shall have the same meaning as "concession or incentive."

"Set-aside unit" or "affordable unit" means a dwelling unit restricted pursuant to this chapter to qualify the project for a density bonus.

Sec. 20.110.040. – Fractional units.

In determining the maximum residential density allowed under the zoning code for the purpose of this chapter, any fraction of a unit shall not be counted. In calculating

density bonuses and set-aside units, fractions shall be rounded up to the next whole number.

Sec. 20.110.050. – Menu of concessions.

A project that qualifies under this chapter may request concessions from the menu in Table A.

Table A

Concession	Modification of Standard
Building Height	Up to 10 feet
Yard	Up to 20 percent
Common Open Space	Up to 20 percent
Private Open Space	Up to 20 percent
Fee (e.g. plan check, construction permit, or development impact)	Reduced or deferred fee

Sec. 20.110.060. – Off-menu concessions.

The city or applicant may propose concessions that result in identifiable, financially sufficient, and actual cost reductions, which proposal shall be considered and approved or denied by the Planning Commission, supported by written findings in accordance with the state density bonus law. The city may, at its discretion, require the applicant to demonstrate that the proposed concession or other waiver of a development standard is needed to make the affordable units economically feasible.

Sec. 20.110.070. – Density bonus greater than 35 percent.

A conditional use permit approved by both the planning commission and city council shall be required for any density bonus greater than 35 percent. The city has the authority but no obligation to grant a density bonus in excess of 35 percent. For requests under this section, the city may consider benefits of the project and other factors, including, without limitation: (i) additional affordable units; (ii) on-site

amenities; (iii) services for residents; and (iv) the distance to neighborhood services. In addition to the findings required in Section 20.44.070 (conditional use permit), the following findings must be met:

(1) The project is consistent with the affordable housing provisions of the General Plan.

(2) The project sets aside no less than the percentage and type of units required to earn a density bonus of 35 percent under the state density bonus law.

(3) The applicant has adequately demonstrated that the project will not generate unmitigated significant noise, traffic, parking, or other impacts detrimental to surrounding properties or the general welfare.

Sec. 20.110.080. – Application.

The following information shall be included with the first application required for the housing development project:

(a) A description of the proposed project, including the number of dwelling units, set-aside units and density bonus units, and the calculations that explain the results.

(b) The basis on which the project qualifies for a density bonus.

(c) A site plan showing building footprints, locations of set-aside units, driveway and parking layout, and the location and floor area of any proposed child care facility.

(d) A description of the concessions requested. In the case of proposed off-menu concessions, demonstrate that they are within the definition of a concession and accord with the state density bonus law. The director may require an independent financial review at the applicant's expense to demonstrate the economic effect of the proposed concession on the project.

(e) If the density bonus request is based on a land donation, the application shall identify the land to be transferred, and demonstrate that the applicable conditions of the state density bonus law are met.

(f) Other relevant information required by the director.

Sec. 20.110.090. – Decision and appeal.

(1) A request for a density bonus pursuant to this chapter shall be reviewed as part of the first required housing development application and shall be considered and

acted upon by the decision-making body authorized to make a recommendation or approve the housing development.

(2) A decision involving a density bonus shall be supported by written findings in accordance with the state density bonus law, including whether the project meets the qualifications for a density bonus.

(3) Any decision regarding a density bonus may be appealed in the manner and within the time set forth in Chapter 20.20 – Appeals.

Sec. 20.110.100. – Recorded agreement.

(1) The execution of a density bonus housing agreement with the city in a form approved by the city attorney shall be a condition of the discretionary project approval or ministerial building permit. The agreement shall be a covenant that runs with the land and binds the owner and successors and assigns. The agreement shall be recorded prior to building permit issuance, or, in the case of a subdivision, prior to final map approval.

(2) Provisions of the density bonus housing agreement may include, without limitation, the following:

(a) The number of set-aside units, their floor area, number of bedrooms, location, and production schedule.

(b) Ensure continued affordability of set-aside units for the requisite period.

(c) Standard or index to establish maximum rent or sales price of affordable units.

(d) Restrict rentals or sales of affordable units to persons and families of qualifying income levels and set forth the procedure to certify incomes.

(e) Prohibit occupants from renting or subletting an affordable unit.

(f) Control the resale of condominium set-aside units to provide for the recapture of any initial subsidy and any required equity-sharing payment to the city from the sale proceeds.

(g) Specify requirements applicable to a child care facility, including floor area, percentage of patrons from qualifying income level families, and financial or other guarantee of continued operation for the mandated period.

(h) Specify residency restrictions applicable to a senior citizen housing development or mobilehome park.

(i) Require compliance with state law, this chapter, and all other applicable regulations.

(j) Set forth monitoring and reporting procedures, penalties, and enforcement mechanisms, such as a deed of trust to secure performance of obligations.

SECTION 2: In accordance with Municipal Code section 20.16.100, the City Council finds that the amendment is consistent with the objectives of the zoning code and the City of Cudahy General Plan. The zoning code contemplates residential uses in various zones throughout the city consistent with the Land Use Map (Exhibit 2-2) of the General Plan. Density bonuses rely on and work in conjunction with residential zoning. The amendment is consistent with General Plan policies, which expressly contemplate density bonuses: "The City of Cudahy will provide density bonuses for low-income housing projects and senior citizen housing projects." (Housing Element Policy 5.8.) Also, the General Plan identifies density bonuses among the Development Controls to implement its residential goals and policies. (Land Use Element section 2.3.3.)

SECTION 3: Adoption and implementation of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines (Cal. Code Regs. title 14) section 15061(b)(3) (certain to have no significant effect on the environment), because the ordinance implements State law and policy, and it is not reasonably foreseeable what projects might be proposed, so there can be no meaningful analysis of environmental impacts. (Id. § 15064(d).) Specific density bonus projects will each be subject to CEQA.

SECTION 4: This ordinance shall supersede any inconsistent provision of the Municipal Code to the extent of such inconsistency and no further.

SECTION 5: Should any provision of this ordinance be determined to be invalid or unconstitutional, all other provisions shall remain in full force and effect as approved.

SECTION 6: This ordinance shall take effect 30 days after its passage pursuant to California Government Code section 36937.

SECTION 7: The City Clerk shall attest to the adoption of this ordinance and shall cause the same to be published in the manner prescribed by law.

SECTION 8: Based on the aforementioned, the City of Cudahy Planning Commission hereby recommends approval of Ordinance No. 648 by Resolution PC-15-08.

ORDINANCE NO. 648

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, AMENDING THE CUDAHY MUNICIPAL CODE TO ADD CHAPTER 20.110 TO TITLE 20 (ZONING) TO PROVIDE AND REGULATE RESIDENTIAL DENSITY BONUSES

WHEREAS: the State Density Bonus Law (California Government Code sections 65915 et seq.) encourages the production of affordable housing, senior housing, and child care facilities; and

WHEREAS: the State Density Bonus Law mandates awards of increased residential density over the otherwise maximum density and favorable development standards to those housing development projects that set aside units as affordable and meet other specified criteria; and

WHEREAS: all cities must adopt an ordinance that implements the State Density Bonus Law; and

WHEREAS: the City's General Plan Housing Element and Land Use Element describe the need for affordable housing, and density bonuses are expected to be an important planning tool to provide for the City's existing and future housing needs; and

WHEREAS: State law allows density increases greater than 35 percent, but only where "permitted by local ordinance"; and

WHEREAS: the City seeks to enhance the public welfare and promote the goals and objectives of the General Plan by establishing incentives for the production of affordable housing, and establishing standards and findings for approval that accord with State law; and

WHEREAS: on Monday, June 15 2015, following proper notice and public hearing, the City Planning Commission adopted Resolution No. PC-15-08, recommending that the City Council adopt an ordinance adding Chapter 20.110 to the Municipal Code regarding residential density bonuses; and

WHEREAS: the City Council has considered evidence presented by the Planning Commission, City Staff and the public at a duly noticed public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF CUDAHY, CALIFORNIA DOES FIND AND ORDAIN AS FOLLOWS:

SECTION 1: City Council held a first reading of Ordinance No. 648 and opened the public hearing on July 13, 2015 to consider the Density Bonus. All evidence, both written and oral, presented during said public hearing was considered by the City Council in making its determination, and

A public hearing was held before City Council on of the City of Cudahy on July, 27 2015, to consider the Density Bonus. All evidence, both written and oral, presented during the July 13, 2015, first reading, and public hearing was considered by the City Council in making its determination.

SECTION 2: A record of the public hearing indicated that the City Council of the City of Cudahy hereby finds and determines as follows: Chapter 20.110 is hereby added to Title 20 (Zoning) of the Cudahy Municipal Code to read:

Chapter 20.110

RESIDENTIAL DENSITY BONUS

Sec. 20.110.010. – Purpose and intent.

This chapter implements the state density bonus law (California Government Code section 65915 et seq.), as may be amended, and is intended to provide incentives for the production of affordable housing, senior housing, and child care facilities. State law shall prevail over any conflicting provision of this chapter.

Sec. 20.110.020. – Rules and procedures.

The director may promulgate rules and procedures that are consistent with the provisions and intent of this chapter.

Sec. 20.110.030. – Density bonus.

(1) A housing development project that satisfies the requirements of both state law and this chapter shall be eligible to receive a density bonus, concessions, and vehicular onsite parking standards in accordance with the state density bonus law.

(2) The definitions found in the state density bonus law shall apply to the terms contained herein.

“Concession” shall have the same meaning as “concession or incentive.”

"Set-aside unit" or "affordable unit" means a dwelling unit restricted pursuant to this chapter to qualify the project for a density bonus.

Sec. 20.110.040. – Fractional units.

In determining the maximum residential density allowed under the zoning code for the purpose of this chapter, any fraction of a unit shall not be counted. In calculating density bonuses and set-aside units, fractions shall be rounded up to the next whole number.

Sec. 20.110.050. – Menu of concessions.

A project that qualifies under this chapter may request concessions from the menu in Table A.

Table A

Concession	Modification of Standard
Building Height	Up to 10 feet
Yard	Up to 20 percent
Common Open Space	Up to 20 percent
Private Open Space	Up to 20 percent
Fee (e.g. plan check, construction permit, or development impact)	Reduced or deferred fee

Sec. 20.110.060. – Off-menu concessions.

The city or applicant may propose concessions that result in identifiable, financially sufficient, and actual cost reductions, which proposal shall be considered and approved or denied by the Planning Commission, supported by written findings in accordance with the state density bonus law. The city may, at its discretion, require the applicant to demonstrate that the proposed concession or other waiver of a development standard is needed to make the affordable units economically feasible.

Sec. 20.110.070. – Density bonus greater than 35 percent.

A conditional use permit approved by both the planning commission and city council shall be required for any density bonus greater than 35 percent. The city has the authority but no obligation to grant a density bonus in excess of 35 percent. For requests under this section, the city may consider benefits of the project and other factors, including, without limitation: (i) additional affordable units; (ii) on-site amenities; (iii) services for residents; and (iv) the distance to neighborhood services. In addition to the findings required in Section 20.44.070 (conditional use permit), the following findings must be met:

(1) The project is consistent with the affordable housing provisions of the General Plan.

(2) The project sets aside no less than the percentage and type of units required to earn a density bonus of 35 percent under the state density bonus law.

(3) The applicant has adequately demonstrated that the project will not generate unmitigated significant noise, traffic, parking, or other impacts detrimental to surrounding properties or the general welfare.

Sec. 20.110.080. – Application.

The following information shall be included with the first application required for the housing development project:

(a) A description of the proposed project, including the number of dwelling units, set-aside units and density bonus units, and the calculations that explain the results.

(b) The basis on which the project qualifies for a density bonus.

(c) A site plan showing building footprints, locations of set-aside units, driveway and parking layout, and the location and floor area of any proposed child care facility.

(d) A description of the concessions requested. In the case of proposed off-menu concessions, demonstrate that they are within the definition of a concession and accord with the state density bonus law. The director may require an independent financial review at the applicant's expense to demonstrate the economic effect of the proposed concession on the project.

(e) If the density bonus request is based on a land donation, the application shall identify the land to be transferred, and demonstrate that the applicable conditions of the state density bonus law are met.

(f) Other relevant information required by the director.

Sec. 20.110.090. – Decision and appeal.

(1) A request for a density bonus pursuant to this chapter shall be reviewed as part of the first required housing development application and shall be considered and acted upon by the decision-making body authorized to make a recommendation or approve the housing development.

(2) A decision involving a density bonus shall be supported by written findings in accordance with the state density bonus law, including whether the project meets the qualifications for a density bonus.

(3) Any decision regarding a density bonus may be appealed in the manner and within the time set forth in Chapter 20.20 – Appeals.

Sec. 20.110.100. – Recorded agreement.

(1) The execution of a density bonus housing agreement with the city in a form approved by the city attorney shall be a condition of the discretionary project approval or ministerial building permit. The agreement shall be a covenant that runs with the land and binds the owner and successors and assigns. The agreement shall be recorded prior to building permit issuance, or, in the case of a subdivision, prior to final map approval.

(2) Provisions of the density bonus housing agreement may include, without limitation, the following:

(a) The number of set-aside units, their floor area, number of bedrooms, location, and production schedule.

(b) Ensure continued affordability of set-aside units for the requisite period.

(c) Standard or index to establish maximum rent or sales price of affordable units.

(d) Restrict rentals or sales of affordable units to persons and families of qualifying income levels and set forth the procedure to certify incomes.

(e) Prohibit occupants from renting or subletting an affordable unit.

(f) Control the resale of condominium set-aside units to provide for the recapture of any initial subsidy and any required equity-sharing payment to the city from the sale proceeds.

(g) Specify requirements applicable to a child care facility, including floor area, percentage of patrons from qualifying income level families, and financial or other guarantee of continued operation for the mandated period.

(h) Specify residency restrictions applicable to a senior citizen housing development or mobilehome park.

(i) Require compliance with state law, this chapter, and all other applicable regulations.

(j) Set forth monitoring and reporting procedures, penalties, and enforcement mechanisms, such as a deed of trust to secure performance of obligations.

SECTION 2: In accordance with Municipal Code section 20.16.100, the City Council finds that the amendment is consistent with the objectives of the zoning code and the City of Cudahy General Plan. The zoning code contemplates residential uses in various zones throughout the city consistent with the Land Use Map (Exhibit 2-2) of the General Plan. Density bonuses rely on and work in conjunction with residential zoning. The amendment is consistent with General Plan policies, which expressly contemplate density bonuses: "The City of Cudahy will provide density bonuses for low-income housing projects and senior citizen housing projects." (Housing Element Policy 5.8.) Also, the General Plan identifies density bonuses among the Development Controls to implement its residential goals and policies. (Land Use Element section 2.3.3.)

SECTION 3: Adoption and implementation of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines (Cal. Code Regs. title 14) section 15061(b)(3) (certain to have no significant effect on the environment), because the ordinance implements State law and policy, and it is not reasonably foreseeable what projects might be proposed, so there can be no meaningful analysis of environmental impacts. (Id. § 15064(d).) Specific density bonus projects will each be subject to CEQA.

SECTION 4: This ordinance shall supersede any inconsistent provision of the Municipal Code to the extent of such inconsistency and no further.

SECTION 5: Should any provision of this ordinance be determined to be invalid or unconstitutional, all other provisions shall remain in full force and effect as approved.

SECTION 6: This ordinance shall take effect 30 days after its passage pursuant to California Government Code section 36937.

SECTION 7: The City Clerk shall attest to the adoption of this ordinance and shall cause the same to be published in the manner prescribed by law.

SECTION 8: Based on the aforementioned, the City of Cudahy Planning Commission hereby recommends approval of Ordinance No. 648 by Resolution PC-15-08.

PASSED, APPROVED AND ADOPTED this 27th day of July, 2015.

_____

Cristian Markovich, Mayor

ATTEST:

_____

Acting Deputy City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF CUDAHY)

I, Victor H. Ferrer, Deputy City Clerk of the City of Cudahy, hereby certify that Ordinance 648 was introduced at a regular meeting of the City Council of the City of Cudahy on the 13th day of July, 2015, and adopted and passed at a regular meeting of the City Council of the City of Cudahy held on the 27th day of July, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Victor H. Ferrer
Acting Deputy City Clerk

Item Number

11B

STAFF REPORT

Date: July 27, 2015

To: Honorable Mayor/Chair and City Council/Agency Members

From: Jose E. Pulido, City Manager/Executive Director
Isabel Birrueta, City Attorney

Subject: **Consideration to Adopt Ordinance No. 651, by First Reading Repealing Chapter 2.54 of Title 2 of the Cudahy Municipal Code Concerning Campaign Ethics Regulations**

RECOMMENDATION

The City Council is requested to adopt Ordinance No. 651, by first reading repealing Chapter 2.54 of Title 2 of the Cudahy Municipal Code ("CMC") concerning campaign ethics regulations.

BACKGROUND

1. On July 15, 2014, at a regular City Council meeting Ordinance No. 629 was adopted, establishing City campaign ethics regulations.

2. At the July 13, 2015, regular City Council meeting Mayor Markovich presented an item in the Council Discussion section to repeal the current campaign ordinance. The City Council voted to place an item repealing Chapter 2054 of Title 2 of the CMC concerning campaign ethics regulations on the July 27, 2015 City Council meeting agenda.

ANALYSIS

The City Council requested that the City Attorney prepare an Ordinance for its consideration to repeal the Chapter 2.54 of Title 2 of the CMC regarding campaign ethics regulations to permit the City to conform to state laws governing ethics and conflict-of-interest issues

discussed therein. Currently, State law provisions comprehensively address potential wrongdoing and enforcement for such unlawful acts.

Public officials, elected and appointed, wield the power of government and serve as stewards of both the public's resources and trust. The Political Reform Act of 1974 (the "Act") addresses the financial conflicts of public officials through disclosure of the official's economic interest and prohibitions on participation in making decisions that the official knows or has reason to know will result in a material financial effect on one of the official's economic interests. Public officials are prohibited from making, participating in, or in any way attempting to use their official position to influence a governmental decision in which they know or have reason to know they have a financial interest (Gov. Code, § 87100).

The California Attorney General, the Fair Political Practices Commission, and local district attorneys are empowered to enforce the Act through criminal sanctions, civil liability, civil penalties, and administrative sanctions (Gov. Code, §§ 83115-83214, 91000-91014).

The proposed Ordinance would allow the City to utilize the regulatory scheme set forth in state law.

CONCLUSION

If the City Council approves the proposed Ordinance for introduction and first reading, then the Ordinance would return to the City Council for potential adoption and second reading at the August 10, 2015 City Council meeting no sooner than five (5) calendar days after its introduction (Gov. Code, § 36934.)

FINANCIAL IMPACT

The City Council's approval of the proposed Ordinance for first reading would have no significant financial impact.

ATTACHMENTS

A. Ordinance No. 651

ORDINANCE NO. 651

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CUDAHY REPEALING CHAPTER 2.54 OF TITLE 2 OF THE CUDAHY MUNICIPAL CODE

WHEREAS, public officials, elected and appointed, wield the power of government and serve as stewards of both the public's resources and trust; and

WHEREAS, the Political Reform Act of 1974 (the "Act") addresses the financial conflicts of public officials through disclosure of the official's economic interest and prohibitions on participation in making decisions that the official knows or has reason to know will result in a material financial effect on one of the official's economic interests; and

WHEREAS, public officials are prohibited from making, participating in, or in any way attempting to use their official position to influence a governmental decision in which they know or have reason to know they have a financial interest (Gov. Code, § 87100); and

WHEREAS, the California Attorney General, the Fair Political Practices Commission, and local district attorneys are empowered to enforce the Act through criminal sanctions, civil liability, civil penalties, and administrative sanctions (Gov. Code, §§ 83115-83214, 91000-91014); and

WHEREAS, the City Council finds that state law provisions governing ethics and conflict-of-interest issues comprehensively address potential wrongdoing and enforcement for such unlawful acts.

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

Section 1. The recitals above are true and correct and incorporated herein by reference.

Section 2. Chapter 2.54 (Campaign Ethics Regulations) of Title 2 (Administration and Personnel) of the Cudahy Municipal Code is hereby repealed in its entirety.

Section 3. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to section 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations, title 14, chapter 3, because it can be seen with certainty that there is no possibility that it will have a significant effect on the environment.

Section 4. Inconsistent Provisions. Any provision of the Cudahy Municipal Code or appendices thereto that conflicts with the provisions of this Ordinance, to the extent of such conflict and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this Ordinance.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

Section 6. Publication and Effective Date. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within fifteen (15) days after its adoption. This Ordinance shall become effective thirty (30) days after adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Cudahy on this 10th day of August, 2015.

_____
Cristian Markovich, Mayor

ATTEST:

_____
Victor H. Ferrer
Interim City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF CUDAHY)

I, Victor H. Ferrer, City Clerk of the City of Cudahy, hereby certify that the foregoing Ordinance No. 651 was introduced for a first reading on the 27th day of July, 2015 and approved for a second reading and adopted by said Council at its regular meeting held on the 10th day of August, 2015 by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Victor H. Ferrer
Interim City Clerk

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Item Number

11C

STAFF REPORT

Date: July 27, 2015

To: Honorable Mayor/Chair and City Council/Agency Members

From: Jose E. Pulido, City Manager/Executive Director
By: Isabel Birrueta, Assistant City Attorney

Subject: **Consideration to Adopt Ordinance No. 652, by First Reading Amending Title 3 (Revenue and Finance) of the Cudahy Municipal Code by the Addition of Chapter 3.44 (Economic Development) Regarding the Formation of the Economic Development Ordinance**

RECOMMENDATION

It is recommended that the City Council adopt Ordinance No. 652 by first reading amending Title 3 of the Revenue and Finance section of the Cudahy Municipal Code ("CMC") by adding Chapter 3.44 regarding the formation of the economic development ordinance.

BACKGROUND

1. On September 25, 1975, the City authorized the formation and operation of a community redevelopment agency within the territorial jurisdiction of the City pursuant to California state law. The former Cudahy Community Development Commission/Cudahy Redevelopment Agency ("RDA") undertook the redevelopment of certain areas of the City in reliance upon the provisions of state law.

2. The State of California ("State") ordered the RDA to be dissolved, no later than February 1, 2012, under the provisions of ABX1 26 (Stats 2011-12, 1st Ex. Sess., Chapter 5), as amended by AB 1484 (Stats 2012, Chapter 26) and collectively the State legislation identified in this sentence is referred to herein as the "State Redevelopment Dissolution Law." The City as Successor Agency to the RDA ("Successor Agency") has initiated the implementation of the State Redevelopment Dissolution Law.

3. On March 17, 2011, the City formed the Cudahy Economic Development Corporation, a

non-profit public benefit corporation (hereinafter, "Corporation"), to assist the City and RDA in undertaking certain community redevelopment activities in the City.

4. On April 1, 2011, the RDA and Corporation agreed for the Corporation to undertake development in the City and the RDA made a transfer of $20,978,178 in non-housing assets to the Corporation.

5. On April 15, 2014, in a report entitled "Cudahy Redevelopment Agency Asset Transfer Review January 1, 2011, through January 31, 2012," ("Transfer Report") the Office of the State Controller ("State Controller") found that the RDA transfer of $20,978,178 in non-housing assets to the Corporation was improper pursuant to Health and Safety Code Section 34167.5 and ordered the Successor Agency to recover the redevelopment assets previously transferred to the Corporation.

6. On July 12, 2014, the Interim City Manager met with the City Council to create a Strategic Plan Outline to establish the priorities for the City

7. On March 17, 2015, the City Council moved forward with the first reading of an ordinance to form an Economic Development Commission.

8. On April 21, 2015, the City Council held the second reading of an ordinance establishing an Economic Development Commission which review and make written recommendations to the City Council regarding economic development policies and programs.

9. On February 3, 2015 and February 5, 3015, in accordance with the Transfer Report and the State Controller's mandate, the governing bodies of the Corporation and Successor Agency adopted resolutions approving an agreement providing for the transfer of redevelopment assets previously transferred to the Corporation ("Asset Transfer Agreement").

10. On June 13, 2015, the City Manager met with the City Council to review the Strategic Plan Outline that the City Council had adopted into actionable items to carry out the direction / vision of the City Council. The Strategic Plan Outline included plans for new revenue sources in future years to increase the revenue stream to the City's General Fund.

ANALYSIS

As part of the City Council's direction under the past two strategic planning sessions, City staff is moving forward with the establishment of an ambitious but achievable multi-year economic development program. However, in order to implement the various projects and activities in a post redevelopment dissolution era, the City needs to establish an Economic Development Ordinance that sets forth the powers and obligations authorizing the City to engage in and continue those economic development activities previously under the purview of the former Cudahy Community Development Commission. As proposed the Economic Development Ordinance would authorize the City to enter into activities that include but are not limited to property acquisition, public and private property improvements, and financial assistance with public and private projects.

City Council approval of the Economic Development Ordinance after a second reading on August 10, 2015 would enable the City / Successor Agency to move forward with the redevelopment of the 26 properties previously owned by the Cudahy Economic Development Corporation sooner rather than later.

CONCLUSION

If the proposed Ordinance No. 652 is introduced and approved for a first reading, a second reading of the Ordinance will take place on August 10, 2015. Moreover, City Council approval of Ordinance No. 652 would be very timely and critical as the City is attempting to take on the potential redevelopment of the 26 properties formerly owned by the Economic Development Corporation.

FINANCIAL IMPACT

None.

ATTACHMENTS

A. Ordinance No. 652

ORDINANCE NO. 652

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CUDAHY, CALIFORNIA, AMENDING THE CUDAHY MUNICIPAL CODE TO ADD NEW CHAPTER 3.44 TO TITLE 3 (REVENUE AND FINANCE) REGARDING ECONOMIC DEVELOPMENT

WHEREAS, the California Constitution and Government Code section 37100 et seq. enable cities to make and enforce ordinances and regulations not in conflict with State law; and

WHEREAS, the City Council desires to restate and clarify its powers with respect to economic development in the City as one element of an economic development strategy for the City to further the goals of the City's General Plan; and

WHEREAS, the use of City funds and resources is among the municipal tools available to help advance the public purpose of economic growth and development; and

WHEREAS, economic development promotes the health, safety, and general welfare of residents and other persons in the City in areas that may include housing, commercial, dining and entertainment, cultural experience, and recreation; and

WHEREAS, the Land Use Element of the City's General Plan states the policies that the City will "work towards the expansion and diversification of the local economic base," and "encourage developments that will increase the City's tax base" for providing City services (Policies 7.1, 7.2).

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

SECTION 1. Chapter 3.44 is hereby added to Title 3 (Revenue and Finance) of the Cudahy Municipal Code to read:

Chapter 3.44

ECONOMIC DEVELOPMENT

3.44.010 – Purpose.
3.44.020 – Authorized activities.

Sec. 3.44.010. – Purpose.

The City is authorized to undertake economic development activities, including, but not limited to, those set forth in this chapter, for the purpose of promoting the health, safety, general welfare, public convenience, and prosperity of the inhabitants of the city.

Sec. 3.44.020. – Authorized activities.

The city council or designee is authorized to perform the following activities in accordance with state law and this code:

(1) Promotion. Undertake the promotion of city's natural, historic, and cultural resources, commercial and residential real estate value, housing options, recreation and entertainment options, retail and commercial opportunities, and other attractions that generate interest in the city via advertising, public outreach, special events, and other marketing.

(2) Business attraction and retention. Undertake a business attraction and retention program that may include assistance in the form of grants, loans, fee abatements and discounts, payments of insurance premiums, tax rebates, tax credits authorized under state or federal law, and other assistance to attract or retain commercial, mixed-use, industrial and other desired activity in the city.

(3) Infrastructure. Develop infrastructure that the city council deems will further the generation of economic growth and maintenance of a healthy business climate.

(4) Permit processes. Develop tools and technologies to improve and expedite permitting and approval processes for economic activities that bolster the local economy and provide broad public benefit through, for example, infrastructure, manufacturing, job creation, fiscal benefits, and visitor spending.

(5) Cultural resources. Preserve and protect historic structures, landmarks, heritage trees, and archaeological resources as provided by state law and this code.

(6) Property acquisition. Purchase, lease, obtain option or other interest, receive by gift or grant, or otherwise acquire real or personal property.

(7) Disposal of real property. Dispose of surplus real and personal property to advance the purposes of this chapter.

(8) Site preparation. Provide for real property site preparation, including demolition, clearing, and environmental remediation, for public or private developments.

(9) Property improvement. Rehabilitate, maintain, build upon, or otherwise improve real property in anticipation of use, disposal or lease of the property.

(10) Funding. Seek and accept grants, agreements, and other financial assistance from public or private sources for the purpose of economic development.

(11) Bonding and debt. Issue bonds or other forms of debt in accordance with state law.

(12) Assessment districts. Allow for the establishment of community benefit or assessment districts, including business improvement districts.

(13) Joint powers agreements. Allow for joint powers agreements, and otherwise collaborate with other government agencies to develop and fund regional economic development.

(14) Affordable housing. Develop, or assist the development, of affordable housing, including mixed-use development and live-work projects.

(15) Economic development agency. Allow for the formation of an economic development agency to carry out economic development activities.

(16) Other activity. Take such other actions as the city council finds appropriate to encourage economic development.

SECTION 3. Adoption and implementation of this ordinance is not subject to the California Environmental Quality Act (CEQA) because it is a statement of general policy, which is not a project under CEQA Guidelines (Cal. Code Regs. title 14) section 15378(b), and it is exempt pursuant to CEQA Guidelines section 15061(b)(3) (certain to have no significant effect on the environment), and there can be no meaningful analysis of environmental impacts because it is not reasonably foreseeable what projects might be proposed. (Id. § 15064(d).)

SECTION 5. Should any provision of this ordinance be determined to be invalid or unconstitutional, all other provisions shall remain in full force and effect as approved.

SECTION 6. This ordinance shall take effect 30 days after its passage pursuant to California Government Code section 36937.

SECTION 7. The City Clerk shall attest to the adoption of this ordinance and shall cause the same to be published in the manner prescribed by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2015.

_____
Cristian Markovich, Mayor

ATTEST:

_____
Victor H. Ferrer
Acting Deputy City Clerk

APPROVED AS TO FORM:

_____
Isabel Birrueta
Assistant City Attorney

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF CUDAHY)

I, Victor H. Ferrer, Acting Deputy City Clerk of the City of Cudahy, hereby certify that Ordinance No. 652 was introduced at a regular meeting of the City Council of the City of Cudahy on the 27th day of July, 2015, and adopted and passed at a regular meeting of the City Council of the City of Cudahy held on the 10th day of August, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Victor H. Ferrer
Acting Deputy City Clerk