



AGENDA

REGULAR MEETINGS OF THE SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY WATER UTILITY AUTHORITY HOUSING SUCCESSOR SUCCESSOR AGENCY AND CITY COUNCIL

September 20, 2022
6:00 P.M.

Juanita Martin, Councilmember
John M. Mora, Councilmember
Jay Sarno, Councilmember
Joe Angel Zamora, Mayor Pro Tem
Annette Rodriguez, Mayor

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

You may attend the City Council meeting telephonically or electronically using the following means:

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/521620472?pwd=U3cyK1RuKzY1ekVGZFdKQXNZVzh4Zz09>

Zoom Meeting ID: 521620472

Password: 659847

Telephonically: Dial: 888-475-4499

Meeting ID: 521620472

Public Comment: The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please use the "Raise Hand" function via Zoom once the Mayor opens Public Comment during the meeting. You may also submit comments in writing by sending them to the City Clerk's Office at cityclerk@santafesprings.org. All written comments received by 12:00 p.m. the day of the City Council Meeting will be distributed to the City Council and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports, and supplemental attachments, are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m.-5:30 p.m., Monday-Thursday and every other Friday. Telephone: (562) 868-0511.

1. **CALL TO ORDER**

2. **ROLL CALL**

Juanita Martin, Councilmember
John M. Mora, Councilmember
Jay Sarno, Councilmember
Joe Angel Zamora, Mayor Pro Tem
Annette Rodriguez, Mayor

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **PUBLIC COMMENTS** *This is the time when comments may be made by members of the public on matters within the jurisdiction of the City Council, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Mayor.*

PUBLIC FINANCING AUTHORITY

6. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Public Financing Authority.

Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA) (Finance)

Recommendation:

- Receive and file the report.

WATER UTILITY AUTHORITY

7. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Water Utility Authority.

- a. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA) (Finance)

Recommendation:

- Receive and file the report.

- b. Status Update of Water-Related Capital Improvement Projects (Public Works)

Recommendation:

- Receive and file the report.

HOUSING SUCCESSOR

CONSENT AGENDA

8. Resolution No. HS-2022-01: Approving an Amendment to the Notice of Affordability Restrictions on Transfer of Property and as Amended, by and Between Villa Verde Housing Partners, LP, a California Limited Partnership (the "Owner"), and the Housing Successor Agency to the Community Development Commission of the City of Santa Fe Springs, a Public Body, Corporate and Politic (the "Agency") for the Villa Verde Apartments (Planning)

Recommendation:

- Adopt Resolution No. HS-2022-01, approving the Amendment to the Notice of Affordability Restrictions on Transfer of Property and as Amended, by and Between Villa Verde Housing Partners, LP, a California Limited Partnership (the "Owner"), and the Housing Successor Agency to the Community Development Commission of the City of Santa Fe Springs, a Public Body, Corporate and Politic (the "Agency") for the Villa Verde Apartments.
- Authorize the Mayor and or designee to execute any and all documents deemed necessary or advisable to carry out, give effect to, and comply with the terms and intent of Resolution No. HS-2022-01, amending the Notice of Affordability on Transfer of Property, and as amended.

SUCCESSOR AGENCY

There are no items to be considered under the Successor Agency

CITY COUNCIL

9. **CONSENT AGENDA**

Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the City Council.

- a. A Resolution of the City Council Reaffirming the Existence of a Local Emergency Due to Threat of COVID-19 (pursuant to Government Code section 8630) (City Attorney)

Recommendation:

- Adopt Resolution No. 9819:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19.

- b. A Resolution of the City Council Affirming Authorization of Remote Teleconference Meetings (City Attorney)

Recommendation:

- Adopt Resolution No.9820:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AFFIRMING THE LEGALLY REQUIRED FINDINGS TO

AUTHORIZE THE CONDUCT OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY.

- c. Resolution No. 9821 – Updating the List of Designated Employees Required to File a Conflict of Interest Form (City Clerk)

Recommendation:

- Adopt Resolution No. 9824:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS RESCINDING RESOLUTION NO. 9693 AND ADOPTING AN UPDATED CONFLICT OF INTEREST CODE, APPLICABLE TO DESIGNATED POSITIONS FOR THE CITY, SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY, HOUSING SUCCESSOR, AND WATER UTILITY AUTHORITY

- d. Florence Avenue Underpass Storm Pump Removal & Replacement – Final Payment (Public Works)

Recommendation:

- Approve the Final Payment to Cora Constructors, Inc., of Palm Desert, California in the amount of \$210,700.00 (Less 5% Retention) for the subject project.

- e. Heritage Park Train Exhibit Improvements (Paint and Refurbish Boxcar) – Final Payment) (Public Works)

Recommendation:

- Approve the Final Payment to Color New Co. of Woodland Hills, California, for \$7,500.00(Less 5% Retention) for the subject project.

- f. Purchase of One (1) 2022 New/Unused Dodge Ram 5500 Stake Bed Truck from Premier CDJR of Buena Park for the Department of Fire-Rescue (Finance)

Recommendation:

- Accept the 2020 State Homeland Security Program (SHSP) funds in the amount of \$105,000
- Accept the bid from Premier CDJR of Buena Park
- Appropriate \$10,667.75 from the general equipment replacement fund to fully fund this vehicle purchase; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$115,667.75 to Premier CDJR of Buena Park.

PUBLIC HEARING

10.

Resolution No. 9816, Approving the Issuance by the California Statewide Communities Development Authority of Exempt Facility Bonds for a Qualified Residential Project for the Villa Verde Apartments (Planning)

Recommendation:

- Open the public hearing, receive the staff report and any comments from the public regarding the issuance of tax-exempt bond financing by the California Statewide Communities Development Authority for the benefit

of Villa Verde Housing Partners, LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of the 34-unit multi-family rental housing project, generally known as Villa Verde Apartments, located at 9800 Jersey Avenue, Santa Fe Springs, CA 90670.

- Conduct the Public Hearing under the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA), and as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code").
- Adopt Resolution No. 9816, approving the issuance of Bonds by the California Statewide Communities Development Authority, not to exceed \$10,000,000, for the benefit of Villa Verde Housing Partners, LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of a 34-unit multifamily rental housing project generally known as Villa Verde Apartments, such adoption is solely to satisfy the requirements of TEFRA and the Code.
- Authorize the Mayor and or designee to execute any and all documents deemed necessary or advisable in order to carry out, give effect to, and comply with the terms and intent of Resolution No. 9816 and the financing approved hereby.

OLD BUSINESS**11. 2022 Halloween Carnival Enhancements (Community Services)****Recommendation:**

- Approve the staff recommended enhancements for the 2022 Halloween Carnival.

12. Maidstone Avenue Parkway Pine Trees – Approval of Amendment Number One to Agreement with West Coast Arborists for Tree Removal (Public Works)**Recommendation:**

- Appropriate \$20,000.00 from the General Fund Reserve to Activity 10432002-542050 (Street Maintenance / Tree Maintenance);
- Approve Amendment Number One to Tree Maintenance Services Agreement with West Coast Arborists, Inc. in the amount of \$44,140.00 to remove parkway pine trees on Maidstone Avenue; and
- Authorize the Mayor to execute Amendment Number One.

13. PRESENTATIONS

- Introduction of New Finance and Administrative Services Employee, Administrative Assistant I, Laura Valenzuela (Finance)
- Proclamation – Proclaiming October 5, 2022 as "Walk to School Day" in Santa Fe Springs (Community Services)
- Proclamation – Proclaiming September as "National Recovery Month" in Santa Fe Springs
- Department of Fire-Rescue Presentation of a New Santa Fe Springs Fire-Rescue Vehicle, "Engine 84" (Fire)

14. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS

City of Santa Fe Springs

Regular Meetings

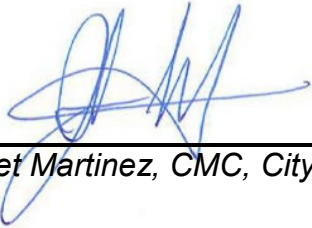
September 20, 2022

15. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

16. COUNCIL COMMENTS

17. ADJOURNMENT

I, Janet Martinez, City Clerk for the City of Santa Fe Springs, do hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; City's website at www.santafesprings.org; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Janet Martinez, CMC, City Clerk

September 15, 2022

Date Posted



CONSENT AGENDA

Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA)

RECOMMENDATION

Receive and file the report.

BACKGROUND

The Santa Fe Springs Public Financing Authority (PFA) is a City entity that has periodically issued debt for the benefit of the Santa Fe Springs community. The following is a brief status report on the debt instruments currently outstanding that were issued through the PFA.

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 8/31/2022

None

Outstanding principal at 8/31/2022

\$39,761,479

Bond Repayment

The former Community Development Commission (CDC) issued a number of tax allocation bonds before it was dissolved by State law effective February 1, 2012 which are administered by the City acting as Successor Agency under the oversight of the appointed Oversight Board. The Successor Agency no longer receives tax increment. Instead, distributions from the Redevelopment Property Tax Trust Fund (RPTTF) are received based on approved obligations. It is anticipated that sufficient allocations from the RPTTF will continue to be made to the Successor Agency to meet ongoing debt service obligations.

Unspent Bond Proceeds

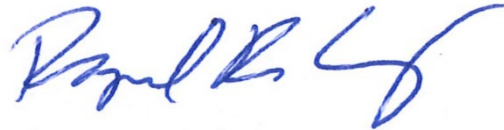
Under an approved Bond Expenditure Agreement, unspent bond proceeds of the former CDC in the amount of approximately \$19 million were transferred to the City in July 2014. The funds are to be spent in accordance with the original bond documents. The unspent proceeds continue to be a source of funding within the City's capital improvement program (CIP).

2016 Bond Refunding

In July 2016, the Successor Agency issued its 2016 Tax Allocation Refunding Bonds, which paid off several bond issuances of the former CDC. The bonds were originally issued through the Public Financing Authority and included the 2001 Series A, 2002 Series A, 2003 Series A, the current interest portion of the 2006 Series A, and 2006 Series B bond issuances.

2017 Bond Refunding

In December 2017, the Successor Agency issued its 2017 Tax Allocation Refunding Bonds, which paid off the 2007 Tax Allocation Bonds of the former CDC. The 2007 Bonds were originally issued through the Public Financing Authority.



Raymond R. Cruz
City Manager/Executive Director



CONSENT AGENDA

Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA)

RECOMMENDATION

Receive and file the report.

BACKGROUND

The Santa Fe Springs Water Utility Authority (WUA) is a City entity that has issued debt for the benefit of the Santa Fe Springs community. The following is a brief status report on the debt instruments currently outstanding that were issued through the WUA.

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 8/31/2022

None

Outstanding principal at 8/31/2022

\$6,890,000

Water Revenue Bonds, 2018

Financing proceeds available for appropriation at 8/31/2022

None

Outstanding principal at 8/31/2022

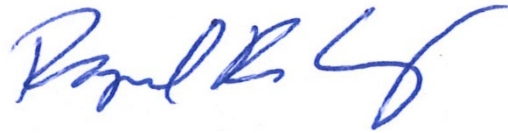
\$820,000

In May 2013 the Water Utility Authority issued the 2013 Water Revenue Bonds in the amount of \$6,890,000. The bonds refunded the existing 2003 Water Revenue Bonds (issued through the Public Financing Authority) and provided additional funds for water improvement projects in the amount of \$2,134,339. The funds were restricted for use on water system improvements. In August 2013 the Water Utility Authority Board appropriated the proceeds for the Equipping Water Well No. 12 Project and all proceeds were since used on this project.

In January 2018 the Water Utility Authority issued the 2018 Water Revenue Bonds in the amount of \$1,800,000. The bonds refunded the existing 2005 Water Revenue Bonds (issued through the Public Financing Authority). No additional funds were raised through the issuance of the 2018 Water Revenue Bonds.

The City budget includes sufficient appropriations and adequate revenues are expected to be collected to meet the debt service obligations associated with the 2013 and 2018 Water Revenue Bonds.

The WUA was formed in June of 2009. Water revenue bonds issued prior to this date were issued through the City of Santa Fe Springs Public Financing Authority.



Raymond R. Cruz
City Manager/Executive Director



City of Santa Fe Springs

Water Utility Authority Meeting

ITEM NO. 7B

September 20, 2022

CONSENT AGENDA

Status Update of Water-Related Capital Improvement Projects

RECOMMENDATION

- Receive and file the report.

BACKGROUND

This report is for informational purposes only. The following is a listing of current active water projects.

Water Well No. 2 Assessment Status Update

Constructed in 1963, Water Well No. 2 has been inactive since 2006 due to a change in water quality requirements from the State Water Board. The assessment confirmed only one contaminant, and provided two scenarios for treatment. Water Well No. 2 was found to be structurally and hydrologically sound and in good condition. Staff has begun preparing the well site so that a water treatment system can be installed. To prepare the site for a water treatment system, which consists of large vessels containing oxidizing media, the hydro-pneumatic surge tank was removed along with associated piping. Staff is looking into updated motor controls, including a Variable Frequency Drive (VFD) for efficient pump operation, as well as a sand separator to prevent fouling of the treatment system.

INFRASTRUCTURE IMPACT

A comprehensive assessment of Water Well No. 2 has provided City staff with the information needed to determine that the water well can be rehabilitated and minimal treatment is necessary to meet all drinking water standards. This project has the very likely potential to allow the City to deliver high-quality groundwater and reduce the City's dependence on costly imported water from the Metropolitan Water District of Southern California.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
Executive Director

Attachments:

None

Report Submitted By:

Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to read "Noe Negrete".

Date of Report: September 15, 2022



City of Santa Fe Springs

Housing Successor Meeting

ITEM NO. 8

September 20, 2022

CONSENT AGENDA

Resolution No. HS-2022-01: Approving an Amendment to the Notice of Affordability Restrictions on Transfer of Property and as Amended, by and Between Villa Verde Housing Partners, LP, a California Limited Partnership (the "Owner"), and the Housing Successor Agency to the Community Development Commission of the City of Santa Fe Springs, a Public Body, Corporate and Politic (the "Agency") for the Villa Verde Apartments.

RECOMMENDATION(S):

- Adopt Resolution No. HS-2022-01, approving the Amendment to the Notice of Affordability Restrictions on Transfer of Property and as Amended, by and Between Villa Verde Housing Partners, LP, a California Limited Partnership (the "Owner"), and the Housing Successor Agency to the Community Development Commission of the City of Santa Fe Springs, a Public Body, Corporate and Politic (the "Agency") for the Villa Verde Apartments.
- Authorize the Mayor and or designee to execute any and all documents deemed necessary or advisable to carry out, give effect to, and comply with the terms and intent of Resolution No. HS-2022-01, amending the Notice of Affordability on Transfer of Property, and as amended.

BACKGROUND

Villa Verde Apartments was built in the early 1980s and is located at 9800 Jersey Avenue, with frontage on both Jersey Avenue and Alburdis Avenue. The property consists of 6 existing two-story residential buildings situated on 2.61 acres in Santa Fe Springs, CA. There are a total of 34 dwelling units consisting of 26, 2-bedroom townhome-style dwelling units, 6, 3-bedroom townhome units, and 2, 2-bedroom garden-style units. All units contain a 1-car garage. The buildings are concrete slab-on-grade with conventional wood framing. The façade consists of cement plaster stucco with painted wood siding and trim accents. There is a manager's unit and a common laundry along with a centralized playground

In September 2009, the CDC provided a grant of up to \$1,496,947 from the Low and Moderate Income Housing Fund (LMIHF) to the Villa Verde Rental Housing for the rehabilitation of the 34 aging affordable rental housing units on the Property to preserve said affordable rental units assisted by the federal government (Section 8), and designated in the City's Housing Element as "At Risk" of conversion to market rate. Health and Safety Code Section 33334.3(f) required a covenant or restriction to be recorded against all units assisted with monies from the LMIHF, to ensure that said units remain available at affordable housing cost to and occupied by, persons and families of low or moderate income and very low-income and extremely low income households for at least fifty-five (55) years.

Report Submitted By:

Wayne M. Morrell
Department of Planning

Date of Report: September 15, 2022

In return for the grant and consistent with Health and Safety Code Section 33334.3(f), the Community Development Commission of the City of Santa Fe Springs (the "CDC") and the Owner entered into a Notice of Affordability Restriction on Transfer of Property, dated September 23, 2009, establishing a 55-year Affordability Restriction period for each of the thirty-four (34) affordable rental housing units within the Villa Verde Apartments (the "Property"). The Notice was recorded on September 23, 2009, in the Official Records of the Recorder's Office of Los Angeles County as document number 2009144997. It was later amended by a certain Subordination Agreement dated March 1, 2011, as document number 20110390822 (collectively, the "Restrictive Covenant").

Staff was recently informed that Villa Verde Rental Housing intends to sell the Villa Verde Apartments to Villa Verde Housing Partners, LP. Villa Verde Housing Partners, LP (the "Borrower") has requested that the California Statewide Communities Development Authority ("CSCDA") serve as the municipal issuer of tax-exempt multi-family housing revenue bonds in an aggregate principal amount not to exceed \$10,000,000 (the "Bonds"). The proceeds of the Bonds will be used to make a loan to the Borrower, to enable the Borrower to finance the acquisition, rehabilitation, improvement, and equipping of the 34-unit affordable multifamily housing rental project located at 9800 Jersey Avenue, Santa Fe Springs, California (the "Project"), which will be owned and operated by the Borrower. On June 15, 2022, the Project received an award of private activity bond allocation from the California Debt Limit Allocation Committee, enabling the Borrower to preserve the affordability of the project for 55 years.

To issue revenue bonds that will be utilized within Santa Fe Springs city limits and for all or a portion of the Bonds to qualify as tax-exempt bonds, the City Council has been requested to conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) hearing on behalf of Villa Verde Housing Partners, LP, and the CSCDA. Section 147(f) of the Internal Revenue Code of 1986, as amended, requires that the local elected public body conduct a public hearing related to the proposed issuance of revenue bonds and that the public be provided an opportunity to present arguments both for and against the issuance of these bonds by the CSCDA. Additionally, a City Council Resolution evidencing the City's approval of the financing is required.

It is expected that the rehabilitation of the Property will require relocating the tenants. When federal funds are utilized and persons are required to temporarily relocate, certain relocation requirements are triggered. Among those requirements is that a written relocation plan be prepared. The Borrower has provided the attached Relocation Plan and Scope of Work documents.

The CDC of the City of Santa Fe Springs was dissolved as of February 1, 2012, as a result of the State Supreme Court's decision in 2011, and the City elected to perform the housing functions previously held and performed by the CDC, effective upon the dissolution of the CDC. The City Council further elected to be the Housing Successor to the CDC for all purposes.

The Borrower is requesting that the Housing Successor Agency to the Community Development Commission of the City of Santa Fe Springs (the “Agency”), amend that Notice of Affordability Restrictions on Transfer of Property dated September 23, 2009, and recorded in the official records of the Recorder’s Office of Los Angeles County, California on September 23, 2009, as document number 20091449977, as later amended by that certain Subordination Agreement dated March 1, 2011, and recorded in the Records on March 15, 2011, as document number 20110390822 (collectively, the “Restrictive Covenant”).

It is important to note that the 2009 Restrictive Covenant provided for certain affordability restrictions to encumber the Property throughout the Restrictive Covenant’s term, but *did not* provide for those restrictions within the document.

The Agency and Borrower hereto wish to enter into this Amendment (EXHIBIT “A”) to the Restrictive Covenant, to reflect the intentions, understandings, and agreements of both the Agency and Borrower.

Excerpts from the Restrictive Covenant:

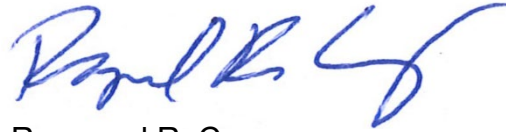
- Section 3 (Addition of Affordability Restrictions) of the Amendment To Notice of Affordability Restrictions on Transfer of Property has an affordability restriction throughout the term of the Restrictive Covenant.
 - One (1) two-bedroom unit shall be rented to households whose income is 30% or less of the Median Gross Income.
 - One (1) three-bedroom unit shall be rented to households whose income is 30% or less of the Median Gross Income.
 - Ten (10) two-bedroom units shall be rented to households whose income is 50% or less of the Median Gross Income.
 - Five (5) three-bedroom units shall be rented to households whose income is 50% or less of the Median Gross Income.
 - Seventeen (17) two-bedroom units shall be rented to households whose income is 80% or less of the Median Gross Income.
- The Affordability Restrictions shall automatically expire and be of no further force and effect upon the termination of the Restrictive Covenant on September 20, 2077.
- A HUD Ryder has been added

LEGAL REVIEW

The City Attorney’s office has reviewed the proposed amendment to the Restrictive Covenant.

FISCAL IMPACT

There are no adverse fiscal impacts to the City for amending the Restrictive Covenant.



Raymond R. Cruz
Executive Director

Attachment:

1. Resolution No. HS-2022-01
2. Relocation Plan
3. Scope of Work

ATTACHMENT 1

APPROVED:
ITEM NO.:

RESOLUTION NO. HS-2022-01

A RESOLUTION OF THE HOUSING SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS APPROVING AN AMENDMENT TO THE NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY DATED SEPTEMBER 23, 2009, AND AS LATER AMENDED BY THAT CERTAIN SUBORDINATION AGREEMENT DATED MARCH 1, 2011, (COLLECTIVELY THE RESTRICTIVE COVENANT), FOR THE VILLA VERDE APARTMENTS LOCATED AT 9800 JERSEY AVENUE

WHEREAS, before the dissolution of redevelopment agencies in 2011, the Community Development Commission of the City of Santa Fe Springs (the “CDC”) and Villa Verde Rental Housing (the “Owner”) entered into a Notice of Affordability Restriction on Transfer of Property dated September 23, 2009, establishing a 55-year Affordability Restriction period for each of the thirty-four (34) affordable rental housing units within the Villa Verde Apartments (the “Property”) located at 9800 Jersey Avenue, Santa Fe Springs, California, 90670; and

WHEREAS, the CDC provided a grant of up to \$1,496,947 from the Low and Moderate Income Housing Fund (LMIHF) to the Owner for the rehabilitation of 34 aging affordable rental housing units on the Property to preserve said affordable rental units assisted by the federal government (Section 8) and designated in the City’s Housing Element as “At Risk) of conversion to market rate; and

WHEREAS, Health and Safety Code Section 33334.3(f) required a covenant or restriction to be recorded against all units assisted with monies from the LMIHF to ensure that said units remain available at affordable housing cost to and occupied by, persons and families of low or moderate income and very low income and extremely low-income households for at least a period of fifty-five (55) years; and

WHEREAS, the restriction set forth in Notice of Affordability Restrictions on Transfer of Property, took effect on September 23, 2009, and will terminate on September 23, 2064; and

WHEREAS, notwithstanding any other provision of law, the covenant and restriction set forth in the Notice of Affordability Restrictions on Transfer of Property, runs with the land and shall be enforceable against any owner of the subject property during the restricted covenant period; and

WHEREAS, Villa Verde Housing Partners, LP plans to acquire and substantially rehabilitate the Property; and

WHEREAS, to finance the acquisition and rehabilitation, Villa Verde Housing Partners have requested that the California Statewide Communities Development

Authority, adopt a plan of financing providing for the issuance of exempt facility bonds, pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986, in an amount not to exceed \$10,000,000 in outstanding aggregate principal amount; and

WHEREAS, the CDC of the City of Santa Fe Springs was dissolved as of February 1, 2012, as a result of the State Supreme Court's decision in 2011, and the City elected to perform the housing functions previously held and performed by the CDC, effective upon the dissolution of the CDC. The City Council further elected to be the Housing Successor to the CDC for all purposes; and

WHEREAS, Villa Verde Housing Partners, LP, is requesting that the Housing Successor Agency to the Community Development Commission of the City of Santa Fe Springs (the "Agency"), amend that Notice of Affordability Restrictions on Transfer of Property dated September 23, 2009, and recorded in the official records of the Recorder's Office of Los Angeles County, California on September 23, 2009, as document number 20091449977, as later amended by that certain Subordination Agreement dated March 1, 2011, and recorded in the Records on March 15, 2011, as document number 20110390822 (collectively, the "Restrictive Covenant"), for the real property described in Exhibit A of this Amendment; and

WHEREAS, The 2009 Restrictive Covenant provided for certain affordability restrictions to encumber the Property throughout the Restrictive Covenant's term, but did not provide for those restrictions within the document; and

WHEREAS, the Agency and Villa Verde Housing Partners, LP, hereto wish to enter into this Amendment (EXHIBIT "A") to the Restrictive Covenant, to reflect the intentions, understandings, and agreements of the parties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The Housing Successor Agency hereby approves the amendment to the Restrictive Covenant shown as "Exhibit A".

Section 3. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents that they deem necessary or advisable to carry out, give effect to, and comply with the terms and intent of this Resolution.

Section 4. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing for the Property; (ii) approve any applications or request to take any other action in connection with any planning approval, permit or any

APPROVED:
ITEM NO.:

other action necessary for the acquisition, construction, rehabilitation or operation of the Property; or (iii) make any contribution or advance any funds whatsoever to the Authority.

Section 5. This resolution shall take effect immediately upon its passage.

APPROVED and ADOPTED this 20^h day of **September, 2022**, by the following roll call:

AYES:

NOES:

ABSENT:

ABSTAIN:

Annette Rodriguez, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

EXHIBIT A

Recording Requested by and When Recorded Return to:

Villa Verde Housing Partners, LP
c/o Villa Verde Housing
Management, LLC
415 First Avenue North #19240
Seattle, WA 98109

AMENDMENT TO NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY

THIS AMENDMENT TO NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY (this “Amendment”) is made effective as of [_____], 2022 (the “Amendment Effective Date”) by and between Villa Verde Housing Partners, LP, a California limited partnership (the “Owner”), and the Housing Successor Agency to the Community Development Commission of the City of Santa Fe Springs, a public body, corporate and politic (the “Agency”).

Recitals

A. The Agency and the Owner’s predecessor in interest entered into that certain Notice of Affordability Restrictions on Transfer of Property dated September 23, 2009 and recorded in the Official Records of the Recorder’s Office of Los Angeles County, California (the “Records”) on September 23, 2009 as document number 20091449977, as later amended by that certain Subordination Agreement dated March 1, 2011 and recorded in the Records on March 15, 2011 as document number 20110390822 (collectively, the “Restrictive Covenant”), with respect to real property and improvements thereon located in Los Angeles County, California, legally described in Exhibit A of this Amendment and commonly known as Villa Verde Apartments (the “Property”).

B. The Restrictive Covenant provides for certain affordability restrictions to encumber the Project throughout the Restrictive Covenant’s term but does not provide for those restrictions within the document.

C. The parties hereto wish to enter into this Amendment to reflect the intentions, understandings, and agreements of the parties.

Agreement

In consideration of the foregoing recitals, which are incorporated into this Amendment by this reference, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Owner and Agency agree to amend the Restrictive Covenant as hereinafter

provided:

1. Coordination. It is the intent of the parties hereto that the Restrictive Covenant and this Amendment be applied and construed as a single instrument.

2. Definitions. Unless context otherwise requires, the capitalized terms used herein shall have the respective meanings assigned to them in the recitals hereto in this section. Terms and words not herein expressly defined shall, to the extent the same are defined in the Restrictive Covenant, have the same meaning and application ascribed thereto in the Restrictive Covenant.

- a. Area shall mean the Metropolitan Statistical Area or County, as applicable, in which the Project is located, as defined by HUD.
- b. HUD shall mean United States Department of Housing and Urban Development.
- c. Median Gross Income shall mean the Area's median gross income, as adjusted for family size.

3. Addition of Affordability Restrictions. Section 3 of the Restrictive Covenant states that the Property shall be subject to affordability restrictions throughout the term of the Restrictive Covenant. Those affordability restrictions shall be as follows (the "Affordability Restrictions"):

- One (1) two bedroom unit shall be rented to households whose income is 30% or less of the Median Gross Income.
- One (1) three bedroom unit shall be rented to households whose income is 30% or less of the Median Gross Income.
- Ten (10) two bedroom units shall be rented to households whose income is 50% or less of the Median Gross Income.
- Five (5) three bedroom units shall be rented to households whose income is 50% or less of the Median Gross Income.
- Seventeen (17) two bedroom units shall be rented to households whose income is 80% or less of the Median Gross Income.

The Affordability Restrictions shall automatically expire and be of no further force and effect upon the termination of the Restrictive Covenant on September 20, 2077.

4. Addition of HUD Rider. The HUD Rider attached hereto as Exhibit B is incorporated, in its entirety, to the Restrictive Covenant by this reference.

5. Ratification. The parties hereto hereby ratify and affirm all of the terms and provisions of the Agreement, as amended by this Amendment, and acknowledge that such terms

and provisions are in full force and effect as herein modified.

6. Counterparts and Facsimile Signatures. This Amendment may be executed in counterparts and facsimile or pdf signatures shall be deemed to be originals.

24601330v6

[Signature Page Follows]

IN WITNESS WHEREOF, Owner and Agency have executed this Amendment as of the date first above written.

AGENCY:

**HOUSING SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION OF
THE CITY OF SANTA FE SPRINGS**
a public body, corporate and politic

By: _____
Its: _____

[California notary attached]

IN WITNESS WHEREOF, Owner and Agency have executed this Amendment as of the date first above written.

OWNER:

VILLA VERDE HOUSING PARTNERS, LP,
a California limited partnership

By: FFAH V Villa Verde, LLC,
a California limited liability company
Its: Managing General Partner

By: Foundation for Affordable Housing V, Inc.,
a California non-profit corporation
Its: Sole Member

By: _____
Deborrah A. Willard, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
--

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 2022, before me, _____, personally appeared Deborrah A. Willard, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ [Seal]

Exhibit A
(Legal Description)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 14896, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 153 PAGES 39 AND 40 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES AS DEFINED IN SECTION 6903 OF THE CALIFORNIA PUBLIC RESOURCES CODE AND ALL OTHER MINERALS, WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID REAL PROPERTY.

AND FURTHER EXCEPT AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO DRILL AND MAINTAIN WELLS OR OTHER WORKS INTO OR THROUGH SAID REAL PROPERTY AND THE ADJOINING STREETS, ROADS AND HIGHWAYS, BELOW A DEPTH OF FIVE HUNDRED (500) FEET AND TO PRODUCE, INJECT, STORE AND REMOVE FROM AND THROUGH SUCH WELLS OR WORKS, OIL, GAS, WATER AND OTHER SUBSTANCES OF WHATEVER NATURE, INCLUDING THE RIGHT TO PERFORM BELOW SAID DEPTH ANY AND ALL OPERATIONS DEEMED BY GRANTOR NECESSARY OR CONVENIENT FOR THE EXERCISE OF SUCH RIGHTS.

THE RIGHTS HEREINABOVE EXCEPTED AND RESERVED TO GRANTOR DO NOT INCLUDE AND DO NOT EXCEPT OR RESERVE TO GRANTOR ANY RIGHT OF GRANTOR TO USE THE SURFACE OF SAID REAL PROPERTY OR THE FIRST FIVE HUNDRED (500) FEET BELOW SAID SURFACE OR TO CONDUCT ANY OPERATIONS THEREON OR THEREIN. UNLESS HEREINAFTER SPECIFICALLY EXCEPTED AND RESERVED, ALL RIGHTS AND INTEREST IN THE SURFACE OF SAID REAL PROPERTY ARE HEREBY CONVEYED TO GRANTEE IN DEED RECORDED JUNE 18, 1982 AS INSTRUMENT NO. 82-619477, OFFICIAL RECORDS.

Exhibit B
(HUD Rider)

This RIDER TO RESTRICTIVE COVENANTS is made as of [_____, 20__], by Villa Verde Housing Partners, LP ("Borrower") and the Housing Successor Agency to the Community Development Commission of the City of Santa Fe Springs ("Agency").

WHEREAS, Borrower has obtained financing from Orix Real Estate Capital, LLC ("Lender") for the benefit of the project known as Villa Verde Apartments ("Project"), which loan is secured by a Multifamily Deed of Trust, Assignment of Leases and Rents and Security Agreement (California) ("Security Instrument") dated as of the date hereof, and recorded in the Recorder's Office of Los Angeles County, California ("Records") contemporaneously herewith, and is insured by the United States Department of Housing and Urban Development ("HUD");

WHEREAS, Borrower entered into that certain Notice of Affordability Restrictions on Transfer of Property (the "Restrictive Covenants") with the Agency, with respect to the Project as more particularly described in Exhibit "A" attached hereto, dated as of September 23, 2009, and recorded in the Records on September 23, 2009 as document number 20091449977, as amended by that certain Subordination Agreement dated March 1, 2011; and recorded in the Records on March 15, 2011, as document number 20110390822, and

WHEREAS, HUD requires as a condition of its insuring Lender's financing to the Project, that the lien and covenants of the Restrictive Covenants be subordinated to the lien, covenants, and enforcement of the Security Instrument; and

WHEREAS, the Agency has agreed to subordinate the Restrictive Covenants to the lien of the Mortgage Loan in accordance with the terms of this Rider.

NOW, THEREFORE, in consideration of the foregoing and for other consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

(a) In the event of any conflict between any provision contained elsewhere in the Restrictive Covenants and any provision contained in this Rider, the provision contained in this Rider shall govern and be controlling in all respects as set forth more fully herein.

(b) The following terms shall have the following definitions:

"Code" means the Internal Revenue Code of 1986, as amended.

"HUD" means the United States Department of Housing and Urban Development.

"HUD Regulatory Agreement" means the Regulatory Agreement between Borrower and HUD with respect to the Project, as the same may be supplemented, amended or modified from time to time.

"Lender" means Orix Real Estate Capital, LLC, a Delaware limited liability company its successors and assigns.

"Mortgage Loan" means the mortgage loan made by Lender to the Borrower pursuant to the Mortgage Loan Documents with respect to the Project.

“Mortgage Loan Documents” means the Security Instrument, the HUD Regulatory Agreement and all other documents required by HUD or Lender in connection with the Mortgage Loan.

“National Housing Act” means the National Housing Act, 12 USC § 1701 *et seq.*, as amended.

“Program Obligations” has the meaning set forth in the Security Instrument.

“Residual Receipts” has the meaning specified in the HUD Regulatory Agreement.

“Security Instrument” means the mortgage or deed of trust from Borrower in favor of Lender, as the same may be supplemented, amended or modified.

“Surplus Cash” has the meaning specified in the HUD Regulatory Agreement.

- (c) Notwithstanding anything in the Restrictive Covenants to the contrary, the provisions hereof are expressly subordinate to (i) the Mortgage Loan Documents, including without limitation, the Security Instrument, and (ii) Program Obligations (the Mortgage Loan Documents and Program Obligations are collectively referred to herein as the “HUD Requirements”). Borrower covenants that it will not take or permit any action that would result in a violation of the Code, HUD Requirements or Restrictive Covenants. In the event of any conflict between the provisions of the Restrictive Covenants and the provisions of the HUD Requirements, HUD shall be and remains entitled to enforce the HUD Requirements. Notwithstanding the foregoing, nothing herein limits the Agency’s ability to enforce the terms of the Restrictive Covenants, provided such terms do not conflict with statutory provisions of the National Housing Act or the regulations related thereto. The Borrower represents and warrants that to the best of Borrower’s knowledge the Restrictive Covenants impose no terms or requirements that conflict with the National Housing Act and related regulations.
- (d) In the event of foreclosure (or deed in lieu of foreclosure), the Restrictive Covenants (including without limitation, any and all land use covenants and/or restrictions contained herein) shall automatically terminate.
- (e) Borrower and the Agency acknowledge that Borrower’s failure to comply with the covenants provided in the Restrictive Covenants does not and will not serve as a basis for default under the HUD Requirements, unless a separate default also arises under the HUD Requirements.
- (f) In enforcing the Restrictive Covenants the Agency will not file any claim against the Project, the Mortgage Loan proceeds, any reserve or deposit required by HUD in connection with the Security Instrument or HUD Regulatory Agreement, or the rents or other income from the property other than a claim against:
 - i. Available surplus cash, if the Borrower is a for-profit entity;
 - ii. Available distributions of surplus cash and residual receipts authorized for release by HUD, if the Borrower is a limited distribution entity; or
 - iii. Available residual receipts authorized for release by HUD, if the Borrower is a non-profit entity; or
 - iv. A HUD approved collateral assignment of any HAP Contract.

- (g) For so long as the Mortgage Loan is outstanding, Borrower and Agency shall not further amend the Restrictive Covenants, with the exception of clerical errors or administrative correction of non-substantive matters, without HUD's prior written consent.
- (h) Subject to the HUD Regulatory Agreement, the Agency may require the Borrower to indemnify and hold the Agency harmless from all loss, cost, damage and expense arising from any claim or proceeding instituted against Agency relating to the subordination and covenants set forth in the Restrictive Covenants, provided, however, that Borrower's obligation to indemnify and hold the Agency harmless shall be limited to available surplus cash and/or residual receipts of the Borrower.

The statements and representations contained in this rider and all supporting documentation thereto are true, accurate, and complete. This certification has been made, presented, and delivered for the purpose of influencing an official action of HUD in insuring a multifamily loan, and may be relied upon by HUD as a true statement of the facts contained therein.

Warning: Federal law provides that anyone who knowingly or willfully submits (or causes to submit) a document containing any false, fictitious, misleading, or fraudulent statement/certification or entry may be criminally prosecuted and may incur civil administrative liability. Penalties upon conviction can include a fine and imprisonment, as provided pursuant to applicable law, which includes, but is not limited to, 18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802, 24 C.F.R. Parts 25, 28 and 30, and 2 C.F.R. Parts 180 and 2424.

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20091449977



Pages:
0005

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/23/09 AT 02:10PM

FEES:	0.00
TAXES:	0.00
OTHER:	0.00
PAID:	0.00



LEADSHEET



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SEQ:
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DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:



Executive Director
Community Development Commission
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Space above this line for Recorder's use.

NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY

THIS NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY ("Notice") is given pursuant to California Health and Safety Code Section 33334.3 et seq. with reference to that certain real property located at 9800 Jersey Avenue in the City of Santa Fe Springs, California, described as Lot 2 of Parcel Map No. 14896 in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map recorded in Book 153, Pages 39-40 of maps, in the Office of the County Recorder of said County, and also known as Assessor's Parcel No. 8005-002-057, and as described in the Legal Description set forth in Exhibit A attached hereto (the "Property").

1. The Community Development Commission of the City of Santa Fe Springs (the "CDC") and Villa Verde Rental Housing (the "Owner") have entered into this Affordability Restrictions on Transfer of Property dated September 23, 2009 establishing a 55-year Affordability Restriction period for each of the (34) affordable rental housing units on the subject property (Units 101 through 117, Units 201 through 210, and Units 212 through 218).

2. The CDC is providing a grant of up to \$1,496,947 of moneys from the Low and Moderate Income Housing Fund to Owner for the rehabilitation of (34) aging affordable rental housing units on the subject property in order to preserve said affordable rental housing units currently assisted by the federal government (Section 8) designated in the City Housing Element as "At Risk" of conversion to market rate.

3. Health and Safety Code Section 33334.3(f) requires a covenant or restriction be recorded against all units assisted with moneys from the Low and Moderate Income Housing Fund to ensure that said units remain available at affordable housing cost to, and occupied by, persons and families of low or moderate income and very low income and extremely low income households for at least a period of fifty-five (55) years.

4. The restrictions set forth in this Notice will be in effect for a period of fifty-five (55) years, commencing on September 23, 2009 and terminating on September 23, 2064.

5. Notwithstanding any other provision of law, the covenants and restrictions set forth in this Notice shall run with the land and shall be enforceable against any owner of the subject property during the restricted covenant period.

This Notice is intended to provide notice of documents that affect title to the Property. In the event of any conflict, the provisions of the California Community Redevelopment Law shall prevail.

IN WITNESS WHEREOF, CDC and Owner have executed this Notice as of the date first written above.

OWNER:

By: The Walton Associated Companies

William M. Raymond
Chairman - CED

Community Development Commission
of the City of Santa Fe Springs,
a public body, corporate and politic

By: Paul R. Ashworth
Paul R. Ashworth

Its: Executive Director

Exhibit A

Legal Description

Lot 2 of Parcel Map No. 14896 in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map recorded in Book 153, Pages 39-40 of maps, in the Office of the County Recorder of said County.

APN: 8005-002-057

5

ACKNOWLEDGMENT

State of California

County of Los Angeles

On September 23, 2009, before me, Susan R. Beasley, Notary
(insert name and title of officer)

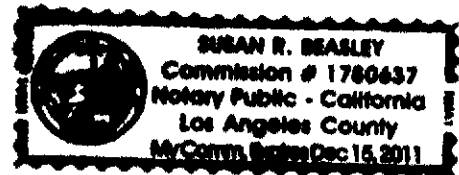
Personally appeared William M. Raymond

Who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan R. Beasley (seal)
Notarial Signature



ATTACHMENT 2

Villa Verde Manor

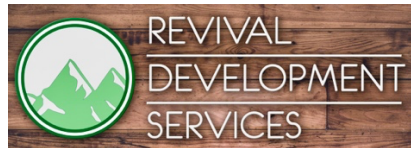
Santa Fe Springs, CA

Relocation Plan

Prepared For:

Villa Verde Housing Partners, LP

Prepared By



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INTRODUCTION

Villa Verde Housing Partners, LP (“Developer”) plans to acquire and substantially rehabilitate the Villa Verde Apartments located at 9800 Jersey Avenue, Santa Fe Springs, CA 90670. The rehabilitation of the Property is hereinafter referred to as the Project. It is expected that all households will be temporarily relocated from their units to ensure a safe and efficient renovation.

The Project is proposed to be financed with several federal sources. When federal funds are utilized and persons are required to temporarily relocate, certain relocation requirements are triggered. Among these requirements is that a written relocation plan be prepared. This Relocation Plan (Plan) explains the Project, the temporary relocation requirements for the Project, and provides an overview of the applicable Temporary Relocation Program (“Relocation Program” or “Program”).

Project Description

The renovation will include the rehabilitation of all units to provide modern enhancements that will improve the building’s aesthetic appeal, safety, functionality, and quality of life for the tenants. The project scope of work will encompass extensive exterior and interior renovations. In addition, the property will be brought into full compliance with UFAS and ADA Accessibility requirements for all common areas and residential units. Seismic upgrades will be made where necessary.

Scope of this Plan

Public agency participation (local, state, and/or federal) and the sources of project financing are critical in determining the rules and regulations to be followed in the Relocation Program and establishing the rights and assistance required to be provided to those persons impacted.

This Plan describes the roles and responsibilities of the Developer, outlines the relocation rights and benefits that the Developer is obligated to provide to the persons impacted by the Project, and describes the Program. This Plan is limited to this Scope, which is consistent with the guidance of the URA, HUD Multi-family Accelerated Processing (MAP), the State of California Relocation Assistance Law (CRAL), California Relocation Assistance Guidelines (the Guidelines), and the California Department of

Housing and Community Development (HCD); all of which the Project may be subject to.

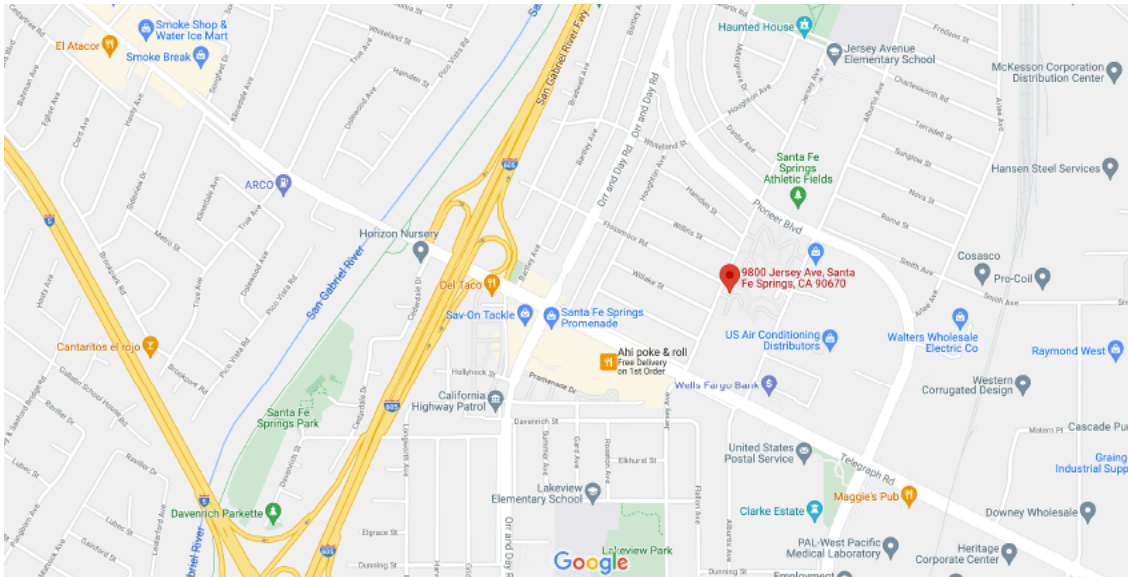
Beyond being a legal and regulatory requirement, a relocation plan is a communication and management tool for the stakeholders involved in the Project.

This Plan **ONLY** addresses issues related to in place rehab and temporary residential relocation and provides the stakeholders with the following information and guidance:

1. Description of the Project that is requiring temporary relocation including its location, and financing;
2. Description and analysis of the laws, statutes and regulations governing the temporary relocation of the Project occupants;
3. Details regarding the persons impacted by the Project;
4. Details regarding the assistance and services to be provided to persons by the temporary relocation program to be provided to those who must vacate their units for the Project, including the rights of the households to be temporarily relocate, required notifications, benefits, and other services they are eligible to receive, and criteria for eligibility for assistance;
5. Responsibilities of the Developer in the implementation of this Plan;
6. Process for any appeals of the relocation benefits and services provided;
7. Preliminary schedule of relocation activities and a cost estimate for relocation assistance.

Property and Neighborhood Description

The property is located at 9800 Jersey Avenue, Santa Fe Springs, CA. The figure below provides the location of the Property.

Figure 1: Location Map

The surrounding neighborhood consists of other multi-family apartment properties, neighborhood serving retail, grocery stores, industrial sites, and schools. There are bus transit stops within a half-mile of each property.

Table 1 below shows the unit mix pre and post rehab. There are 34 units in 6 buildings. No changes in the unit mix will be made from the renovation.

Table 1: Pre and Post Rehab Mix

2-Br	3-Br	Total
28	6	34

Phasing of the Project

It is intended for all residents to return to the same unit once their unit's rehabilitation is completed. The Project will be completed in phases. The project is expected to be phased. Each phase would be expected to encompass a building at a time. Per unit the renovations are expected to take 2 to 4 weeks to complete.

Proposed Project Funding Sources

The Property is planned to have a new 20-year HUD Project Based Section 8 (PBS8) Housing Assistance Payment (HAP) Contract awarded at closing. Additionally, the Developer is pursuing a HUD 221(d)(4) loan, Tax Exempt Bonds, and 4% Housing Tax Credits to finance the acquisition and improvements to the Properties.

Overview of Relocation Planning and Implementation

Revival Development Services (Revival) was hired by the Developer to prepare this Plan. Revival's President, Chad Wakefield, has delivered relocation plans, relocation services, and other community development work for a myriad of HUD programs, including 221(d)(4) and PBS8 in California and across the country including projects in Alabama, Alaska, Arizona, Colorado, Florida, Georgia, Hawaii, Indiana, Kansas, Kentucky, Missouri, Nevada, New Mexico, North Carolina, Ohio, Oregon, Rhode Island, South Carolina, Tennessee, Texas, US Virgin Islands, Utah, Washington, and Wisconsin. Mr. Wakefield has provided relocation training to and through the State Housing Finance Agencies in Colorado and Rhode Island as well as housing authorities in California, Colorado, and other states.

The Management Agent's staff shall be responsible for implementing this Plan, this staff is hereinafter referred to as the Relocation Team. Mr. Wakefield is available to advise on regulatory requirements as necessary. The Relocation Team will closely coordinate with the General Contractor throughout the Project.

RELOCATION PLAN

A. REGULATORY FRAMEWORK AND REQUIREMENT ANALYSIS

The laws, regulations, and statutes applicable to the relocation of the Households at the Property are listed below.

- Federal
 - 49 CFR Part 24 - Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended ("Part 24").
 - Federal: HUD Handbook 1378 - HUD's implementing guidelines of the URA
 - HUD MAP relocation guidelines.
- State
 - California Government Code, Title 1, Division 7, Chapter 16, Section 7260, aka California Relocation Assistance Law.
 - California Code of Regulations, Title 25, Division 1, Chapter 6, Relocation Assistance and Real Property Acquisition Guidelines.

Given the extensive federal participation and the extensive requirements for resident protection under federal regulations and guidelines, the primary relocation regulations that guide this Plan and the relocation process are the URA, HUD Handbook 1378, MAP Guide.

These regulations require that eligible persons temporarily relocated by a federally-assisted project receive the following services and benefits, which are explained in detail throughout this Plan:

1. Required advanced notice of the temporary relocation.
2. Written information statement describing their rights to temporary relocation benefits and services for which they are eligible.
3. Temporary housing that adequately meets their needs and is decent, safe and sanitary, and return to a permanent housing unit that is decent, safe and sanitary and meets the needs of the household.

4. Assistance with moving to and from temporary housing and to and from their permanent housing unit. This includes personal property and transfer of any utility accounts owned by the household.
5. Right to appeal decisions made within the relocation program that affect them.

B. PROGRAM ASSURANCES AND STANDARDS

Adequate funds shall be made available for the relocation of all Households within the budget of the Project.

Assistance services provided by the Relocation Team shall be provided to ensure that temporary relocation nor services provided in connection with those experiencing the rehab in-place result in different, or separate treatment of households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the Unruh Act, and all other applicable laws in the State of California, as well as any otherwise arbitrary or unlawful discrimination. Relocation notices shall be provided in the primary language of each household.

All eligible households shall be provided temporary relocation assistance and benefits under the URA, HUD Handbook 1378, and HUD MAP Guide. These notice are expected to meet and or exceed the requirements under CRAL, and the Guidelines. There are no specific local requirements, and it is not believed that Los Angeles County Rent Stabilization Ordinance relocation requirements apply to incorporated cities in LA County.

C. RELOCATION PLANNING AND NEEDS ASSESSMENT METHODOLOGY

Early Resident Outreach

The Developer shall be responsible for informing all households in advance of the start of the Project of its scope, how it impacts the residents, and how the resident's temporary relocation will be satisfied.

Analysis of Existing Data

The Developer provided Revival current information regarding the households, the property, and the project to analyze for the creation of this Plan. Data included rent rolls and demographics of the residents.

Resident Interview Process

An interview with each household in their home is required prior to any temporary relocation. Through these meetings, household composition, special needs, and specific concerns regarding relocation are gained, which shall be used to better plan for the household's relocation needs on an individual basis.

The Relocation Staff shall be responsible for conducting interviews with all households impacted. Such resident interviews would be expected to take approximately one half-hour to complete. Interviews shall be conducted in other languages other than English as identified and needed. Based on the area and regional population, there may be requirements to conduct some interviews in Spanish.

Plan Preparation and Updates

This Plan was prepared to comply with HUD and HCD requirements. This Plan should be periodically reviewed for consistency with the goals and process of the Project as changes occur. Updates should be made to this Plan should major substantive changes occur in the Project such as, but not limited to, enhanced levels of resident information, housing resource alternatives identification, change in approach to the temporary relocation, use of permanent relocation to vacate units, and/or regulatory changes that impact relocation requirements.

D. GENERAL DEMOGRAPHICS AND OCCUPANT DATA & DESCRIPTIONS

Based on the information made available to Revival by the Developer, the data presents a picture of the households impacted by the Project. This section provides insight into the number of persons, and the age, gender, special needs, and languages spoken by households at the Project.

The data provided in Table 2 below represents the best available data at this time. The data shall be updated once the interview process described in Section B is completed.

Nearly half of the resident population is under the age of 18 and assumed to be enrolled in school or attending day care for planning purposes.

The presence of school age children and seniors will be considered during Project planning and implementation including accessibility of temporary housing, transportation to and from school, and access and provision of senior and family services.

Table 2: Resident Demographics

Data Point	Number/%
Total Households	34/100%
Total Persons	68/100%
Average # of Persons Per Household	2
Total Females	TBD
Total Males	TBD
Disabled Households	TBD
Persons Under Age of 18	17/25%
Persons Over Age 62	TBD
Asian Households	1/3%
Black Households	6/18%
Caucasian Households	3/8%
Hispanic Households	24/70%

Based on the ethnicity described in Table 2 Spanish translation assistance is anticipated to be needed.

E. RELOCATION ASSISTANCE ELIGIBILITY

All household lawfully residing at the property prior to a required vacation of a given unit will receive temporary relocation assistance. ANY household that has been evicted for cause, that voluntarily moves from the Project after receiving a Notice of Non-displacement, or is not in lawful occupation of its unit, shall not be eligible to receive relocation assistance.

F. TEMPORARY HOUSING NEEDS & RESOURCES

Presently there is only one of the total 35 units vacant. On-site temporary housing is not expected to be available.

During the temporary relocation households will receive lodging at a nearby hotel. Household may elect to stay with friends and family while work is being completed in their unit if they choose to do so. Review of the demographic data shows that most households can be accommodated in a double occupancy room which has sleeping space for four persons. In cases where a household has five or persons an additional room will be necessary; this is expected to be necessary for one household.

A survey of extended stay, efficiency hotels with kitchenettes was conducted. The results showing the closest accommodations to the Property are provided in Table 3 below.

Table 3: Housing Survey Results

Name	Address	Rate Per Night w/ Tax	Nightly Room Tax (14%)	Total Per Night	Distance
ESA Los Angeles - La Mirada	14775 Firestone Blvd, La Mirada, CA 90638	\$94.49	\$13.23	\$107.72	8.9

These locations should provide adequate space with proper planning and advanced booking. Additional resources will be located as needed. No per diem or stipends for food would be necessary given that the property has a full kitchen and kitchenware.

G. CONCURRENT RESIDENTIAL RELOCATION

There are expected to be other renovation projects underway in the Los Angeles area. However, given the size of the area, these projects will not limit the Developer's ability to successfully temporarily relocate the households.

H. RELOCATION ASSISTANCE PROGRAM

Relocation Staff Availability and Responsibilities

The Relocation Team will be led by Chad Wakefield of Revival. Local staff based at the Properties will be expected to carry out day to day relocation operations. All residents will be provided with complete contact for the Relocation Team.

Relocation Staff will be available to assist any household with questions about relocation and/or assistance in relocating. Relocation Staff shall provide all households with the location and hours of operation of the relocation office. Close personal contact shall be maintained with each household.

Specific activities performed by Relocation Staff shall include:

1. Distribute the General Information Notice/Notice of Non-displacement.
2. Personally present and explain a Memorandum of Understanding (MOU) that outlines and details the temporary relocation assistance the household shall receive.
3. Distribute the 30-Day Notice to Vacate.
4. Distribute other reminder notices related to the vacate date of each Household.
5. Provide the households with relocation counseling services to assist them in making good decisions to plan their move.
6. Coordinate moves to and from temporary housing and permanent housing.
7. Assist with the completion and filing of any needed relocation claims if necessary.
8. Other assistance that may be appropriate to ensure that each household receives services and benefits that are reasonably permitted and/or required under the URA, 1378, and MAP Guide necessary to ensure that hardships and impacts are reduced as much as possible in the relocation process.

Document receipt of all required notices signed claims and receipts of payments, and demonstration of advisory services and relocation assistance provided to households in the relocation file of each household.

Noticing

Notices may be personally served where needed or mailed with a certified return receipt. All notices and proof of service shall be maintained in the Relocation Staff's relocation case files. At a minimum, each household shall receive the following from Relocation Staff.

1. A Notice of Non-displacement.
2. An MOU. The MOU shall serve as an agreement between the Developer and the household to define what benefits and assistance such household shall receive and the obligations of both the Developer and the household.
3. A 30-Day Notice prior to the required vacation date. Such notice shall be mailed to each Household via certified mail/return receipt requested and first-class mail with directions to contact the Relocation Staff to review the notice as needed.
4. A move procedures guide that explains the details of move day activities and post move out procedures. The guide is recommended to be served with the 30-Day Notice.
5. Additional notification approximately seven (7) calendar days prior to the vacation of the household verify information provided in the 30-day Notice and to communicate any changes to the move date, location of temporary housing, or other changes or details required.

Notices and other relocation documents shall be provided to the household in the primary language of such Household.

Temporary Housing

Temporary housing arrangements required for households shall depend on a number of factors, including the composition and needs of the household. Should it be needed, Relocation Staff shall provide transportation services to the temporary housing. Should a household elect to stay with friends or family they would be compensated \$500 if in a 2-br unit or \$750 for a 3-br.

In lieu of having a temporary housing arranged for them, the household may elect to reside with a friend or family member. Households would receive a small stipend to do so. If the household's friend and family accommodation is located at the Property, the household must gain prior approval.

Moving Services and Other Vendors

Relocation Staff shall meet with each Household to explain the moving assistance services that shall be made available to them. These discussions will also be used to determine the level of assistance that will be required for each household including packing and moving assistance.

The Developer is committed to assisting the residents move their items that will be required to be moved from their units.

Professional moving services shall include full packing, moving, loading, unloading, unpacking, and full replacement value insurance necessary to move the personal property of the household that is required to be moved for the rehab process. In some cases some household goods may be left in the unit and protected in place. The household's goods would be stored for them during the period of time they are away from the property.

Additional vendors may be needed for debris hauling services and other services that may be needed by senior and/or disabled Households. These needs shall be handled on a case by case basis. Such services are referred to as related services. All moving and related services shall be directly paid for by the Developer.

Meal Cost Reimbursement

Should any resident not have access to a fully operable kitchen due to rehabilitation activities, costs for meals incurred by the tenants will be reimbursed under the relocation budget at a reasonable per diem rate to provide assistance for all members of the household.

Utility Transfer Fee Reimbursement

Although not expected to be required, any necessary utility transfer fees shall be paid directly by the household, and the household shall be reimbursed by the Developer. Such transfers may include electricity, cable, landline telephone and internet services. Payments shall be based on actual receipts or invoices. Advance payments may be considered, if a household demonstrates a financial hardship.

Stipend for Transportation and/or Utility Costs

The Owner is aware of the importance of providing effective transportation to and from school transportation nodes for school-age children and their parents/guardians. After conducting the required pre-relocation household interview, the Owner shall pay a stipend to the resident that covers the following reasonable costs:

1. Mileage compensation for vehicle miles traveled by parents bringing their children directly to the bus stop serving the Property OR directly to the applicable school from their temporary housing location. Mileage reimbursement would be based on current IRS mileage rates; OR
2. Adult and children's public bus passes from the household's temporary housing location to the Property; OR
3. Taxi or ride sharing services (i.e. Uber or Lyft)

The stipend may also consist of payments to the tenant for prorated monthly utility expenses while the unit is undergoing rehab. Should any above average utility costs be incurred by the resident, the Developer shall promptly reimburse for such above average usage.

Spring Cleaning

Leading up to all relocation phases, the Developer shall make debris boxes and labor available to the residents to assist them in disposing of unwanted items as they prepare to move.

I. PAYMENT OF RELOCATION BENEFITS

Should there be any payment of relocation assistance payments payable to the household or non-residential occupants, the payment shall be made expeditiously. All households eligible to receive a payment must submit claims and supporting documentation for relocation benefits to Relocation Staff no later than eighteen (18) months after the date they vacate the Project in order to remain eligible for payment.

A sample claim for is provided in Appendix A of this Plan. The procedure for the preparation and filing of claims and the processing and delivery of payments shall be as follows:

1. Claimant(s) shall provide all necessary documentation to substantiate eligibility for assistance;
2. Relocation Staff shall review all necessary documentation before reaching a determination as to which expenses are eligible for compensation;
3. Required claim forms shall be prepared by Relocation Staff and be presented to the claimant for review and signature. Signed claims and supporting documentation shall be returned to relocation staff for processing of payment;
4. Relocation Staff shall review and approve claims for payment or request additional information;
5. Relocation Staff shall issue benefit checks to claimants in the most secure, expeditious manner possible;
6. Receipts of payment and all claims materials shall be maintained in the relocation case file;
7. In cases where the amount of payment is disputed, the household may make a written appeal in accordance with the appeals process defined in Section L of this Plan.

J. LAWFUL PRESCENCE IN THE UNITED STATES

If Federal funds are utilized in this project, Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the URA to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence will be applicable. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the Sponsor to negatively affect the alien's spouse, parent or child.

In order to track and account for relocation assistance and benefit payments, the Developer will ask households to self-certify their lawful presence in the country in order to receive relocation payments.

K. EVICTION POLICY

It is recognized that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction shall only take place in cases of nonpayment of rent; a serious violation of the rental agreement; a dangerous or illegal act in the unit; violation of federal, state, or local laws; or, if the household refuses all reasonable offers to move.

L. APPEALS POLICY

The appeals policy and grievance procedures shall follow the standards described in the URA. Briefly stated, a household shall have the right to ask for review when there is a perceived grievance regarding any of such household's rights to relocation and relocation assistance, including the determination as to eligibility, the amount of payment, or the failure to provide DS&S housing.

Should the appellant and the Developer not be able to resolve the appeal, the appellant may forward an appeal to HCD.

M. PROPOSED RELOCATION SCHEDULE AND PHASING PLAN

Estimated Phasing Plan

The project is expected to be phased. Each phase would be expected to encompass a building at a time. Per unit the renovations are expected to take 2 to 4 weeks to complete.

Estimated General Relocation Schedule

The Project is expected to take 6-months to complete. The general relocation planning and implementation schedule is shown below. The relocation schedule is subject to change and shall be updated in future updates to this Plan.

- Relocation Plan Development: November 2021 – January 2022
- Serve Notice of Non-displacement: February 2022 (sooner if permitted by seller)
- Relocation Staff Household Interviews: June 2022 (sooner if permitted by seller)

- Serve 30-day Notices to Vacate: 30-days Prior to Move by Phase, Phase Service estimated August 2022
- Start Construction: August 2022

This Plan shall be updated if regulatory changes occur that impact the Project and relocation of the households.

N. ESTIMATED RELOCATION COSTS

The estimated relocation costs provided below is based on the best current available data related to the overall project schedule and potential number of relocations. This is an important Section of this Plan to be monitored and periodically updated. Table 4 below provides the preliminary proforma cost estimate for the Project. As stated, the cost estimate is subject to change as the project details are solidified in greater detail. Presently the estimate includes costs related to any necessary moving and packing assistance and materials, off-site housing costs, and costs to provide food, beverages, and other comfort items. A cost contingency is also included to pay for other unforeseen relocation costs.

Table 4: Proforma Relocation Cost Estimate *

Relocation Costs Summary	
Storage	\$ 6,800.00
Moving Labor and Supplies	\$ 83,600.00
Temporary Housing	\$ 56,505.02
Transportation Stipend	\$ 3,400.00
Sub-total	\$ 150,305.02
Contingency	\$ 30,061.00
Total	\$ 180,366.02

Not to Exceed	\$ 185,000.00
----------------------	----------------------

**Cost estimate is subject to change. Estimate is not an assumption of any evenly dispersed cash payout to any household.*

O. COVID-19 SAFETY PROCEDURES

In light of the current, and potential continuation of the COVID-19 Pandemic for the foreseeable future, and other infectious diseases the following measures will be implemented for occupied and in-place renovations of tenant occupied units.

The following measures are in general good safety practice to maintain the good health of all those involved.

These measures shall apply where encounters between residents, vendors, and staff may occur including common areas, management offices, and where vacant units are adjacent to occupied units.

Distance to Prevent Injury: Where possible children, disabled, and seniors should not be in the unit when work is being done to avoid injury to the resident or to vendors, contractors, or other service providers. Pets also should be kept out of the way of vendors, contractors, or other service providers.

Distance and Other Measures to Prevent Illness:

1. Opportunities to encourage residents to distance from each other and vendors working at the property should be programmed and implemented. This includes establishing multiple comfort area, assisting with transportation cost to encourage residents to visit parks and open areas, and providing a listing of safe activities away from the site that may be available.
2. Limit in-person group meetings to a maximum of 10 persons. Where the total group is larger than 10, additional meetings will need to be scheduled and/or videoconferencing tools will be used for live meetings and/or on-demand access to recorded meetings and presentations.
3. Assigned staff should verify if any household members are currently sick or have been within the previous 14-days prior to any work in the unit. Any ill or sick members must not be permitted to be in the unit during the work. As much as possible no household members should be present.
4. All staff should wear personal protective gear including face masks during the duration of in person contact.
5. Prior to a move the resident should be encouraged to make note of any concern they have and special handling of items in their home and give written directions to staff or the movers supervisor.

6. Windows should be opened for ventilation.
7. All persons should maintain a minimum of 6-feet of separation at all times.
8. Disinfecting of surface areas to be touched by the movers should be conducted including furnishings and boxes.
9. No household members should be permitted to be in the same room with the movers. Where instruction from the tenant is needed to the vendor, that should be done outside the room i.e. through an exterior window or in a hallway.
10. Disinfecting of surface areas touched by vendors, contractors, or other service providers should be conducted including furnishings or boxes.
11. Movers remove as much material as possible and leave as few boxes unpacked as possible.
12. All pens, clipboards, and other items touched by vendors, contractors, or other service providers should be disinfected before others touch them.
13. Relocation specialist will verify with hotel and other housing providers their protocols and verify that rooms have been sanitized before occupancy.
14. Other requirements mandated by the CDC, State health agencies, agency, or the vendor.

APPENDIX

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C.	SCOPES OF WORK, SCHEDULES, AND BUDGET DETAILS.....	37

A. SAMPLE RELOCATION FORMS

NOTICE OF NON-DISPLACEMENT/GENERAL INFORMATION NOTICE
Residential Tenant Not Displaced (Federal)

<<DATE>>

Your Relocation Specialist	
Name:	
Phone:	
Case #:	

<<HEAD-OF-HOUSEHOLD>> and All Other Occupants

<<MAILING ADDRESS>>

<<CITY, STATE ZIP>>

Dear Occupants:

Villa Verde Housing Partners, LP (Developer) plans to acquire and rehabilitate the property you currently occupy at <<**SITE ADDRESS**>> for a project which is expected receive funding assistance from the U.S. Department of Housing and Urban Development (HUD) under the **Project Based Section 8** program. The Developer's Relocation Specialist will assist in the relocation process.

This is a notice of non-displacement.

You will not be required to move permanently as result of the rehabilitation.

This notice guarantees you the following:

1. If you must move temporarily so that the rehabilitation can be completed, you will be reimbursed for all of your extra expenses, including the cost of moving to and from temporary housing and any increased interim housing costs. The temporary unit will be decent, safe and sanitary, and all other conditions of the temporary move will be reasonable.
2. Upon completion of the rehabilitation, you will be able to lease and occupy your present apartment or another suitable, decent, safe and sanitary apartment in the same building/complex under reasonable terms and conditions.

Since you will have the opportunity to occupy a newly rehabilitated apartment, we urge you not to move. (If you choose to move on your own, you will not receive any relocation assistance.) We will make every effort to accommodate your needs. Because federal funding is expected to be involved in this project, you will be protected by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Of course, you must continue to comply with the terms and conditions of your lease.

We urge you not to move at this time. If you choose to move on your own, you will not be provided relocation assistance. Please remember:

- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.

NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

This letter is important to you and should be retained. If you have any questions about this or other relocation issues, please contact me at the address and the phone number below.

Sincerely,

Name

Title

Signature

<<OFFICE ADDRESS>>

Phone <<PHONE>>

Delivered on/by: _____

Received by

X _____

Posted on/by: _____

Recipient's Signature

Mailed on/returned: _____

Date

SAMPLE 30 DAY NOTICE TO VACATE

[Date]

[Head of Household] and All Other Lawful Occupants
[Address]

Dear [Head of Household]:

Your Relocation Specialist	
Name:	
Phone:	
Case #:	

As you are aware the Villa Verde Housing Partners, LP (Developer) has commenced the rehabilitation of the [Property Name] (Project).

It is estimated that you will need to temporarily relocate for approximately [Anticipated Duration of Relocation]. When completion of a new unit that meets your household's needs is complete, you will be able to move into that new unit.

We will soon be ready to proceed with the vacation of your current unit and implement the temporary relocation plan. You will be required to vacate the Premises prior to rehabilitation activity starting in your unit.

This is your 30-Day Notice to Vacate.

Notice is hereby given that the Developer elects to terminate your tenancy at the Premises on <<30DAY START>>. You are hereby to quit and deliver up possession of the property you occupy on or before <<30DAY END>>. If you do not vacate the Premises on that date, the Developer will initiate legal proceedings to recover possession of the Premises, along with any rents and damages. Such legal proceedings will jeopardize your rights to receive relocation assistance under the Uniform Relocation Act.

Please be assured that you are eligible for assistance to help you relocate to temporary housing for the duration of the rehabilitation of your unit. This assistance includes the following:

☐ **Temporary Housing** – You will be provided with a temporary housing unit located at [Insert Address]. You will not be required to sign a use agreement for this housing unit, and you will be obligated to abide by all house rules for the property where it is located. This unit has been deemed to meet your household's needs and provide adequate sleeping space and accessibility features based on the documented needs of your household. If you disagree with this location, you must notify your Relocation Specialist within 3 days of receipt of this notice.

☐ **Moving Assistance** – We have hired [Name of Moving Company] who will provide all moving services needed including material, labor and equipment necessary to pack and move you and your household to and from your temporary housing unit and/or storage. Advanced packing materials will be made available to you upon request. The moving company will provide full value replacement insurance for the move. Relocation staff and a moving company representative will conduct a walk-through of the Premises prior to the move to ensure that they have the necessary labor, materials, and equipment available on move day. You are invited to

accompany them and will receive advanced notice of this walk-through. Should you have any utility transfer fees, you shall be reimbursed the actual and reasonable costs as documented in an invoice or other proof of cost.

☐ **Storage** – Storage of personal property is anticipated to be necessary during the move. Necessary storage will be provided for you at no cost to you.

☐ **Further Notifications** – If the date within this notice changes for any reason, you will be notified of the revised date in a 7-day Notice to Vacate and/or other notifications.

☐ **Other Assistance Required** – If you have any special needs that the Relocation Specialist indicated above should be aware of, please contact them immediately to make any arrangements or seek any Reasonable Accommodations you require.

If you disagree with any determinations in this notice, you may file a written appeal to the [Developer]. The Developer will provide you with complete appeals instructions upon request.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [Name, Phone Number and E-mail of contact person].

This letter is important to you and should be retained.

Name

Title

Signature

RESIDENT ACKNOWLEDGMENT OF RECEIPT/PROOF OF SERVICE

Delivered on/by: _____/_____

Received by

X_____

Posted on/by: _____/_____

Recipient's Signature

Mailed/receipt received on: _____/_____

SAMPLE 7 DAY NOTICE TO VACATE

[Date]

[Head of Household] and All Other Lawful Occupants
[Address]

Dear [Head of Household]:

Your Relocation Specialist	
Name:	
Phone:	
Case #:	

As you are aware the Villa Verde Housing Partners, LP (Developer) has commenced the rehabilitation of the [Property Name] (Project).

You and your household were previously notified in the 30-day Notice to Vacate dated [Insert Date] of 1) The plans to rehabilitate the property you now occupy located at [Insert Address] ("Premises"); 2) The requirement to vacate your unit approximately 30-days from that notice; 3) The relocation assistance you would be provided and the location of your relocation housing; and 4) Your household's responsibility to vacate in accordance with that notice.

As stated in that notice, we estimate that you will need to relocate for approximately [Anticipated Duration of Relocation]. When construction of a new unit that meets your household's needs is complete, you will be able to move into that new unit.

We will soon be ready to proceed with the demolition of your current unit and implement the relocation plan. You will be required to vacate the Premises prior to demolition activity commencing.

This is your 7 Day Notice to Vacate.

Notice is hereby given that the Developer elects to terminate your tenancy at the Premises on << 7DAY START>>. You are hereby to quit and deliver up possession of the property you occupy on or before <<7DAY END>>. If you do not vacate the Premises on that date, the Developer will initiate legal proceedings to recover possession of the Premises, along with any rents and damages. Such legal proceedings will jeopardize your rights to receive relocation assistance under the Uniform Relocation Act.

Please be assured that you are eligible for assistance to help you relocate to temporary housing for the duration of the rehabilitation of your unit. This assistance includes the following:

☐ **Temporary Housing** – You will be provided with a temporary housing unit located at [Insert Address]. You will not be required to sign a use agreement for this housing unit, and you will be obligated to abide by all house rules for the property where it is located. This unit has been deemed to meet your household's needs and provide adequate sleeping space and accessibility features based on the documented needs of your household.

☐ **Moving Assistance** – We have hired [Name of Moving Company] who will provide all moving services needed including material, labor and equipment necessary to pack and move you and your household to and from your temporary housing unit and/or storage. Advanced packing

materials will be made available to you upon request. The moving company will provide full value replacement insurance for the move. Relocation staff and a moving company representative will conduct a walk-through of the Premises prior to the move to ensure that they have the necessary labor, materials, and equipment available on move day. You are invited to accompany them and will receive advanced notice of this walk-through. Should you have any utility transfer fees, you shall be reimbursed the actual and reasonable costs as documented in an invoice or other proof of cost.

☐ **Storage** – Storage of personal property is anticipated to be necessary during the move. Necessary storage will be provided for you at no cost to you.

☐ **Further Notifications** – If the date within this notice changes for any reason, you will be notified of the revised date verbally or under a revised notice.

☐ **Other Assistance Required** – If you have any special needs that the Relocation Specialist indicated above should be aware of, please contact them immediately to make any arrangements or seek any Reasonable Accommodations you require.

If you disagree with any determinations in this notice, you may file a written appeal to the [Developer]. The Developer will provide you with complete appeals instructions upon request.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [Name, Phone Number and E-mail of contact person].

This letter is important to you and should be retained.

Name

Title

Signature

RESIDENT ACKNOWLEDGMENT OF RECEIPT/PROOF OF SERVICE

Received by _____ Delivered on/by: _____ / _____

X _____
Recipient's Signature _____ Posted on/by: _____ / _____

Mailed/receipt received on: _____ / _____

**SAMPLE
RELOCATION EXPENSE PAYMENT/REIMBURSEMENT
CLAIM FORM**

Relocation Information

Project Name:

Claimant Name:

Project Address:

Temporary/Permanent Replacement Address:

Purpose/Type of Payment:

Backup Documentation Used in Calculation of Payment:

Total Payment Amount:

Issue Check Payable To:

Certification by Claimant: I certify that I have not submitted any other claim for the relocation payment listed and I have not been paid by any other source. Furthermore, I certify that by accepting the "Total Payment Amount" described above represents the entire claim for the relocation expense described above.

Claimant

Signature/Date: _____

Claim Approval

Payment Action (Initial Payment)	Initial Payment Amount	Signature	Date
Recommended			
Approved			

B. COVID-19 PROTOCOLS

Below is a listing of applicable order(s) related to COVID-19:

- **Responding Together at Work and in the Community**
<https://www.santafesprings.org/civicax/filebank/blobdload.aspx?blobid=15548>

11/19/21, 12:15 PM

Our Commitment to Health and Safety | Extended Stay America



confident[®]

A whole new standard in hotel stays

<https://www.extendedstayamerica.com/services-programs/stay-confident>

1/5

11/19/21, 12:15 PM

Our Commitment to Health and Safety | Extended Stay America

STAY safe



Extended Stay America is committed to your safety.
That's why we're:

- Practicing social distancing and providing special training for our teams.
- Providing face masks, gloves and other personal protective equipment to hotel employees.

[SEE MORE](#)

STAY healthy



Extended Stay America is committed to your safety.
That's why we're:

- Expanding our cleaning practices with trusted disinfectants and cleansers such as Spic and Span, Comet, Mr. Clean and Microban.
- Inspecting all rooms prior to check-in as part of our 10-point room cleaning process.

[SEE MORE](#)

STAY healthy



<https://www.extendedstayamerica.com/services-programs/stay-confident>

2/5

11/19/21, 12:15 PM

Our Commitment to Health and Safety | Extended Stay America



Extended Stay America is committed to your comfort.
That's why we're:

- Giving you more control with kitchens in every room and faster, free wi-fi to ensure your stay feels like home.
- Modifying our housekeeping processes to provide you with choices for when and how we clean your room.

SEE MORE

Our Guide To A Safe, Healthy Comfortable STAY:

We are leveraging our partnership with P&G Professional to clean, disinfect and protect our properties



VANS

All hard surfaces
including seatbelts,
buckles & buckle
releases are cleaned and
disinfected.

FRONT DESK

All commonly touched
hard surfaces including
computer terminal and
credit card reader are
cleaned and disinfected.
Shield installed at the
front desk.

LOBBY

All commonly touched
hard surfaces and

<https://www.extendedstayamerica.com/services-programs/stay-confident>

3/5

11/19/21, 12:15 PM

Our Commitment to Health and Safety | Extended Stay America

doorknobs/handles are
cleaned and disinfected.

ELEVATORS

All buttons and button
panels are cleaned and
disinfected.

ROOM

All rooms are inspected
and approved by
management prior to
check-in as part of our
10-point room cleaning
process. You choose
when and how your room
is cleaned.

LAUNDRY & VENDING

All machines, commonly
touched hard surfaces
and doorknobs/handles
are cleaned and
disinfected.

11/19/21, 12:15 PM

Our Commitment to Health and Safety | Extended Stay America

amily.

Fully Equipped Kitchens

No reservations are needed with fully equipped kitchens in every suite, complete with stoves, microwaves and refrigerators.

Free
With :
conni



Sign up today. Get 20% off.

Join our **free** rewards program today for weekly hotel deals and instant rewards.

C. SCOPES OF WORK, SCHEDULES, AND BUDGET DETAILS

True Craft Architecture LLC | 512.588.2543 | truecraftarchitecture.com



SCOPE OF WORK WRITE-UP

RENOVATIONS FOR VILLA VERDE APARTMENTS

Santa Fe Springs, CA
Vitus Development Group

GENERAL DESCRIPTION:

Villa Verde Apartments was originally built in the early 1980's. The property consists of 6 existing two story residential buildings situated on 2.61 acres in Santa Fe Springs, CA. There is a total of 34 dwelling units consisting of 26 – 2br townhome style dwelling units, 6 – 3br townhome units, and 2 – 2br garden style units. All units contain a 1 car garage. The buildings are concrete slab-on-grade with conventional wood framing. The façade consists of cement plaster stucco with painted wood siding and trim accents. There is a manager's unit and a common laundry along with a centralized playground

9800 Jersey Avenue
Santa Fe Springs, CA 90670
Los Angeles County
Parcel ID: 8005-002-057

The scope of work will include interior and exterior renovations and replacing components that are in disrepair, including kitchen and bath remodels, LED light fixtures, as well as energy efficient HVAC systems and interior re-piping of domestic lines. Exterior renovations will include minor repair and painting of existing stucco, replacing windows, roofing, and air sealing units. The scope of work includes upgrading two (2) existing units (5%) to be fully accessible for the mobility impaired and upgrading two (2) existing units (4%) for the auditory/visual impaired. The renovations will also provide new accessible routes, and upgrades to the common spaces. The rehab will comply with the design standards of the 2021 CTCAC QAP (pending waiver approval).

CONTENTS:

- I. Existing Property Information
- II. General Site Scope of Work
- III. All Buildings – Exteriors
- IV. Residential Buildings – Unit Interiors
- V. AV and Accessible Unit Interior Upgrades
- VI. Laundry Room Upgrades



True Craft Architecture LLC | 512.588.2543 | truecraftarchitecture.com

I. Existing Property Information

VILLA VERDE APARTMENTS	
Building Information	
Street Address	9800 Jersey Avenue
City, State, Zip Code	Santa Fe Springs, CA 90670
County	Los Angeles County
Parcel Identification #	8005-002-057
Construction	Stucco Exterior
Roof Type	Pitched / Clay Tile
Stories	2
Year Built	1982
Buildings	6
Acreage	2.61
UNIT MIX	
2BR / 1.5BA TH	26
2BR / 1BA GDN	2
3BR / 1.5BA TH	6
Total Units	34





II. General Exterior Site Work

1. Concrete Paving / Sidewalks:
 - a) Repair damaged and failing sidewalks within property lines.
 - b) Remove and replace and or provide new sidewalks at newly designated accessible units and routes to laundry room, site amenities and common areas, including any necessary curbs, curb cuts, new sidewalks, and curb ramps as designated on plans.
 - c) Modify garage slopes with topping slab and or curb ramps at 2 designated accessible units to provide compliant wheelchair unit access. Modify 2 spots for visitor HC parking (1:20 max run slope & 2% max cross slope). verify slopes on site.
 - d) Prep, Restripe and Sealcoat existing visitor parking lots complete including ADA parking spaces, aisles, and crosswalks.
2. Lawns & Plantings: (allowance of \$7,500)
 - a) Removal all trees within 6 ft of buildings.
 - b) Trim all tress with drip line extending over buildings or within 3 feet of buildings.
 - c) Provide allowance for miscellaneous new landscaping and re grading.
3. Signage:
 - a) Provide new building and unit signage and mailbox identification signage.
 - b) Provide new ADA compliant signage throughout including parking signs.
4. Postal Facilities: Remove existing pedestal mailboxes and replace with new ADA compliant pedestal mailboxes along new designated accessible route.
5. Sanitary Sewer: Jet all existing sewer lines to remove debris, provide video scope of sewer lines and report identifying all damaged areas requiring repairs. Provide an allowance to repair/re-pipe any damaged sewer lines found in report.
6. Trash / Recycling Enclosures:
 - a) Modify existing enclosure to be ADA compliant and on an accessible route.
7. Common Amenities:
 - a) Security/Safety:
 - (1) Replace existing wall packs and exterior site lighting with new LED lights
 - b) Community Resources:
 - (1) Provide upgrades to the existing common laundry area and leasing office.



- (2) Provide an accessible route as shown on plans that connects existing amenities, parking, and designated units.

III. All Buildings – General Exteriors

1. Roofing (All buildings):
 - a) At Clay Tile Roofs:
 - (1) Replace areas of damaged underlayment in disrepair. Remove and reset existing clay tile roofs at repaired areas.
 - (2) Install new metal edge flashing, roof jacks, parapet caps, etc. and install underlayment per manufactures specifications.
 - (3) Remove and replace existing sheet metal fascia's
2. Exterior Cladding:
 - a) Stucco:
 - (1) Pressure wash (soft wash) all existing exterior surfaces.
 - (2) Repair minor damaged areas with cement plaster patch. Finish to be seamless with adjacent surface.
 - (3) Seal all through wall penetrations and replace all exterior wall vents.
 - (4) Prep and paint all paintable exterior surfaces. Includes all siding, soffits, trims, fascia's, doors, disconnect boxes, vents, landings, decorative fencing / railings, fascia's, etc.
3. Sealants and Caulking: Seal at all exterior doors, windows, plumbing, and electrical penetrations to prevent moisture and air leakage (air sealing per HERS rater report – pending).
4. Windows:
 - a) Remove and replace all existing window units with new Energy Star rated vinyl windows. New windows to match existing styles and have LOW-E double pane insulated glass.
 - b) Provide new trim and flashing. Install a continuous bead of silicone caulk behind all nail fins before installing new vinyl windows per manufacturer's specifications.
 - c) Provide safety / tempered glass as required per code.
 - d) All windows to receive new exterior screens and interior blinds.
5. Lighting: Provide new LED exterior building and exterior unit entry light fixtures at existing locations.

IV. Residential Buildings –Interiors

1. Finishes:



- a) Gyp Board (walls and ceilings): Repair all areas of gyp bd walls and ceilings in disrepair. Prep and paint entire unit (all rooms).
- b) Flooring:
 - (1) Remove existing carpets and pads where installed. Prep areas to receive new carpet in Standard Unit Living Rooms, Dining Rooms, Stairs, Hallways, Bedrooms and Bedroom Closets. New carpet and pads to comply with U.S. Department of Housing and Urban Development/Federal Housing Administration UM44D.
 - (2) Prep existing vinyl floors and install new LVP (click lock floating) plank flooring in kitchens, bathrooms, and mechanical closets. Repair and paint existing wood base board and provide new painted wood shoemould where LVP is installed.
 - (3) provide new painted shoe mould throughout.
- c) Paint Finishes: Kitchens, Bathrooms, New Doors, and New Shoe moulds and existing and new base boards and trim to receive semi-gloss paint finish. All other rooms to receive eggshell finish.
- 2. Window Treatments: Provide new neutral color horizontal mini-blinds at all windows,
- 3. Electrical:
 - a) Devices: Switches, Receptacles and GFCI's:
 - (1) Install new GFCI outlets at code required locations (kitchens and baths).
 - (2) Install Title 24 lighting controls in all units.
 - b) Smoke Detectors: Provide new hardwired, looped, and interconnected combo CO/smoke detectors in all units. 1 hardwired combo CO/ smoke detector outside sleeping rooms and one per floor. 1 hardwired power wirelessly (Bluetooth) interconnected smoke detector per bedroom.
- 4. Mechanical:
 - a) HVAC:
 - (1) Remove existing equipment, condensing units, air handlers, and grilles. Existing line sets and ductwork to remain (duct work to be cleaned).
 - (2) Provide new Energy Star Heat Pump systems. New components to be:
 - (a) Minimum: ≥ 14.5 SEER - ENERGY STAR certified Split System.
 - (b) Minimum; ≥ 80 AFUE gas furnace.
 - (c) Contractor to provide Manual J and S calculations with replacement equipment submittal.



- (3) Vacuum and clean existing line sets.
 - (4) Provide new condensing units and pads, air handlers, and supply and return grilles.
 - (5) Seal all interior closets, new connections, and plenums.
 - (6) Remove existing and install new programmable thermostats.
 - b) Range Hoods: Provide new Energy Star rated range hoods and install new range queens.
 - c) Bath Exhaust Fan: Remove and Replace existing bathroom exhaust fan. Install new Energy STAR Rated exhaust fan vented to exterior.
5. Plumbing:
- a) Hot Water:
 - (1) Replace existing water heaters with new high efficiency 30/40 gallon (82% EFF) gas water heater. Include new overflow drain pan, gas valve and flex pipe. Water valves and stainless-steel supply lines will be replaced.
 - b) Replace all plumbing fixtures in all units with new EPA WaterSense certified fixtures:
 - (1) shower heads ≤ 1.5 gpm
 - (2) bathroom faucets < 1.5 gpm
 - (3) kitchen faucets < 1.5 gpm,
 - (4) toilets ≤ 1.28 gpf
 - c) Replace all angle stops, and hot and cold-water supply lines from angle stop to fixture.
6. Living / Dining Rooms:
- a) Lighting: New Energy Star LED light fixtures
 - b) Paint: patch and paint repaired areas to match. RE: Finishes.
 - c) Flooring: New flooring. RE: Finishes.
7. Kitchens:
- a) Refrigerator: New Energy Star 16 cu. refrigerators
 - b) Ranges:
 - (1) New 30" gas ranges.
 - (2) New E-Star vented range hoods.
 - (3) Provide new range queens at all hoods.
 - (4) Install new anti-tip devices at all ranges.
- *Note: all appliances to be energy star rated where applicable.
- c) Millwork: Remove and Replace cabinetry including laminated counter tops. New millwork to comply with CTCAC standards.



- d) Plumbing Fixtures:
 - (1) New double bowl stainless steel kitchen sink with strainer, Water Sense lever faucet, new P-trap, angle stops, hot and cold-water supply lines.
 - (2) Supply and install new 1/3 HP disposals in all units.
- e) Flooring: New flooring and shoe moulds. RE: 1. Finishes.
- f) Paint Finish: repair as required, prep, and paint entire kitchen with semi-gloss finish. RE: 1. Finishes.
- g) Lighting: Replace light fixtures with Energy Star LED fixtures.
- 8. Bedrooms:
 - a) Lighting: Replace existing lights with new Energy Star LED interior lighting fixtures.
 - b) Smoke Detector: Install hardwired interconnected combo CO/smoke detectors in all dwelling units. Provide one per floor (outside sleeping rooms) and one new interconnected smoke detector per bedroom.
 - c) Flooring: New flooring RE: 1. Finishes.
 - d) Paint Finish: Repair gyp bd. as required, prep, and paint patched areas with flat finish. RE: 1. Finishes.
- 9. Bathrooms (full and half baths):
 - a) Millwork: Remove and Replace all cabinetry including laminated counter tops to comply with CTCAC standards.
 - b) Tubs / Showers:
 - (1) Repair existing damaged tile at existing surrounds as needed.
 - (2) Clean, prep, and refinish existing tubs.
 - (3) Replace existing tub valves, trim and shower heads.
 - c) Toilet: Replace commode with new EPA Watersense units with seats.
 - d) Lavatory: Replace bath lavatory sink & faucet with new P-traps and supply lines.
 - e) Accessories: Remove and replace all accessories with new bath accessories. Supply and Install (secure to studs or use toggle bolts):
 - (1) TP Holders
 - (2) Towel Bars
 - (3) Mirrored Medicine Cabinets
 - (4) Shower Rods, Vinyl Curtains and Rings.
 - f) Flooring: New flooring and shoe moulds. RE: 1. Finishes.
 - g) Paint Finish: repair gyp bd. as required, prep, and paint entire bathroom with semi-gloss finish. RE: 1. Finishes.



- h) Exhaust Fan: Remove and Replace existing exhaust fan. Install new Energy STAR Rated exhaust fan vented to exterior.
- i) Lighting: Replace existing light fixtures with new LED Energy Star fixtures.

V. AV & Accessible Unit Interior Upgrades / Conversions

1. Two (2) existing units (4%) to receive hearing and sight impaired upgrades in accordance with CBC 11B 809.5.
 - a) Horns and Strobes for smoke and smoke/co detectors
 - b) Strobes for new AV doorbells.
2. Two (2) existing units (5%) to be converted into fully accessible units to comply with UFAS Standards.
 - **Note: a waiver will be submitted to CTCAC for the required 10% mobility units due to existing site conditions.**

In addition to the applicable scope found in section IV, below are additional specific requirements for the accessible unit upgrades / conversions at the only existing 2-bedroom garden style units.

- a) All switches and receptacles to be UFAS (ADA) compliant in height.
- b) Unit entry door to have UFAS (ADA) compliant width, hardware and thresholds.
- c) Accessible routes of travel to the dwelling units with accessible 34" minimum clear-opening-width entry, and 34" clear width for all doors on an accessible path. (Nominal 36" wide door kit to be used)
- d) Interior doors with lever hardware and 42" minimum width hallways.
- e) Fully accessible bathrooms complying with California Building Code (CBC) Chapter 11(A) and 11(B). In addition, a 30"x48" clearance parallel to and centered on the bathroom vanity.
- f) Accessible kitchens with 30"x48" clearance parallel to and centered on the front of all major appliances and fixtures (refrigerator, oven, and sink)
- g) Accessible master bedroom size shall be at least 120 square feet (excluding the closet), shall accommodate a queen size bed, shall provide 36" in clearance around three sides of the bed, and shall provide required accessible clearances, free of all furnishings, at bedroom and closet doors. The master bedroom closet shall be on an accessible path.
- h) Wiring for audio and visual doorbells required by UFAS shall be installed.
- i) Closets and balconies shall be located on an accessible route.



- j) These units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the project consistent with 24 CFR Section 8.26.
- k) Provide blocking in walls and install grab bars at all tubs / roll in showers and toilets.
- l) Walls: Reconfigure walls as needed to provide accessibility throughout units to bring up to current standards. Need to verify - RE: Drawings.
- m) Flooring: New LVT flooring throughout entire unit.
- n) Appliances: Provide new ADA compliant appliances.
- o) Millwork: Remove and Replace all cabinetry with new accessible UFAS compliant cabinetry in kitchens and bathrooms. RE: Plans
- p) Accessories: New ADA compliant bath accessories.
- q) Plumbing: Replace all fixtures and faucets with new be ADA Compliant fixtures. Replace all tubs with new ADA compliant tubs with transfer seat, tile surround, seat, and grab bars. Install new tub valve and trim.
- r) Provide accessible route from designated units to new concrete driveways, and from entry points of homes to new backyard amenities and to public access sidewalks as shown on plans.

VI. Laundry Room Upgrades

- 1. Upgrade existing laundry room to be UFAS and ADA compliant.
 - a) Renovate existing equipment hookups for ADA compliancy
 - b) Replace existing doors that are in disrepair or are less than 34" clear.
 - c) Replace all flooring with new LVT include new base board
 - d) Replace all light fixtures with new LED fixtures
 - e) Add recording capabilities for existing cctv cameras.
 - f) Paint all rooms.
 - g) Replace all fixtures, water heaters and HVAC equipment.
 - h) Replace all devices, outlets and switches.
 - i) RE: Architectural Drawings

VILLA VERDE TEMPORARY RELOCATION PLAN

ID	Task Name	Duration	Start	Finish	Predecessors	4th Quarter	2022
						Oct	1st Quarter
1	TOTAL PROJECT DURATION	306 days	Fri 11/12/21	Fri 1/13/23			
2	PRECONSTRUCTION	205 days	Mon 11/15/21	Fri 8/26/22			
3	Budget & Scope Development	120 days	Mon 11/15/21	Fri 4/29/22			
4	Plan Review/Permitting	25 days	Mon 5/2/22	Fri 6/3/22 3			
5	Request Material Submittals	10 days	Mon 6/6/22	Fri 6/17/22 4			
6	NTP	1 day	Fri 7/15/22	Fri 7/15/22			
7	Issue & Execute Subcontracts	10 days	Mon 7/18/22	Fri 7/29/22 6			
8	Submittal Review Process	20 days	Mon 6/20/22	Fri 7/15/22 5			
9	Pre-Order Long Lead Time Materials	30 days	Mon 7/18/22	Fri 8/26/22 8			
10							
11	CONSTRUCTION	306 days	Fri 11/12/21	Fri 1/13/23			
12	Mobilization	5 days	Mon 9/12/22	Fri 9/16/22 9FS+10 days			
13	Standard Units	70 days	Mon 9/26/22	Fri 12/30/22			
14	Villa Verde	70 days	Mon 9/26/22	Fri 12/30/22			
15	Phase 1 (4 Units)	10 days	Mon 9/26/22	Fri 10/7/22 12FS+5 days			
16	Phase 2 (5 Units)	10 days	Mon 10/10/22	Fri 10/21/22 15			
17	Phase 3 (5 Units)	10 days	Mon 10/24/22	Fri 11/4/22 16			
18	Phase 4 (5 Units)	10 days	Mon 11/7/22	Fri 11/18/22 17			
19	Phase 5 (5 Units)	10 days	Mon 11/21/22	Fri 12/2/22 18			
20	Phase 6 (5 Units)	10 days	Mon 12/5/22	Fri 12/16/22 19			
21	Phase 7 (5 Units)	10 days	Mon 12/19/22	Fri 12/30/22 20			
22							
23	ADA Units	40 days	Mon 10/10/22	Fri 12/2/22			
24	Villa Verde	40 days	Mon 10/10/22	Fri 12/2/22			
25	Phase 1 (1 Unit)	20 days	Mon 10/10/22	Fri 11/4/22 15			
26	Phase 2 (1 Unit)	20 days	Mon 11/7/22	Fri 12/2/22 25			
27							
28	Common Areas	15 days	Fri 11/12/21	Thu 12/2/21			
29	Villa Verde	15 days	Fri 11/12/21	Thu 12/2/21			
30	Office Upgrades	10 days	Fri 11/12/21	Thu 11/25/21			

Project: Villa Verde DRAFT Schedule S
Date: Fri 11/19/21

Task Summary
Milestone Project Summary

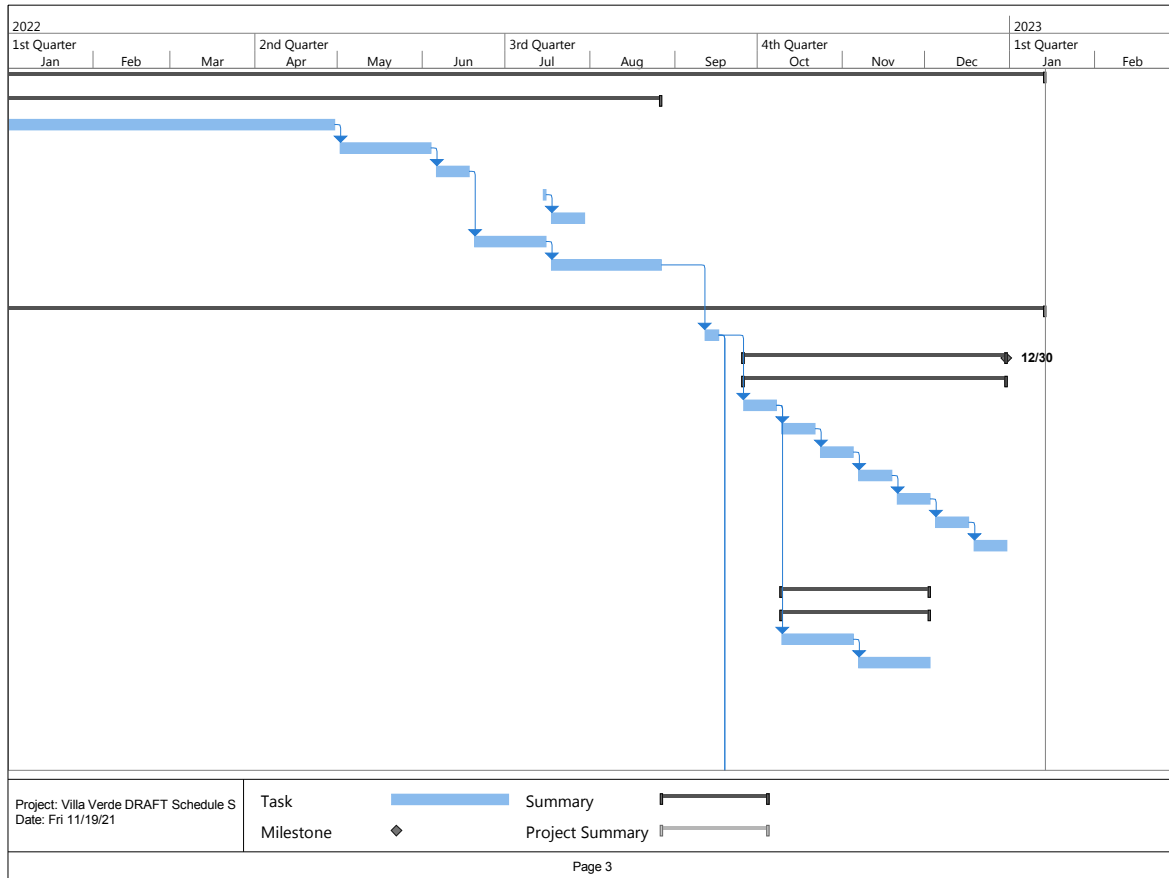
Page 1

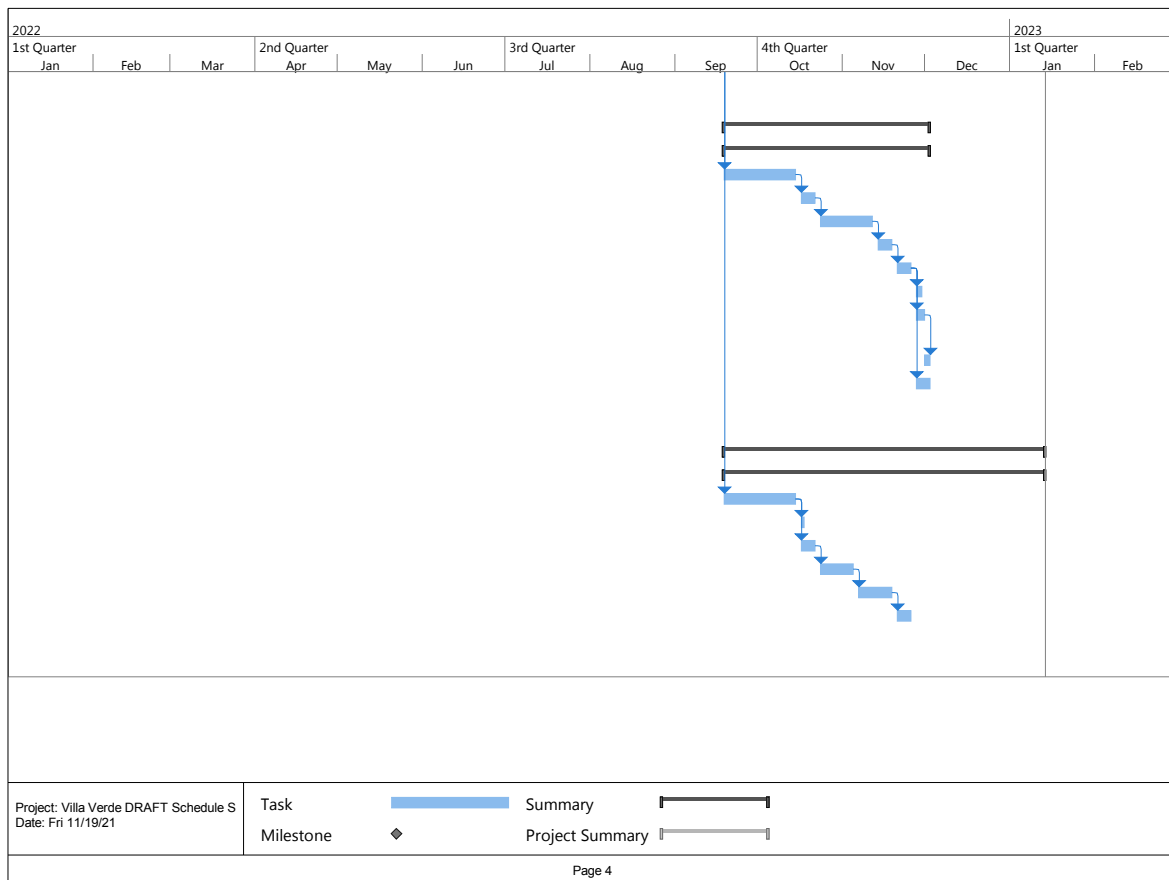
ID	Task Name	Duration	Start	Finish	Predecessors	4th Quarter	2022
						Oct	1st Quarter
31	Laundry Modifications	5 days	Fri 11/26/21	Thu 12/2/21 30			
32							
33	Building Exteriors	55 days	Mon 9/19/22	Fri 12/2/22			
34	Villa Verde	55 days	Mon 9/19/22	Fri 12/2/22			
35	Roofing	20 days	Mon 9/19/22	Fri 10/14/22 12			
36	Windows & SGD	5 days	Mon 10/17/22	Fri 10/21/22 35			
37	Stucco Repairs	15 days	Mon 10/24/22	Fri 11/11/22 36			
38	Exterior Door Installation	5 days	Mon 11/14/22	Fri 11/18/22 37			
39	Exterior Painting	5 days	Mon 11/21/22	Fri 11/25/22 38			
40	Pre-Finished Security Door	2 days	Mon 11/28/22	Tue 11/29/22 39			
41	Metal Handrails (Inc. Ramp Rails)	3 days	Mon 11/28/22	Wed 11/30/22 39			
42	Metal Cane Detectors	2 days	Thu 12/1/22	Fri 12/2/22 41			
43	Exterior Lighting (Inc. Site Lighting)	5 days	Mon 11/28/22	Fri 12/2/22 39			
44							
45	Site Work	85 days	Mon 9/19/22	Fri 1/13/23			
46	Villa Verde	85 days	Mon 9/19/22	Fri 1/13/23			
47	Concrete POT	20 days	Mon 9/19/22	Fri 10/14/22 12			
48	Mailbox Installation	1 day	Mon 10/17/22	Mon 10/17/22 47			
49	Tree Removal & Pruning	5 days	Mon 10/17/22	Fri 10/21/22 47			
50	Landscaping	10 days	Mon 10/24/22	Fri 11/4/22 49			
51	Trash Enclosure Modifications	10 days	Mon 11/7/22	Fri 11/18/22 50			
52	Seal & Stripe Parking Lot	5 days	Mon 11/21/22	Fri 11/25/22 51			
53							
54	City Permit Sign Offs	20 days	Mon 12/19/22	Fri 1/13/23 43FS+10 days			

Project: Villa Verde DRAFT Schedule S
Date: Fri 11/19/21

Task Summary
Milestone Project Summary

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VILLA VERDE TEMPORARY RELOCATION PLAN

Villa Verde Phasing Plan

UNIT #	Tenant	# of Occupants	Unit Type	Storage	Moving	Estimated Temporary Housing Costs	Transportation Stipend	Construction Group (Move-out/Move-in)
101		2	2	\$200.00	\$2,400.00	\$2,400.21	\$100.00	Phase 1 ADA - 10/10/22-11/4/22
102		1	2	\$200.00	\$2,400.00	\$2,740.21	\$100.00	Phase 2 ADA - 11/7/22-12/2/22
103		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	Phase 1
104		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	9/26/22-10/7/22
105		4	2	\$200.00	\$2,400.00	\$2,834.70	\$100.00	Phase 2
106		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	10/10/22-10/21/22
107		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
108		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
109		2	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
110		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
111		3	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	Phase 3
112		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	10/24/22-11/4/22
113		3	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
114		2	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
115		4	3	\$200.00	\$2,800.00	\$2,834.70	\$100.00	Phase 4
116		4	3	\$200.00	\$2,800.00	\$2,834.70	\$100.00	11/7/22-11/18/22
117		2	3	\$200.00	\$2,800.00	\$1,417.35	\$100.00	
201		2	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
202		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
203		3	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	Phase 5
204		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	11/21/22-12/2/21
205		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
206		2	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
207		3	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
208		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	Phase 6
209		3	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	12/5/22-12/16/22
210		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
212		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
213		1	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	Phase 7
214		2	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	12/19/22-12/30/22
215		2	2	\$200.00	\$2,400.00	\$1,417.35	\$100.00	
216		6	2	\$200.00	\$2,400.00	\$2,834.70	\$100.00	
217		2	3	\$200.00	\$2,800.00	\$1,417.35	\$100.00	
218		2	3	\$200.00	\$2,800.00	\$1,417.35	\$100.00	
VACANT - LEASING OFFICE		0	3					

Vacant Unit
Hearing/Vision Impaired Unit
Down Unit
Manager Unit
Moving Assistance Needed

Relocation Costs Summary	
Storage	\$ 6,800.00
Moving Labor and Supplies	\$ 83,600.00
Temporary Housing	\$ 56,505.02
Transportation Stipend	\$ 3,400.00
Sub-total	\$ 150,305.02
Contingency	\$ 30,061.00
Total	\$ 180,366.02



SCOPE OF WORK WRITE-UP

RENOVATIONS FOR VILLA VERDE APARTMENTS

Santa Fe Springs, CA

Vitus Development Group

GENERAL DESCRIPTION:

Villa Verde Apartments was originally built in the early 1980's. The property consists of 6 existing two story residential buildings situated on 2.61 acres in Santa Fe Springs, CA. There is a total of 34 dwelling units consisting of 26 – 2br townhome style dwelling units, 6 – 3br townhome units, and 2 – 2br garden style units. All units contain a 1 car garage. The buildings are concrete slab-on-grade with conventional wood framing. The façade consists of cement plaster stucco with painted wood siding and trim accents. There is a manager's unit and a common laundry along with a centralized playground

9800 Jersey Avenue
Santa Fe Springs, CA 90670
Los Angeles County
Parcel ID: 8005-002-057

The scope of work will include interior and exterior renovations and replacing components that are in disrepair, including kitchen and bath remodels, LED light fixtures, as well as energy efficient HVAC systems and interior re-piping of domestic lines. Exterior renovations will include minor repair and painting of existing stucco, replacing windows, roofing, and air sealing units. The scope of work includes upgrading two (2) existing units (5%) to be fully accessible for the mobility impaired and upgrading two (2) existing units (4%) for the auditory/visual impaired. The renovations will also provide new accessible routes, and upgrades to the common spaces. The rehab will comply with the design standards of the 2021 CTCAC QAP (pending waiver approval).

CONTENTS:

- I. Existing Property Information
- II. General Site Scope of Work
- III. All Buildings – Exteriors
- IV. Residential Buildings – Unit Interiors
- V. AV and Accessible Unit Interior Upgrades
- VI. Laundry Room Upgrades



I. Existing Property Information

VILLA VERDE APARTMENTS	
Building Information	
Street Address	9800 Jersey Avenue
City, State, Zip Code	Santa Fe Springs, CA 90670
County	Los Angeles County
Parcel Identification #	8005-002-057
Construction	Stucco Exterior
Roof Type	Pitched / Clay Tile
Stories	2
Year Built	1982
Buildings	6
Acreage	2.61
UNIT MIX	
2BR / 1.5BA TH	26
2BR / 1BA GDN	2
3BR / 1.5BA TH	6
Total Units	34





II. General Exterior Site Work

1. Concrete Paving / Sidewalks:
 - a) Repair damaged and failing sidewalks within property lines.
 - b) Remove and replace and or provide new sidewalks at newly designated accessible units and routes to laundry room, site amenities and common areas, including any necessary curbs, curb cuts, new sidewalks, and curb ramps as designated on plans.
 - c) Modify garage slopes with topping slab and or curb ramps at 2 designated accessible units to provide compliant wheelchair unit access. Modify 2 spots for visitor HC parking (1:20 max run slope & 2% max cross slope). verify slopes on site.
 - d) Prep, Restripe and Sealcoat existing visitor parking lots complete including ADA parking spaces, aisles, and crosswalks.
2. Lawns & Plantings: (allowance of \$7,500)
 - a) Removal all trees within 6 ft of buildings.
 - b) Trim all trees with drip line extending over buildings or within 3 feet of buildings.
 - c) Provide allowance for miscellaneous new landscaping and re grading.
3. Signage:
 - a) Provide new building and unit signage and mailbox identification signage.
 - b) Provide new ADA compliant signage throughout including parking signs.
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6. Trash / Recycling Enclosures:
 - a) Modify existing enclosure to be ADA compliant and on an accessible route.
7. Common Amenities:
 - a) Security/Safety:
 - (1) Replace existing wall packs and exterior site lighting with new LED lights
 - b) Community Resources:
 - (1) Provide upgrades to the existing common laundry area and leasing office.



- (2) Provide an accessible route as shown on plans that connects existing amenities, parking, and designated units.

III. All Buildings – General Exteriors

1. Roofing (All buildings):
 - a) At Clay Tile Roofs:
 - (1) Replace areas of damaged underlayment in disrepair. Remove and reset existing clay tile roofs at repaired areas.
 - (2) Install new metal edge flashing, roof jacks, parapet caps, etc. and install underlayment per manufactures specifications.
 - (3) Remove and replace existing sheet metal fascia's
2. Exterior Cladding:
 - a) Stucco:
 - (1) Pressure wash (soft wash) all existing exterior surfaces.
 - (2) Repair minor damaged areas with cement plaster patch. Finish to be seamless with adjacent surface.
 - (3) Seal all through wall penetrations and replace all exterior wall vents.
 - (4) Prep and paint all paintable exterior surfaces. Includes all siding, soffits, trims, fascia's, doors, disconnect boxes, vents, landings, decorative fencing / railings, fascia's, etc.
3. Sealants and Caulking: Seal at all exterior doors, windows, plumbing, and electrical penetrations to prevent moisture and air leakage (air sealing per HERS rater report – pending).
4. Windows:
 - a) Remove and replace all existing window units with new Energy Star rated vinyl windows. New windows to match existing styles and have LOW-E double pane insulated glass.
 - b) Provide new trim and flashing. Install a continuous bead of silicone caulk behind all nail fins before installing new vinyl windows per manufacturer's specifications.
 - c) Provide safety / tempered glass as required per code.
 - d) All windows to receive new exterior screens and interior blinds.
5. Lighting: Provide new LED exterior building and exterior unit entry light fixtures at existing locations.

IV. Residential Buildings –Interiors

1. Finishes:



- a) Gyp Board (walls and ceilings): Repair all areas of gyp bd walls and ceilings in disrepair. Prep and paint entire unit (all rooms).
- b) Flooring:
 - (1) Remove existing carpets and pads where installed. Prep areas to receive new carpet in Standard Unit Living Rooms, Dining Rooms, Stairs, Hallways, Bedrooms and Bedroom Closets. New carpet and pads to comply with U.S. Department of Housing and Urban Development/Federal Housing Administration UM44D.
 - (2) Prep existing vinyl floors and install new LVP (click lock floating) plank flooring in kitchens, bathrooms, and mechanical closets. Repair and paint existing wood base board and provide new painted wood shoemould where LVP is installed.
 - (3) provide new painted shoe mould throughout.
- c) Paint Finishes: Kitchens, Bathrooms, New Doors, and New Shoe moulds and existing and new base boards and trim to receive semi-gloss paint finish. All other rooms to receive eggshell finish.
- 2. Window Treatments: Provide new neutral color horizontal mini-blinds at all windows,
- 3. Electrical:
 - a) Devices: Switches, Receptacles and GFCI's:
 - (1) Install new GFCI outlets at code required locations (kitchens and baths).
 - (2) Install Title 24 lighting controls in all units.
 - b) Smoke Detectors: Provide new hardwired, looped, and interconnected combo CO/smoke detectors in all units. 1 hardwired combo CO/ smoke detector outside sleeping rooms and one per floor. 1 hardwired power wirelessly (Bluetooth) interconnected smoke detector per bedroom.
- 4. Mechanical:
 - a) HVAC:
 - (1) Remove existing equipment, condensing units, air handlers, and grilles. Existing line sets and ductwork to remain (duct work to be cleaned).
 - (2) Provide new Energy Star Heat Pump systems. New components to be:
 - (a) Minimum: ≥ 14.5 SEER - ENERGY STAR certified Split System.
 - (b) Minimum; ≥ 80 AFUE gas furnace.
 - (c) Contractor to provide Manual J and S calculations with replacement equipment submittal.



- (3) Vacuum and clean existing line sets.
 - (4) Provide new condensing units and pads, air handlers, and supply and return grilles.
 - (5) Seal all interior closets, new connections, and plenums.
 - (6) Remove existing and install new programmable thermostats.
 - b) Range Hoods: Provide new Energy Star rated range hoods and install new range queens.
 - c) Bath Exhaust Fan: Remove and Replace existing bathroom exhaust fan. Install new Energy STAR Rated exhaust fan vented to exterior.
- 5. Plumbing:
 - a) Hot Water:
 - (1) Replace existing water heaters with new high efficiency 30/40 gallon (82% EFF) gas water heater. Include new overflow drain pan, gas valve and flex pipe. Water valves and stainless-steel supply lines will be replaced.
 - b) Replace all plumbing fixtures in all units with new EPA WaterSense certified fixtures:
 - (1) shower heads \leq 1.5 gpm
 - (2) bathroom faucets $<$ 1.5 gpm
 - (3) kitchen faucets $<$ 1.5 gpm,
 - (4) toilets \leq 1.28 gpf
 - c) Replace all angle stops, and hot and cold-water supply lines from angle stop to fixture.
- 6. Living / Dining Rooms:
 - a) Lighting: New Energy Star LED light fixtures
 - b) Paint: patch and paint repaired areas to match. RE: Finishes.
 - c) Flooring: New flooring. RE: Finishes.
- 7. Kitchens:
 - a) Refrigerator: New Energy Star 16 cu. refrigerators
 - b) Ranges:
 - (1) New 30" gas ranges.
 - (2) New E-Star vented range hoods.
 - (3) Provide new range queens at all hoods.
 - (4) Install new anti-tip devices at all ranges.
 - *Note: all appliances to be energy star rated where applicable.
 - c) Millwork: Remove and Replace cabinetry including laminated counter tops. New millwork to comply with CTCAC standards.

- d) Plumbing Fixtures:
 - (1) New double bowl stainless steel kitchen sink with strainer, Water Sense lever faucet, new P-trap, angle stops, hot and cold-water supply lines.
 - (2) Supply and install new 1/3 HP disposals in all units.
 - e) Flooring: New flooring and shoe moulds. RE: 1. Finishes.
 - f) Paint Finish: repair as required, prep, and paint entire kitchen with semi-gloss finish. RE: 1. Finishes.
 - g) Lighting: Replace light fixtures with Energy Star LED fixtures.
8. Bedrooms:
- a) Lighting: Replace existing lights with new Energy Star LED interior lighting fixtures.
 - b) Smoke Detector: Install hardwired interconnected combo CO/smoke detectors in all dwelling units. Provide one per floor (outside sleeping rooms) and one new interconnected smoke detector per bedroom.
 - c) Flooring: New flooring RE: 1. Finishes.
 - d) Paint Finish: Repair gyp bd. as required, prep, and paint patched areas with flat finish. RE: 1. Finishes.
9. Bathrooms (full and half baths):
- a) Millwork: Remove and Replace all cabinetry including laminated counter tops to comply with CTCAC standards.
 - b) Tubs / Showers:
 - (1) Repair existing damaged tile at existing surrounds as needed.
 - (2) Clean, prep, and refinish existing tubs.
 - (3) Replace existing tub valves, trim and shower heads.
 - c) Toilet: Replace commode with new EPA Watersense units with seats.
 - d) Lavatory: Replace bath lavatory sink & faucet with new P-traps and supply lines.
 - e) Accessories: Remove and replace all accessories with new bath accessories. Supply and Install (secure to studs or use toggle bolts):
 - (1) TP Holders
 - (2) Towel Bars
 - (3) Mirrored Medicine Cabinets
 - (4) Shower Rods, Vinyl Curtains and Rings.
 - f) Flooring: New flooring and shoe moulds. RE: 1. Finishes.
 - g) Paint Finish: repair gyp bd. as required, prep, and paint entire bathroom with semi-gloss finish. RE: 1. Finishes.



- h) Exhaust Fan: Remove and Replace existing exhaust fan. Install new Energy STAR Rated exhaust fan vented to exterior.
- i) Lighting: Replace existing light fixtures with new LED Energy Star fixtures.

V. AV & Accessible Unit Interior Upgrades / Conversions

1. Two (2) existing units (4%) to receive hearing and sight impaired upgrades in accordance with CBC 11B 809.5.
 - a) Horns and Strobes for smoke and smoke/co detectors
 - b) Strobes for new AV doorbells.
2. Two (2) existing units (5%) to be converted into fully accessible units to comply with UFAS Standards.

- *Note: a waiver will be submitted to CTCAC for the required 10% mobility units due to existing site conditions.*

In addition to the applicable scope found in section IV, below are additional specific requirements for the accessible unit upgrades / conversions at the only existing 2-bedroom garden style units.

- a) All switches and receptacles to be UFAS (ADA) compliant in height.
- b) Unit entry door to have UFAS (ADA) compliant width, hardware and thresholds.
- c) Accessible routes of travel to the dwelling units with accessible 34" minimum clear-opening-width entry, and 34" clear width for all doors on an accessible path. (Nominal 36" wide door kit to be used)
- d) Interior doors with lever hardware and 42" minimum width hallways.
- e) Fully accessible bathrooms complying with California Building Code (CBC) Chapter 11(A) and 11(B). In addition, a 30"x48" clearance parallel to and centered on the bathroom vanity.
- f) Accessible kitchens with 30"x48" clearance parallel to and centered on the front of all major appliances and fixtures (refrigerator, oven, and sink)
- g) Accessible master bedroom size shall be at least 120 square feet (excluding the closet), shall accommodate a queen size bed, shall provide 36" in clearance around three sides of the bed, and shall provide required accessible clearances, free of all furnishings, at bedroom and closet doors. The master bedroom closet shall be on an accessible path.
- h) Wiring for audio and visual doorbells required by UFAS shall be installed.
- i) Closets and balconies shall be located on an accessible route.

- j) These units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the project consistent with 24 CFR Section 8.26.
- k) Provide blocking in walls and install grab bars at all tubs / roll in showers and toilets.
- l) Walls: Reconfigure walls as needed to provide accessibility throughout units to bring up to current standards. Need to verify - RE: Drawings.
- m) Flooring: New LVT flooring throughout entire unit.
- n) Appliances: Provide new ADA compliant appliances.
- o) Millwork: Remove and Replace all cabinetry with new accessible UFAS compliant cabinetry in kitchens and bathrooms. RE: Plans
- p) Accessories: New ADA compliant bath accessories.
- q) Plumbing: Replace all fixtures and faucets with new be ADA Compliant fixtures. Replace all tubs with new ADA compliant tubs with transfer seat, tile surround, seat, and grab bars. Install new tub valve and trim.
- r) Provide accessible route from designated units to new concrete driveways, and from entry points of homes to new backyard amenities and to public access sidewalks as shown on plans.

VI. Laundry Room Upgrades

1. Upgrade existing laundry room to be UFAS and ADA compliant.
 - a) Renovate existing equipment hookups for ADA compliancy
 - b) Replace existing doors that are in disrepair or are less than 34" clear.
 - c) Replace all flooring with new LVT include new base board
 - d) Replace all light fixtures with new LED fixtures
 - e) Add recording capabilities for existing cctv cameras.
 - f) Paint all rooms.
 - g) Replace all fixtures, water heaters and HVAC equipment.
 - h) Replace all devices, outlets and switches.
 - i) RE: Architectural Drawings



City of Santa Fe Springs

City Council Meeting

ITEM NO. 9A

September 20, 2022

CONSENT AGENDA

A Resolution of the City Council Reaffirming the Existence of a Local Emergency Due to the Threat of COVID-19 (pursuant to Government Code section 8630)

RECOMMENDATION

- Adopt Resolution No. 9819:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19.

BACKGROUND

On March 4, 2020, the Governor of California issued a proclamation declaring a state of emergency due to the threat of COVID-19. On March 13, 2020, the President of the United States issued a proclamation of national emergency, beginning March 1, 2020, due to the COVID-19 outbreak. On March 17, 2020, the City Manager, acting as the Director of Emergency Services, issued a proclamation declaring the existence of a local emergency beginning March 12, 2020, due to the threat of COVID-19. On March 18, 2020, the City Council adopted Resolution No. 9668 ratifying the proclamation, and on April 9, 2020, the City Council adopted Resolution No. 9669 relating to taking action in response to the local emergency. The City Council has continued to reaffirm the existence of a local emergency due to the threat of COVID-19.

Government Code section 8630(c) provides that the City Council shall review the need for continuing the local emergency at least once every 60 days until the City Council terminates the local emergency. The state of emergency still exists and has not been lifted at the statewide or county level. The Los Angeles County Department of Public Health issued a revised health order on April 21, 2022, which states that the County is currently experiencing increases in COVID-19 cases and test positivity rates, and that related hospitalizations are no longer in decline. Centers for Disease Control and Prevention (CDC) indicators and thresholds measuring community transmission of COVID-19 within the County have increased to and continue to be at a Substantial level. The health order also states that the highly transmissible Omicron BA.2 subvariant is currently the dominant variant in the County.

The reasons for declaring a local emergency still exist, and therefore, staff recommends that the City Council adopt the attached Resolution affirming the existence of a local emergency in accordance with Government Code section 8630(c).

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment(s):

1. Resolution No. 9819

RESOLUTION NO. 9817

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19

WHEREAS, on March 4, 2020, the Governor of California issued a proclamation declaring a state of emergency due to the threat of COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States issued a proclamation of national emergency, beginning March 1, 2020, due to the COVID-19 outbreak; and

WHEREAS, on March 17, 2020, the City Manager, acting as the Director of Emergency Services, issued a proclamation declaring the existence of a local emergency beginning March 12, 2020, due to the threat of COVID-19; and

WHEREAS, on March 18, 2020, the City Council adopted Resolution No. 9668 ratifying the proclamation declaring the existence of a local emergency, and on April 9, 2020, the City Council adopted Resolution No. 9669 relating to taking action in response to the local emergency; and

WHEREAS, the City Council previously adopted resolutions reaffirming the existence of a local emergency due to the threat of COVID-19 pursuant to Government Code section 8630(c), which provides that the City Council shall review the need for continuing the local emergency at least once every 60 days until the City Council terminates the local emergency; and

WHEREAS, the state of emergency still exists and has not been lifted at the statewide or county level; and

WHEREAS, the Los Angeles County Department of Public Health issued a revised health order on April 21, 2022, which states that the County is currently experiencing increases in COVID-19 cases and test positivity rates, and that related hospitalizations are no longer in decline; and

WHEREAS, Centers for Disease Control and Prevention (CDC) indicators and thresholds measuring community transmission of COVID-19 within the County have increased to and continue to be at a Substantial level; and

WHEREAS, the health order also states that the highly transmissible Omicron

BA.2 subvariant is currently the dominant variant in the County; and

WHEREAS, COVID-19 continues to pose a threat to the safety of individuals in Santa Fe Springs and Los Angeles County, and the reasons for declaring a local emergency still exist.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

1. The City Council determines that there is need for continuing the local emergency until such time as the City Council declares the termination of the local emergency. The City Council will review the need for continuing the local emergency at least once every 60 days in accordance with Government Code section 8630(c).

2. The City Council reaffirms Resolution Nos. 9668 and 9669 relating to the declaration of and response to a local emergency due to the threat of COVID-19, and all parts therein.

APPROVED and ADOPTED this 6th day of September 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Annette Rodriguez, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

City Council Meeting

ITEM NO. 9B

September 20, 2022

CONSENT AGENDA

A Resolution of the City Council Affirming Authorization of Remote Teleconference Meetings

RECOMMENDATION

- Adopt Resolution No. 9820:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY

BACKGROUND

At its regular meeting of December 7, 2021, the City Council adopted Resolution No. 9747 authorizing the City Council and all legislative bodies and committees of the City to meet by teleconference. In order to continue holding teleconference meetings pursuant to this new law, an agency is required, at least every 30 days, to make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

- (i) The state of emergency continues to directly impact the ability of the members to meet safely in person.
- (ii) State or local officials continue to impose or recommend measures to promote social distancing.

On March 4, 2020, the Governor issued a proclamation declaring a state of emergency due to the threat of COVID-19. The California Department of Public Health and the County of Los Angeles Department of Public Health have issued public health orders during this state of emergency for the purpose of reducing transmission of COVID-19. Such orders have included social distancing requirements. The state of emergency continues to directly impact the ability of the members to meet safely in person due to a number of factors, including the high number of daily cases and community transmission and increased transmission of COVID-19 by the Delta variant. The Department of Public Health has stated that the Delta variant is two times as contagious as earlier variants, remains predominant in Los Angeles County, and continues to lead to increased infections.

Accordingly, staff has prepared the attached resolution to continue to authorize remote teleconference meetings and will include on all future meeting agendas such a resolution until such time as the state of emergency ceases, or as otherwise directed by the City Council.



City of Santa Fe Springs

City Council Meeting

September 20, 2022

Raymond R. Cruz
City Manager

Attachment:

1. Resolution No. 9820

RESOLUTION NO. 9818

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT
OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY**

WHEREAS, on March 4, 2020, pursuant to California Government Code section 8625, the Governor declared a state of emergency; and

WHEREAS, on September 17, 2021, the Governor signed AB 361, which bill went into immediate effect as urgency legislation; and

WHEREAS, AB 361 adds Subsection (e) to Section 54953 of the Government Code to authorize legislative bodies to conduct teleconference meetings without complying with the requirements set forth in Section 54953(b)(3), provided the legislative body makes specified findings and complies with certain requirements; and

WHEREAS, the County of Los Angeles Department of Public Health reports a high number of daily cases and community transmission, as well as increased transmission of COVID-19 due to the Delta variant, which is two times as contagious as earlier variants, remains predominant in Los Angeles County, and continues to lead to increased infections; and

WHEREAS, public health officials recommend social distancing as a protective measure to decrease the chance of spread of COVID-19; and

WHEREAS, at its regular meeting of November 2, 2021, the City Council adopted Resolution No. 9735 authorizing the City Council and all legislative bodies and committees of the City to meet by teleconference; and

WHEREAS, Government Code Section 54953(e)(3) requires an agency to reconsider the circumstances of the state of emergency and make certain findings every thirty days in order to continue to conduct remote teleconference meetings pursuant to Section 54953(e).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE that:

1. The City Council has reconsidered the circumstances of the state of emergency and finds that the state of emergency continues to directly impact the ability of its members to meet safely in person.

2. The City Council and all legislative bodies and committees of the City are authorized to meet by teleconference pursuant to, and in compliance with the requirements of, Government Code section 54953(e).

APPROVED:
ITEM NO.:

APPROVED and ADOPTED this 6th day of September 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Annette Rodriguez, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

City Council Meeting

ITEM NO. 9C

September 20, 2022

CONSENT AGENDA

Resolution No. 9820 – Updating the List of Designated Employees Required to File a Conflict of Interest Form

RECOMMENDATION

- Adopt Resolution No. 9820:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS RESCINDING RESOLUTION NO. 9693 AND ADOPTING AN UPDATED CONFLICT OF INTEREST CODE, APPLICABLE TO DESIGNATED POSITIONS FOR THE CITY, SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY, HOUSING SUCCESSOR, AND WATER UTILITY AUTHORITY

BACKGROUND

The Political Reform Act, Government Code Section 82000, et. Seq., requires every state and local government agency to adopt a Conflict of Interest Code which identifies positions within the agency which are involved in making or participating in the making of decisions which may foreseeably have a material financial effect on any financial interest. The Act also requires that the agency review its Code bi-annually to determine if changes in position designations are required.

Since the last review in 2020, it is necessary to update the Designated Employees List by adoption of Resolution No. 9693.

LEGAL REVIEW

The City Attorney's office has reviewed the Resolution and its attachment.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment:

Resolution No. 9820

RESOLUTION NO. 9821

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS RESCINDING RESOLUTION NO. 9693 AND ADOPTING AN UPDATED CONFLICT OF INTEREST CODE, APPLICABLE TO DESIGNATED POSITIONS FOR THE CITY, SUCCESSOR AGENCY, PUBLIC FINANCING AUTHORITY, HOUSING SUCCESSOR, AND WATER UTILITY AUTHORITY

WHEREAS, the Political Reform Act, Government Code Sections 81000 *et seq.*, requires every state or local government agency to adopt and promulgate a Conflict of Interest Code; and

WHEREAS, state law as specified in the Political Reform Act requires the City Council as the code-reviewing body to direct the review of its conflict of interest code; and

WHEREAS, the Political Reform Act further requires the submission of a revised conflict of interest code for approval by the code-reviewing body or the notification of said body that no changes are necessary; and

WHEREAS, the Fair Political Practices Commission has adopted California Code of Regulations, Title 2, Section 18730, which contains the terms of a standard model Conflict of Interest Code, which can be incorporated by reference, and which may be amended by the Fair Political Practices Commission after public notice and hearings to conform to amendments to the Political Reform Act; and

WHEREAS, the City's Conflict of Interest Code, as set forth in Resolution No. 9693, adopted on September 10, 2020, requires minor amendments to reflect the current organizational structure of departments, their designated positions and level of disclosure; and

WHEREAS, the Council has determined that the attached Conflict of Interest Code accurately sets for the current organizational structure of departments, their designated positions, and the respective categories of financial interests which should be made reportable and those boards and commissions which should be designated and the respective categories of financial interests which should be made reportable by their members; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS HEREBY DETERMINES, FINDS, AND RESOLVES AS FOLLOWS:

Section 1. Resolution No. 9693, and any other previous adopted resolution regarding the Conflict of Interest Code, is hereby rescinded.

Section 2. In compliance with Government Code Section 87300, the City Council hereby adopts the attached Conflict of Interest Code, Exhibit "A" Designated Employees and Exhibit "B" Appendix of Disclosure Categories and incorporates California Code of Regulations, Title 2, Section 18730, by this reference.

Section 3. The City Clerk will review the City's Conflict of Interest Code on an annual basis and if changes are required will submit a revised code for Council approval, or if no changes are necessary so notify the City Council, by the applicable deadline specified in the Political Reform Act.

Section 4. The City Clerk shall certify to the passage and adoption of this Resolution and it shall take effect and be in force.

APPROVED AND ADOPTED on this 20th day of September 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF SANTA FE SPRINGS

By: _____
Annette Rodriguez, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

EXHIBIT A

Designated Employees

The following is a listing of positions for which the employee is required to submit Statements of Economic Interest (Form 700) pursuant to the Political Reform Act of 1974.¹

To the extent that certain positions are required to perform actions on behalf of the City and also another agency or authority (such as the Successor Agency), the following disclosure requirements shall also apply to duties performed on behalf of any such agency/agencies.

<u>Title</u>	<u>Disclosure Categories</u>
<u>ADMINISTRATION</u>	
City Manager	A-1,A-2,B,C,E,F inclusive
City Clerk	A-1,A-2,B,C,E,F inclusive
Municipal Affairs Manager	A-1,A-2,B,C,E,F inclusive
<u>DEPARTMENT OF COMMUNITY SERVICES</u>	
Director of Comm. Services	A-1,A-2,B,C,E,F inclusive
Library Services Division Director	A-1,A-2,B,C,E,F inclusive
Parks & Recreation Services Manager	A-1,A-2,B,C,E,F inclusive
Family & Human Services Manager	A-1,A-2,B,C,E,F inclusive
<u>DEPARTMENT OF FINANCE & ADMINISTRATIVE SERVICES</u>	
Director of Finance and Administrative Services	A-1,A-2,B,C,E,F inclusive
Accounting Manager	A-1,A-2,B,C,E,F inclusive
Finance Manager	A-1,A-2,B,C,E,F inclusive

¹ Government Code § 87200 already requires the following individuals (among others) to disclose their economic interests: mayors, city council members, planning commissioners, city managers, city attorneys, city treasurers, other public officials who manage public investments, and candidates for any of these offices at any election. For ease of reference, this Conflict of Interest Code includes some of these positions, even though they already have statutory disclosure obligations. This code is not intended to increase or decrease their existing statutory obligations to disclose.

Dir of Purchasing	A-1,A-2,B,C,E,F inclusive
Dir of Technology Services	A-1,A-2,B,C,E,F inclusive

FIRE DEPARTMENT

Fire Chief	A-1,A-2,B,C,E,F inclusive
Battalion Chief	A-1,A-2,B,C,E,F inclusive
Environmental Programs Manager	A-1,A-2,B,C,E,F inclusive

PLANNING DEPARTMENT

Director of Planning	A-1,A-2,B,C,E,F inclusive
Assistant Director of Planning	A-1,A-2,B,C,E,F inclusive

DEPARTMENT OF POLICE SERVICES

Director of Police Services	A-1,A-2,B,C,E,F inclusive
Assistant Director of Police Services	A-1,A-2,B,C,E,F inclusive

PUBLIC WORKS DEPARTMENT

Director of Public Works	A-1,A-2,B,C,E,F inclusive
Municipal Services Manager	A-1,A-2,B,C,E,F inclusive
Utility Services Manager	A-1,A-2,B,C,E,F inclusive
Capital Improvements Manager	A-1,A-2,B,C,E,F inclusive

CONSULTANTS

Consultants (and certain people filling new positions – see below) shall be included in the list of designated employees and shall disclose, pursuant to the broadest disclosure category in the Code, subject to the following limitations:

The City Manager or Agency's Executive Director may determine in writing that a particular consultant, although a "designated position," is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this section. Such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager/Executive Director's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

Commission Regulation Section 18700.3 defines "consultant" as an individual who, pursuant to a contract with a state or local governmental agency:

- (1) Makes a governmental decision whether to:
 - a. Approve a rate, rule or regulation;
 - b. Adopt or enforce a law;
 - c. Issue, deny, suspend, or revoke any permit, license, application, certificate, approval, order or similar authorization or entitlement;
 - d. Authorize the agency to enter into, modify, or renew a contract provided it is the type of contract which requires agency approval;
 - e. Grant agency approval to a contract which requires agency approval and in which the agency is a party or to the specifications for such a contract;
 - f. Grant agency approval to a plan, design, report, study or similar item;
 - g. Adopt, or grant agency approval of, policies, standards or guidelines for the agency or for any subdivision thereof; or
- (2) Serves in a staff capacity with the agency and that capacity participates in making a governmental decision as defined in Regulation 18704(a) and (b) or performs the same or substantially all the same duties for the agency that would otherwise be performed by an individual holding a position specified in the agency's Conflict of Interest Code under Section 87302.

Newly Created Positions

To the extent required by Commission Regulation 18219, as it may be amended from time to time, "an employee in a newly created position that makes or participates in the making of decision and whose specific position is not yet listed in the conflict of interest code" is also required to disclose pursuant to the broadest disclosure category, subject to the same limitation, above, via which the City Manager may determine, in writing, that the employee is not required to fully comply with the disclosure requirements, etc.

EXHIBIT B

Appendix of Disclosure Categories

LISTING OF DISCLOSURE CATEGORIES

- A-1 INVESTMENTS (LESS THAN 10% OWNERSHIP)
- A-2 INVESTMENTS (GREATER THAN 10% OWNERSHIP)
- B INTERESTS IN REAL PROPERTY
- C INCOME & BUSINESS POSITIONS (INCOME OTHER THAN LOANS, GIFTS, AND TRAVEL)
- D INCOME - LOANS
- E INCOME - GIFTS
- F INCOME - TRAVEL PAYMENTS



City of Santa Fe Springs

City Council Meeting

ITEM NO. 9D

September 20, 2022

CONSENT AGENDA

Florence Avenue Underpass Storm Pump Removal & Replacement – Final Payment

RECOMMENDATION

- Approve the Final Payment to Cora Constructors, Inc., of Palm Desert, California in the amount of \$210,700.00 (Less 5% Retention) for the subject project.

BACKGROUND

On April 6, 2021, the City Council awarded a contract to Cora Constructors, Inc., of Palm Desert, California in the amount of \$210,700 for the Florence Avenue Underpass Storm Pump Removal & Replacement project. The scope of work consisted of replacing the existing horizontal pumps with two 6", 20 Horsepower vertical pumps, replacing all electrical cabinets and components, updated interior and exterior lighting, and replacing the ventilation blower fan.

The following payment detail represents the Final Payment (less 5% Retention) due per terms of the contract for the work which has been completed and found to be satisfactory.

FISCAL IMPACT

Florence Avenue Underpass Storm Pump Removal & Replacement Project is an approved Capital Improvement Plan (CIP) Bond funded project. An amount of \$284,540 was appropriated to complete the funding for this project from the Utility Users Tax (UUT) Capital Improvement Fund.

INFRASTRUCTURE IMPACT

Florence Avenue Underpass Storm Pump Removal & Replacement project will provide improved street drainage and ensure reliable and efficient operation, as well as ensure repair parts availability for many years to come.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment:

1. Final Payment Detail

Report Submitted By:

Noe Negrete
Director of Public Works

Date of Report: September 15, 2022

Payment Detail:

FLORENCE AVENUE UNDERPASS STORM PUMP REMOVAL & REPLACEMENT

Contractor: Cora Constructors, Inc.

75140 St. Charles Place Suite A

Palm Desert, CA 92211

PP No. 1: \$ 200,165.00

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount

CONTRACT WORK

1.	Demolition	1	L.S.	\$ 22,000.00	\$ 22,000.00	100%	\$ 22,000.00	100%	\$ 22,000.00
2.	Pump Installation.	1	L.S.	\$ 138,700.00	\$ 138,700.00	100%	\$ 138,700.00	100%	\$ 138,700.00
3.	Electrical Installation	1	L.S.	\$ 46,000.00	\$ 46,000.00	100%	\$ 46,000.00	100%	\$ 46,000.00
4.	Start-Up	1	L.S.	\$ 4,000.00	\$ 4,000.00	100%	\$ 4,000.00	100%	\$ 4,000.00

Contract Total: \$ 210,700.00 \$ 210,700.00 \$ 210,700.00

Total Completed Items to Date: \$ 210,700.00

CONTRACT PAYMENTS:

Total Items Completed to Date: \$ 210,700.00

Less 5% Retention: \$ 10,535.00

PP No. 1: \$ 200,165.00

Invoice Date	Invoice No.	Warrant Billing Period		Amount	Retention Amount
		Invoice Due Date	Invoice Pay Date		
06/21/2022	1	08/24/2022	09/01/2022	\$ 200,165.00	\$ 10,535.00

	Amount	Account
Finance Please Pay:	\$ 200,165.00	PW210003
5% Retention Completed this Period:	\$ 10,535.00	205 270010
Recommended by Project Manager:	Jesse Sira	✓
Approved by PW Director:	Noe Negrete	✓ #2955 9/13/22



City of Santa Fe Springs

City Council Meeting

ITEM NO. 9E

September 20, 2022

CONSENT AGENDA

Heritage Park Train Exhibit Improvements (Paint and Refurbish Boxcar) – Final Payment

RECOMMENDATION

- Approve the Final Payment to Color New Co. of Woodland Hills, California, for \$7,500.00(Less 5% Retention) for the subject project.

BACKGROUND

District Member Ian Calderon of the 57th Assembly District pledged financial assistance in the amount of \$2,520,000 to the City for improvements to existing City parks. On January 23, 2020, the City approved the California Natural Resources Agency to process the collection of grant funding related to the various park improvement projects.

On February 15, 2022, the City Council awarded a contract to Color New Co. of Woodland Hills, California, in the amount of \$137,000.00 for the Heritage Park Train Exhibit Improvements (Paint and Refurbish Boxcar) project. The general items of work include removing and replacing all damaged/deteriorated/rotted wood members located on the exterior and interior of the boxcar. The painting of the entire body of the boxcar will be one solid color to match existing. The contractor is not responsible for reestablishing the mural located on the east side of the boxcar

The following payment detail represents the Final Payment (less 5% Retention) due, per terms of the contract, for the work that has been completed and found to be satisfactory.

FISCAL IMPACT

The total project cost breakdown is as follows:

ITEM	AMOUNT
Construction	\$ 196,000
Design	\$ 7,500
Engineering	\$ 9,000
Inspection	\$ 15,000
Total Project Cost:	\$ 228,000

PROJECT FUNDING	AMOUNT
CA Parks Grant	\$ (80,000)
Arts in Public Places Fund	\$ (148,000)
Total Funding:	\$ 228,000

Total project expenditures are \$228,000, which matches the total project funding of \$228,000. Therefore, sufficient funding is available to complete the project.

Report Submitted By:

Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to be "N. Negrete", is written over the printed name and title.

Date of Report: September 15, 2022

INFRASTRUCTURE IMPACT

The Heritage Park Train Exhibit Improvements projects will improve the structural condition of the Boxcar. In addition, the Heritage Park Train Exhibit Improvements project will improve the aesthetic look of the Boxcar at Heritage Park.



Raymond R. Cruz
City Manager

Attachments:

1. Final Payment Detail

Payment Detail:

HERITAGE PARK TRAIN EXHIBIT IMPROVEMENTS

(Paint and Refurbish Boxcar)

Contractor: **Color New Co**

22855 Califa St.

Woodland Hills, CA 91367

Final Payment: \$ 7,125.00

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount

CONTRACT WORK

1.	Provide full abatement for box car in accordance with Title 17 and HUD guidelines for proper lead paint removal including containment, barrier systems and site-clean-up per the lead abatement and interim control plan in the Appendix.	1	LS	\$ 82,000.00	\$ 82,000.00	0%	\$ -	100%	\$ 82,000.00
2.	Remove and replace all damaged / deteriorated / rotted wood on the exterior and interior of box car including, but not limited to, wood flooring, sides, wood doors, and wood frame. All of the replaced wood shall be outdoor rated lumber. Contractor to salvage all existing metal hardware and connections for re-use.	1	LS	\$ 20,000.00	\$ 20,000.00	0%	\$ -	100%	\$ 20,000.00
3.	Remove and replace interior tongue and groove wood frame system with traditional, 2x4 stud framing system rated for outdoor use.	1	LS	\$ 10,000.00	\$ 10,000.00	0%	\$ -	100%	\$ 10,000.00
4.	Furnish and apply one (1) coat primer and two (2) coats paint to Box Car, Box Cart and Box Car flashing. Paint colors to match existing.	1	LS	\$ 5,000.00	\$ 5,000.00	0%	\$ -	100%	\$ 5,000.00
5.	Furnish and apply one (1) coat primer and two (2) coats paint to hardware and connections to match colors of existing.	1	LS	\$ 5,000.00	\$ 5,000.00	0%	\$ -	100%	\$ 5,000.00
6.	Furnish and apply two (2) coats flat/matte polyurethane sealant "SikaBond® T-21 Polyurethane Adhesive" to interior of Box car. Sealant colors to match existing interior.	1	LS	\$ 15,000.00	\$ 15,000.00	0%	\$ -	100%	\$ 15,000.00
Contract Total:					\$ 137,000.00		\$ -		\$ 137,000.00

Payment Detail:

HERITAGE PARK TRAIN EXHIBIT IMPROVEMENTS
(Paint and Refurbish Boxcar)

Contractor: **Color New Co**
22855 Califa St.
Woodland Hills, CA 91367

Final Payment: \$ 7,125.00

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount

CONTRACT WORK

	Contract Change Order No. 1				\$ 52,000.00	0%	\$ -	100%	\$ 52,000.00
	Contract Change Order No. 2				\$ 7,500.00	100%	\$ 7,500.00	100%	\$ 7,500.00
						Total Completed Items this period:	\$ 7,500.00	Total Completed Items to Date:	\$ 196,500.00

CONTRACT PAYMENTS:

Total Items Completed to Date:	\$	196,500.00
Progress Payment No. 01:	\$	179,550.00
Less 5% Retention:	\$	9,825.00
Final Payment	\$	7,125.00

Invoice Date	Invoice No.	Warrant Billing Period		Amount	Retention Amount
		Invoice Due Date	Invoice Pay Date		
08/17/2022	1	08/24/2022	09/01/2022	\$ 179,550.00	\$ 9,450.00
		09/21/2022	09/29/2022	\$ 7,125.00	\$ 375.00

	Amount	Account
Finance Please Pay:	\$ 7,125.00	PW200101
5% Retention Completed this Period:	\$ 375.00	270010
Recommended by Project Manager:	Robert Garcia	<i>RG</i>
Approved by PW Director:	Noe Negrete	<i>EN</i> #2955 9/13/22



City of Santa Fe Springs

City Council Meeting

ITEM NO. 9F

September 20, 2022

CONSENT AGENDA

Purchase of One (1) 2022 New/Unused Dodge Ram 5500 Stake Bed Truck from Premier CDJR of Buena Park for the Department of Fire-Rescue

RECOMMENDATION(S)

- Accept the 2020 State Homeland Security Program (SHSP) funds in the amount of \$105,000
- Accept the bid from Premier CDJR of Buena Park
- Appropriate \$10,667.75 from the general equipment replacement fund to fully fund this vehicle purchase; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$115,667.75 to Premier CDJR of Buena Park.

BACKGROUND

The 2020 State Homeland Security Program (SHSP) grant has a performance period of three years and closes for spending in March of 2023. The 2020 grant has awarded funds (\$105,000) for the purchase of a new 2022 Dodge Ram 5500 Stake Bed Truck and associated "code-3" lighting and lift gate for the Department of Fire-Rescue. The department currently has an eighteen year-old lighter duty stake bed (2004 Ford F250, ¾ Ton) that provides support for movement of light equipment and support for events, but does not have the ability to provide support for Urban Search and Rescue (US&R) response, tow larger trailers, or provide the capacity for movement of tools, equipment, and personnel on both response and use at the Departments Regional Training Center.

The new Dodge 5500 Stake Bed will be outfit with all "code-3" lighting for emergency response, and also outfit with a heavy-duty lift gate for lifting heavier loads to the back of the stake bed area. The Dodge Ram 5500 has the ability to tow up to 18,500 pounds, which gives it the ability to tow the Department's US&R Trailer and "Type-1" Hazardous Materials Team Support Trailer. The other main purpose of the Dodge Ram 5500 Stake Bed is to be used at the Rio Hondo Regional Training center for the movement of heavier rescue tools, materials, equipment, and personnel during training events. Currently the training center must use fork lifts to move prop equipment and several other vehicles must be used to move equipment and personnel. The new stake bed will also be on a 4-wheel drive chassis, which will provide the ability to respond off-road or on difficult terrain, which could be encountered on an earthquake incident, heavy rain or mud and debris event. Another benefit of this vehicle is that it is not only reimbursed by the 2020 SHSP for purchase, but when used on a wildland incident or used to transport firefighters to a wildland incident, because it is a 4-wheel drive, it's use is reimbursed by the State similar to the Department's fire apparatus and personnel.

Report Submitted By: Paul Martinez, Brent Hayward, Date of Report: September 15, 2022
& Chad Van Meeteren – Finance & Fire-Rescue Departments



City of Santa Fe Springs

City Council Meeting

September 20, 2022

Options exist for the current stake bed to be replaced. This includes continued use by the Department for smaller needs and support for events to move tables, chairs, smaller training tools and equipment and other regular needs. Staff is recommending movement of the vehicle to the Municipal Services Department and re-purpose it for their Streets Section, which would utilize it for picking up illegally dumped items in the street, trash pickup at bus stops, and power washing at bus stops. Similarly, it would also be used for the movement of tables, chairs, and other equipment.

The vendors below were solicited with the opportunity to bid. Mutual responses from non-bidding vendors identified that they didn't have a Dodge Ram 5500 in stock and the manufacturer has not released pricing for the next model year. This was the only vendor found to have current inventory of a Dodge Ram 5500. Delay in this purchase would push out this procurement and receipt of the vehicle beyond the window to accept the 2020 SHSP Grant. The Director of Purchasing Services recommends awarding a purchase order to Premier CDJR of Buena Park as the only responding bidder.

Vendor	Quoted Price
Premier CDJR of Buena Park	\$115,667.75
Wondries Fleet Group	No Bid
Browning Auto Group	No Response
National Auto Fleet	No Response
Glenn E. Thomas Dodge	No Response
McPeeks Anaheim Dodge	No Response
Tuttle-Click Tustin CDJR	No Response

FISCAL IMPACT

An appropriation of \$10,667.75 from the general equipment replacement fund to fully fund this vehicle purchase. The grant amount is \$105,000 therefore the appropriation is necessary to cover the shortfall in vehicle price. The bid amount includes all taxes, fees, and delivery.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment(s):

1. Premier CDJR of Buena Park Bid



Date: 8/29/2022
Salesperson: _____
Manager: Patrick Graham

FOR INTERNAL USE ONLY

BUSINESS NAME SANTA FE SPRINGS FIRE DEPARTMENT Home Phone : _____
CONTACT _____

Address : _____, _____ Work Phone : _____

E-Mail : _____ Cell Phone : _____

VEHICLE

Stock # : _____ New / Used : **New** VIN : _____ Mileage: _____
Vehicle : _____ Color : _____
Type : _____

Market Value Selling Price	79,135.00
Rebate	1,000.00
Adjusted Price	78,135.00
BODY STAKEBED	25,399.00
Total Purchase	103,534.00
Doc Fee	85.00
Tax	10,985.00
Non Tax Fees	1,063.75
Cash Deposit	.00
Balance	115,667.75



Date: 8/29/2022
Salesperson: _____
Manager: Patrick Graham

FOR INTERNAL USE ONLY

BUSINESS NAME SANTA FE SPRINGS FIRE DEPARTMENT Home Phone : _____
CONTACT _____

Address : _____, _____ Work Phone : _____

E-Mail : _____ Cell Phone : _____

VEHICLE

Stock # : **NG360448** New / Used : **New** VIN : **3C7WRMFL2NG360448** Mileage: **11**

Vehicle : **2022 RAM 5500 Chassis** Color : **Granite Crystal**

Type : **Tradesman/SLT/Laramie/Limited 4x2 C** **DP5L94**

Market Value Selling Price	73,340.00
Rebate	1,000.00
Adjusted Price	72,340.00
Doc Fee	85.00
Tax	7,709.62
Non Tax Fees	1,248.75
Cash Deposit	.00
Balance	81,383.37

PREMIER CHRYSLER DODGE JEEP RAM OF BUE
7301 ARTESIA BLVD.
BUENA PARK, CA 906211803

Priced Order Confirmation (POC)

Date Printed: 2022-08-29 5:50 PM VIN: 3C7WRNFL4NG360392 Quantity: 01
Estimated Ship Date: 2022-09-19 1:59 AM VON: 55454348 Status: D1 - Gateline:plant has sequenced the unit for production,estimated ship date assigned
Date Ordered: 2022-06-04 3:18 PM Ordered By: S90564N

Sold to: Ship to:
PREMIER CHRYSLER DODGE JEEP RAM OF BUENA PARK (26887) PREMIER CHRYSLER DODGE JEEP RAM OF BUENA PARK (26887)
7301 ARTESIA BLVD. 7301 ARTESIA BLVD.
BUENA PARK, CA 906211803 BUENA PARK, CA 906211803

Vehicle: 2022 5500 CREW CAB CHASSIS 4X4 (197.4 in WB - CA of 84 in) (DP0L94)

	Sales Code	Description	MSRP(USD)
Model:	DP0L94	5500 CREW CAB CHASSIS 4X4 (197.4 in WB - CA of 84 in)	56,135
Package:	2YA	Customer Preferred Package 2YA	0
	ETN	6.7L I6 Cummins Turbo Diesel Engine	9,095
	DF2	6-Spd Auto Aisin AS69RC HD Trans	1,000
Paint/Seat/Trim:	PW7	Bright White Clear Coat	0
	APA	Monotone Paint	0
	*TX	HD Vinyl 40/20/40 Split Bench Seat	0
	-X8	Black/Diesel Gray	0
Options:	YEP	Manuf Statement of Origin	0
	XHC	Trailer Brake Control	465
	XF6	Voltage Monitoring Auto Idle Up Sys	150
	XAC	ParkView Rear Back-up Camera	495
	WP4	19.5X6.0 Forged Alum Polished Wheels	1,195
	UBQ	Uconnect 5 Nav w 12.0" Display (USA)	3,345
	NAS	50 State Emissions	0
	MRT	Chrome Tubular Side Steps	595
	LBN	Power Take Off Prep	345
	JKV	115V Auxiliary Power Outlet	195
	GXM	Remote Keyless Entry	495
	GFE	Rear Power Sliding Window	395
	GFA	Rear Window Defroster	160
	DK3	Elec Shift-On-The-Fly Transfer Case	295
	CLF	Mopar Front & Rear Rubber Floor Mats	150
	AZB	Heavy Duty Front Suspension Group	260
	AMP	Chrome Appearance Group	1,170
	AHQ	Max Tow Package	945
	ADC	Convenience Group	455
	4NU	Fuel Fill / Battery Charge	0
	YGL	6 Additional Gallons of Diesel Fuel	0
	5N6	Easy Order	0
	4EA	Sold Vehicle	0
Destination Fees:			1,795

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

Total Price: 79,135 .

Order Type: Retail
Scheduling Priority: 1-Sold Order
Salesperson: Cesar Vasquez
Customer Name: MEGASYTEM INC
Customer Address: 6800 ORANGETHORPE AVE STE E
BUENA PARK CA 90620 USA

PSP Month/Week:
Build Priority: 01

Instructions:

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.



2286 E. Date Ave.
Fresno, CA 93706
Phone: 559-237-5541
Fax: 559-237-5554
www.SEINC.com

Quotation

251219

Date: 8/30/2022, 7:58:38 AM

User: Leibold, Nicole

Bill To: PREMIER CHRYSLER DODGE
End User: SANTA FE SPRINGS FIRE
DEPARTMENT
Attn: GRAHAM, PATRICK
7301 ARTESIA BLVD
BUENA PARK, CA 90621
760-871-5503

Ship To: PREMIER CHRYSLER DODGE
End User: SANTA FE SPRINGS FIRE
DEPARTMENT
Attn: GRAHAM, PATRICK
7301 ARTESIA BLVD
BUENA PARK, CA 90621
760-871-5503

Quote Date:	08/30/2022	Salesman:	Stauffer, Chris
Expiration Date:	09/29/2022	Ship Via:	SCELZI DELIVERY
Sales Tax	Exempt @ 0.000%	Terms:	Net 10
		PO Number:	

Notes:

MOUNT IN FRESNO
PAINT BODY SINGLE STAGE FLAME RED
PAINT CODE: PR4
REAR MOUNTED FUEL TANK

Qty	Part Number	Description	Total	Tax
1	Customer Chassis	2022 - RAM 5500 - 4X4 - CREW CAB - DRW - DIESEL - WHITE - 84"CA	\$0.00	

2286 E. Date Ave.
Fresno, CA 93706
Phone: 559-237-5541
Fax: 559-237-5554
www.SEINC.com

Quotation

251219

Date: 8/30/2022, 7:58:38 AM

User: Leibold, Nicole

1	SFB 8 X 11	- NO TAILPLATE - 3/16" DIAMOND PLATE BED - CROSSMEMBERS ON 12" CENTERS. - ROPE HOOKS ON EACH CROSSMEMBER. - A.J. BAER STAKE POCKETS. - L.E.D. SEAL BEAM CLEARANCE LIGHTS - PERFORATED HEADBOARD 10 GAUGE SMOOTH STEEL 50/50 NON-CONTOURED WITH 3" CHANNEL UPRIGHTS AND RADIUS CORNERS. 1EA - TOMMY GATE RAIL GATE SERIES LIFTGATE MODEL# 89-20 TP42 WITH AN 89" X 42" + 6" TAPER 2,000LB CAPACITY STEEL TREAD PLATE PLATFORM (LEAVE FACTORY BLACK) 1EA- CLASS 5 RECEIVER HITCH 1EA- 7 WAY FLAT RV PLUG #12707 1EA - RELOCATE FACTORY BACK UP CAMERA	\$25,307.00
1	FB-SIDERACK	SET OF 42" TALL STAINLESS STEEL STAKES WITH UNPAINTED EXTRUDED ALUMINUM SLATS AND WESTERN GATE LATCHES	\$0.00
1	TOOL BOX	60" X 18" X 18" UNDERBODY TOOL BOX RECESS MOUNT ON CURBSIDE @ FRONT PAINTED SINGLE STAGE FLAME RED	\$0.00
1	HAZ MAT - HWD FEE	HAZARDOUS WASTE DISPOSAL FEE	\$49.00
1	WEIGHT CERTIFICATE	WEIGHT CERTIFICATE OF COMPLETED UNIT	\$43.00
1	TRANSPORTATION	ONE WAY TO BUENA PARK, CA	

Sub Total \$25,399.00

Sales Tax \$0.00

Total \$25,399.00

2286 E. Date Ave.
Fresno, CA 93706
Phone: 559-237-5541
Fax: 559-237-5554
www.SEINC.com

251219

Date: 8/30/2022, 7:58:38 AM

User: Leibold, Nicole

DISCLAIMERS

TERMS: Standard terms are Net 10 Days, any deviations need to be in writing before production

CHASSIS: Scelzi Enterprises, Inc. is not responsible for flashing or modification of any chassis modules due to the installation of a body
Including but not limited to camera installation, erratic turn signal operation, etc

CHANGES: Each change after quote is accepted will constitute a \$500.00 fee in addition to the cost of the change
No changes will be made to orders 2 weeks prior to production start date

DRAWINGS: Any changes to drawings after acceptance and 2 weeks prior to production start date will constitute a \$500.00 fee or more at \$150.00 per hour
No changes will be made to drawings 2 weeks prior to production start date

PAINT: Scelzi Enterprises, Inc. does not guarantee a perfect color match due to inconsistencies in factory paints and procedures

THIS WORK AUTHORIZED BY

Payment in full on completion of job if credit arrangements have not been made in advance

The above quotation is submitted according to specifications submitted by customer. Any alterations or changes increasing production costs will be charged for accordingly.

DATE

Estimate	Leibold,
Prepared By:	Nicole
Sales Rep:	Stauffer, Chris



PUBLIC HEARING

Resolution No. 9816, Approving the Issuance by the California Statewide Communities Development Authority of Exempt Facility Bonds for a Qualified Residential Project for the Villa Verde Apartments

RECOMMENDATION(S):

- Open the public hearing, receive the staff report and any comments from the public regarding the issuance of tax-exempt bond financing by the California Statewide Communities Development Authority for the benefit of Villa Verde Housing Partners, LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of the 34-unit multi-family rental housing project, generally known as Villa Verde Apartments, located at 9800 Jersey Avenue, Santa Fe Springs, CA 90670.
- Conduct the Public Hearing under the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA), and as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code").
- Adopt Resolution No. 9816, approving the issuance of Bonds by the California Statewide Communities Development Authority, not to exceed \$10,000,000, for the benefit of Villa Verde Housing Partners, LP, to provide financing for the acquisition, rehabilitation, improvement, and equipping of a 34-unit multifamily rental housing project generally known as Villa Verde Apartments, such adoption is solely to satisfy the requirements of TEFRA and the Code.
- Authorize the Mayor and or designee to execute any and all documents deemed necessary or advisable in order to carry out, give effect to, and comply with the terms and intent of Resolution No. 9816 and the financing approved hereby.

BACKGROUND

The California Statewide Communities Development Authority (CSCDA) is authorized pursuant to the provisions of California Government Code Section 6500 et seq., and the terms of an Amended and Restated Joint Exercise of Powers Agreement, dated June 1, 1988, among certain local agencies throughout the State of California, including the City of Santa Fe Springs, to issue revenue bonds in accordance with Chapter 7 of Part 5 of Division 31 of the California Health and Safety Code for the purpose of financing multifamily rental housing projects.

Villa Verde Housing Partners, LP (the "Borrower") has requested that the CSCDA serve as the municipal issuer of tax-exempt multi-family housing revenue bonds in an aggregate principal amount not to exceed \$10,000,000 (the "Bonds"). The proceeds of the Bonds will be used to make a loan to the Borrower, to enable the Borrower to finance the acquisition, rehabilitation, improvement, and equipping of the 34-unit affordable multi-family housing rental project located at 9800 Jersey Avenue, Santa Fe Springs, California (the "Project"), which will be owned and operated by the Borrower.

To issue revenue bonds that will be utilized within Santa Fe Springs city limits and for all or a portion of the Bonds to qualify as tax-exempt bonds, the City Council has been requested to conduct the TEFRA hearing on behalf of Villa Verde Housing Partners, LP, and the CSCDA. Section 147(f) of the Internal Revenue Code of 1986, as amended, requires that the local elected public body conduct a public hearing related to the proposed issuance of revenue bonds and that the public be provided an opportunity to present arguments both for and against the issuance of these bonds by the CSCDA. Before such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the closing of the TEFRA Hearing, an “applicable elected representative” of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

It is important to understand that the City is in no way associated with the debt issuance and is not obligated to make debt service payments on the bonds. In addition, holding a public hearing and adopting a resolution in no way makes the City a party to the debt issuance. Federal laws governing these types of hearings recognize that non-profit agencies typically do not have the facilities to conduct their own public hearing; therefore, the local jurisdictions are allowed to loan their facilities and process to hold public hearings for the benefit of the issuing agency.

TEFRA PUBLIC HEARING REQUIREMENTS

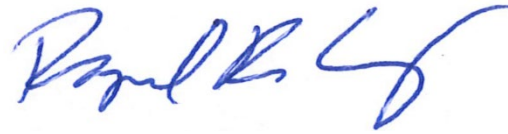
This matter was set for Public Hearing in accordance with the requirements of the TEFRA and Section 147(f) of the Internal Revenue Code of 1986, as amended, which is similar to the City’s requirement, except for the following:

On December 28, 2028, the U.S. Department of the Treasury released final regulations (the “Final TEFRA Regulations”) regarding the requirements for public hearings, and approval of qualified private activity bonds under Section 147(f) of the Internal Revenue Code. Under the Final TEFRA Regulations, a notice of public hearing is presumed reasonable if published no fewer than seven days in advance of the hearing.

The public hearing notice was published in a newspaper of general circulation (Whittier Daily News) on September 10, 2022. The notice also specified that members of the public may attend the meeting telephonically and electronically and provided the means of doing so. The Borrower was also emailed the public hearing notice, which is to be distributed within the common areas of the apartment complex.

FISCAL IMPACT

There is no fiscal impact on the City. The Bonds will be issued as limited obligations of the CSCDA, payable solely from revenues and receipts derived from a loan to be made by CSCDA to the Borrower with the Bond proceeds. The City bears no liability for the issuance of the Bonds. Further, the City is not a party to any of the financing documents related to the Bond issuance and is not named in any of the disclosure documents describing the Bonds or the proposed financing.



Raymond R. Cruz
City Manager

Attachment(s):

1. Resolution No. 9816
2. Public Hearing Notice

RESOLUTION NO. 9816

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPROVING THE ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF EXEMPT FACILITY BONDS FOR A QUALIFIED RESIDENTIAL RENTAL PROJECT FOR THE VILLA VERDE APARTMENTS

WHEREAS, the California Statewide Communities Development Authority (the "Authority") is authorized pursuant to the provisions of California Government Code Section 6500 et seq. and the terms of an Amended and Restated Joint Exercise of Powers Agreement, dated as of June 1, 1988 (the "Agreement"), among certain local agencies throughout the State of California, including the City of Santa Fe Springs (the "City"), to issue revenue bonds in accordance with Chapter 7 of Part 5 of Division 31 of the California Health and Safety Code for the purpose of financing multifamily rental housing projects; and

WHEREAS, Villa Verde Housing Partners, LP (the "Borrower") or a partnership of which Vitus Group LLC (the "Developer") or a related person to the Developer is the general partner, has requested that the Authority adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$10,000,000 in outstanding aggregate principal amount (the "Bonds"), to finance or refinance the acquisition and rehabilitation of the affordable, multi-family rental housing project located at 9800 Jersey Avenue, Santa Fe Springs, California (the "Project"); and

WHEREAS, pursuant to Section 147(f) of the Code, prior to their issuance, the Bonds are required to be approved by the "applicable elected representative" of the governmental units on whose behalf such bonds are expected to be issued and by a governmental unit having jurisdiction over the entire area in which any facility financed by such bonds is to be located, after a public hearing held following reasonable public notice; and

WHEREAS, the members of this City Council (this "City Council") are the applicable elected representatives of the City; and

WHEREAS, the Project is located within the jurisdictional and territorial limits of the City; and

WHEREAS, the Borrower and the Authority have requested the City Council to approve the issuance of the Bonds in order to satisfy the public approval requirements of Section 147(f) of the Code; and

WHEREAS, the Authority is also requesting that the City Council approve the issuance of any refunding bonds hereafter issued by the Authority for the purpose of refinancing the Bonds which financed the Project (the "Refunding Bonds"), but only in

such cases where federal tax laws would not require additional consideration or approval by the City Council; and

WHEREAS, following a duly published notice, on September 10, 2022, in a newspaper of general circulation (Whittier News), a public hearing was held at 6:00 p.m. or thereof, in the City Hall, Council Chambers of the City of Santa Fe Springs, 11710 Telegraph Road, Santa Fe Springs, California 90670, and at which time an opportunity was provided to interested parties to present arguments both for and against the issuance of the Bonds; and

WHEREAS, such public hearing was also conducted telephonically and electronically via Zoom:

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/521620472?pwd=U3cyK1RuKzY1ekVGZFdKQXNZVzh4Zz09>

Zoom Meeting ID: 521 620 472

Password: 659847

Telephonically: Dial: 888-475-4499

Meeting ID: 521 620 472

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The City Council hereby approves the issuance of the Bonds and the Refunding Bonds by the Authority, in an amount not to exceed \$10,000,000, to finance or refinance the acquisition and rehabilitation of the "Project", located at 9800 Jersey Avenue, Santa Fe Springs, California.

Section 3. It is the purpose and intent of the City Council that this Resolution constitutes approval of the Bonds and the public approval requirements of Section 147(f) of the Code; however, this Resolution shall not constitute the approval by the City Council of the Project for any other purposes. The City shall not bear any responsibility for the tax-exempt status of the interest on the Bonds, the payment of the principal of or interest on the Bonds or any other matter related to the Bonds. The City does not have any responsibility for the debt and is not pledging any assets as security for the debt.

Section 4. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents that they deem necessary or advisable in order to carry out, give effect to, and comply with the terms and intent of this Resolution and the financing approved hereby.

Section 5. The adoption of this Resolution shall not obligate the City or any department thereof to (i) provide any financing for the Project; (ii) approve any applications or request to take any other action in connection with any planning approval, permit or any other action necessary for the acquisition, construction, rehabilitation or operation of the Project; or (iii) make any contribution or advance any funds whatsoever to the Authority.

Section 6. This resolution shall take effect immediately upon its passage.

APPROVED and ADOPTED this **20^h** day of **September, 2022**, by the following roll call:

AYES:

NOES:

ABSENT:

ABSTAIN:

Annette Rodriguez, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
Issuance of Revenue Bonds by the California Statewide Communities Development Authority

NOTICE IS HEREBY GIVEN that the City Council of the City of Santa Fe Springs will hold an in person Public Hearing on **Tuesday, September 20, 2022 at 6:00 p.m.**, or as soon thereafter as practicable, in the City Council Chambers located at City Hall, 11710 East Telegraph Road, Santa Fe Springs, CA, 90670, to consider the Issuance of Revenue Bonds by the California Statewide Communities Development Authority.

Pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the Code), a public hearing is required with respect to the proposed plan of financing providing for the issuance by the California Statewide Communities Development Authority (the Authority) of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, in an amount not to exceed \$10,000,000 (the Bonds). The proceeds of the Bonds will be used to: (1) finance or refinance the acquisition, rehabilitation, improvement and equipping of Villa Verde Apartments, a multifamily rental housing project located at 9800 Jersey Avenue, Santa Fe Springs, California; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned by Villa Verde Housing Partners, LP (the Borrower) or a partnership of which Vitus Group LLC (the Developer) or a related person to the Developer is the general partner.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of California, or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

You may also attend the City Council meeting telephonically or electronically using the following means:

Electronically using Zoom: Go to Zoom.us and click on Join A Meeting or use the following link:

<https://zoom.us/j/521620472?pwd=U3cyK1RuKzY1ekVGZFdkQXNZVzh4Zz09>

Zoom Meeting ID: 521 620 472

Password: 659847

Telephonically: Dial: 888-475-4499

Meeting ID: 521 620 472

ALL INTERESTED PERSONS are invited to attend the Public Hearing before the City Council and express their opinion on the subject item listed above. It should be noted that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the City Council at, or prior to, the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the City Clerk at cityclerk@santafesprings.org. Please submit your written comments by 12:00 p.m. on the day of the City Council meeting. You may also contact the City Clerk's Office at (562) 868-0511.

FURTHER INFORMATION on the above-described project may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, California or by contacting Wayne M. Morrell Director of Planning, at (562) 868-0511 or e-mail at: waynemorrell@santafesprings.org

Whittier Daily News

Published: 9/10/22



OLD BUSINESS

2022 Halloween Carnival Enhancements

RECOMMENDATION(S)

- Approve the staff recommended enhancements for the 2022 Halloween Carnival

BACKGROUND

At the City Council meeting on August 16, 2022, City Council decided not to move forward with the Haunted House, and directed staff to bring back the Halloween Carnival enhancements within an amount of \$25,000 to a future Council meeting. The Halloween Carnival, as planned without the enhancements, will consist of two (2) inflatables, 15 carnival style game booths, candy giveaways, a DJ and sound equipment, two TV's to transmit major sporting events, medals for the costume parade, staff Halloween themed attire, a Mad-Science Show, light towers, and portable restrooms. Below is a list of the enhancements that staff creatively came up with:

- Addition of seven (7) inflatable attractions
- Five (5) new carnival style game booths replace existing worn game booths
- A pumpkin patch area for four (4) hours
- A laser tag area for four (4) hours
- Spooky give-away items to distribute in addition to candy (items to include novelty toys and plush toys)
- An interactive reptile display for four (4) hours
- A balloon artist for two (2) hours
- A photo booth area on the Classic Public Works Truck
- Glow-in-the-Dark Dance Party in the Activity Center from 5 to 6 p.m. for elementary school students
- Hallow-Teen Dance in the Activity Center from 7 to 10 p.m. for middle school and high school students
- Two (2) robot mascots to dance in the Glow-in-the-Dark Dance Party and Hallow-Teen Dance
- A DJ and lighting for the Glow-in-the-Dark Dance Party and Hallow-Teen Dance

FISCAL IMPACT

The total cost of the enhancements is approximately \$25,000. Please note staff is still negotiating prices at this time. The \$25,000 is budgeted in the FY 2022-2023 adopted budget in account 10105420-521000. It is important to note that the enhancements will replace the Haunted House line item in the adopted budget, budgeted at \$40,000.



City of Santa Fe Springs

City Council Meeting

September 20, 2022

INFRASTRUCTURE IMPACT

The Halloween Carnival is a one day event which will be held at Los Nietos Park on Saturday, October 29, 2022 from 5:00 p.m. – 9:00 p.m.. The event, setup and breakdown would impact Los Nietos Park for one day.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment(s):

None



City of Santa Fe Springs

City Council Meeting

ITEM NO. 12

September 20, 2022

OLD BUSINESS

Maidstone Avenue Parkway Pine Trees – Approval of Amendment Number One to Agreement with West Coast Arborists for Tree Removal

RECOMMENDATION

- Appropriate \$20,000.00 from the General Fund Reserve to Activity 10432002-542050 (Street Maintenance / Tree Maintenance);
- Approve Amendment Number One to Tree Maintenance Services Agreement with West Coast Arborists, Inc. in the amount of \$44,140.00 to remove parkway pine trees on Maidstone Avenue; and
- Authorize the Mayor to execute Amendment Number One.

BACKGROUND

Maidstone Avenue is a residential street located south of Florence Avenue. The street runs north and south, and then gently hooks west where it intersects with Roseton Avenue. There are approximately 27 homes within this stretch of roadway. The street roadway width is 30 feet wide, with 12-foot parkways on each side of the street. Maidstone Avenue is lined with 23 mature pine trees in the parkway on both sides of the street.

On April 30, 2022, staff received survey results compiled by the residents on Maidstone regarding requesting the removal of the parkway pine trees. Of the 20 respondents to the survey, 19 voted to have the City remove the pine trees. Staff then conducted a survey, at the direction of the City Council and the results are shown below and in Exhibit B.

Date of Survey:	Wednesday, May 25, 2022 5:15 pm to 6:35 pm	
No. of Respondents:	22	
Homeowner:	13	(59%)
Renter:	9	(41%)
In Favor of Tree Removal:	20	(91%)
Not In Favor of Tree Removal:	2	(9%)
In Favor of Tree Replacement:	17	(77%)

The survey performed by staff substantiates and agrees with the survey done by the residents. In both surveys, 90% of residents prefer the removal of the pine trees. The primary reason provided for the pine tree removal requests is due to the pine needles being a public nuisance. The pine needles require constant maintenance, sweeping of the sidewalk, front yard areas, roof, and backyard areas. Several residents complained about pine needles getting into their pools and clogging their filters. There have been multiple complaints regarding the tree roots infiltrating their sewer lateral, causing residents to replace their sewer lateral. Other complaints centered on the sap

Report Submitted By:

Noe Negrete

Director of Public Works

Date of Report: September 15, 2022

sticking to their vehicles causing property damage. Staff observed raised sidewalks, displaced curb and gutter and areas of asphalt pavement uplift due to the tree roots. Staff also observed several areas in the gutter where there was standing water or evidence of standing water. Due to curb and gutter horizontal displacement and vertical uplift, the street does not drain properly.

The City's policy is to protect and preserve healthy trees. Healthy trees provide a benefit to the environment and add to the quality of life. The trees are not dead, diseased or dying, which is criteria for removal of individual trees. The trees are not hazardous as there is no high risk of failure, potential structural damage to a building, or a sight distance issue caused by the trees. The main issue is property maintenance and property damage caused by the pine trees. Residents along Maidstone Avenue state that they experience a poor quality of life due to the upkeep and property damage associated with the pine trees.

On June 7, 2022, Council directed staff to take the necessary steps to remove the parkway pine trees on Maidstone Avenue between Florence Avenue and Roseton Avenue. Maidstone Avenue has twenty-three (23) mature pine trees in the parkway on both sides of the street. City staff has received a quote from West Coast Arborists for the tree and stump removal of twenty-three (23) parkway pine trees. An amendment to the existing contract is necessary since this additional work will exceed the approved tree maintenance contract amount.

At the July 5, 2022 Council meeting, staff was directed to provide all the cost associated with removing the pine trees on Maidstone Avenue. Staff worked with the designers and have identified the following additional items of work associated with the removal of the pine trees. The items are removal and replacement of sidewalk, removal of tree roots, importing soil, soil nutrient amendments, grading and placement of sod, and planting new trees in the parkway. The total cost of those items is approximately \$70,000. In addition, should all the curb and gutter and driveways be replaced, an additional estimated \$250,000 will be required. The preliminary Engineer's Estimate for Maidstone Avenue Street Improvements is provided as Attachment 3. The trees are not fully responsible for the slope of the curb and gutter as the area is relatively flat. Based on Council direction on June 7, 2022 to remove the trees, staff directed the design engineers to modify the plans accordingly. The additional items above are now included in the project plans.

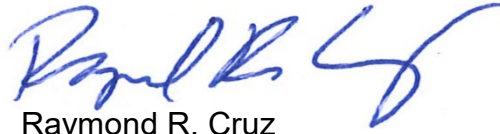
LEGAL REVIEW

The City Attorney's office has reviewed Amendment Number One.

FISCAL IMPACT

The cost to remove all pine trees along Maidstone Avenue is \$44,140.00. The current contract with West Coast Arborist is \$275,000, and \$300,000 has been budgeted for tree maintenance services. Staff requests an appropriation of \$20,000 from the General Fund Reserve to Activity 10432002-542050 (Street Maintenance / Tree Maintenance) to complete funding for the tree removals on Maidstone Avenue.

Maidstone Avenue street improvements are part of a larger project, the Residential Streets south of Florence Avenue ("Triangle"). The preliminary Engineer's Estimate is attached as Exhibit D and the project is within the budget of \$2.6M. The street improvements on Maidstone Avenue, tree replacement, parkway improvements, curb and gutter, driveway and sidewalk replacement costs are included in the Triangle street rehabilitation project.



Raymond R. Cruz
City Manager

Attachments:

Exhibit A: Amendment Number One

Exhibit B: Survey Results

Exhibit C: Maidstone Avenue Preliminary Engineer's Estimate

Exhibit D: Residential Streets South of Florence Ave. Prelim Engineer's Estimate

**AMENDMENT NUMBER ONE TO
TREE MAINTENANCE SERVICES AGREEMENT WITH
WEST COAST ARBORISTS, INC.**

This Amendment Number One ("Amendment") to the Tree Maintenance Services Agreement ("Agreement") is made and entered into this 20th day of September, 2022, by and between the City of Santa Fe Springs, a California municipal corporation ("City") and West Coast Arborists, Inc., a California corporation ("Contractor").

RECITALS

WHEREAS, the City entered into the Agreement with Contractor on April 14, 2021, for Contractor to provide certain tree maintenance services to the City; and

WHEREAS, the parties desire to amend the Agreement to include additional services and compensation for those services.

NOW, THEREFORE, the parties agree as follows:

1. Section 2 of the Agreement is hereby amended to include the following services: Tree and stump removal of twenty-three (23) pine trees on Maidstone Avenue between Florence Avenue and Roseton Avenue.

2. The total compensation for the additional services set forth herein shall be \$44,140.00.

3. All other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed on the day and year first above written.

[If Contractor is a corporation, two signatures are required: Signature 1 – the Chairperson of the Board, the President, or any Vice President; Signature 2 – the Secretary, any Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer (Corp. Code § 313).]

CITY OF SANTA FE SPRINGS

WEST COAST ARBORISTS, INC.

Annette Rodriguez, Mayor

Patrick Mahoney, President

Date: _____

Date: _____

ATTEST:

CONTRACTOR:

Janet Martinez, City Clerk

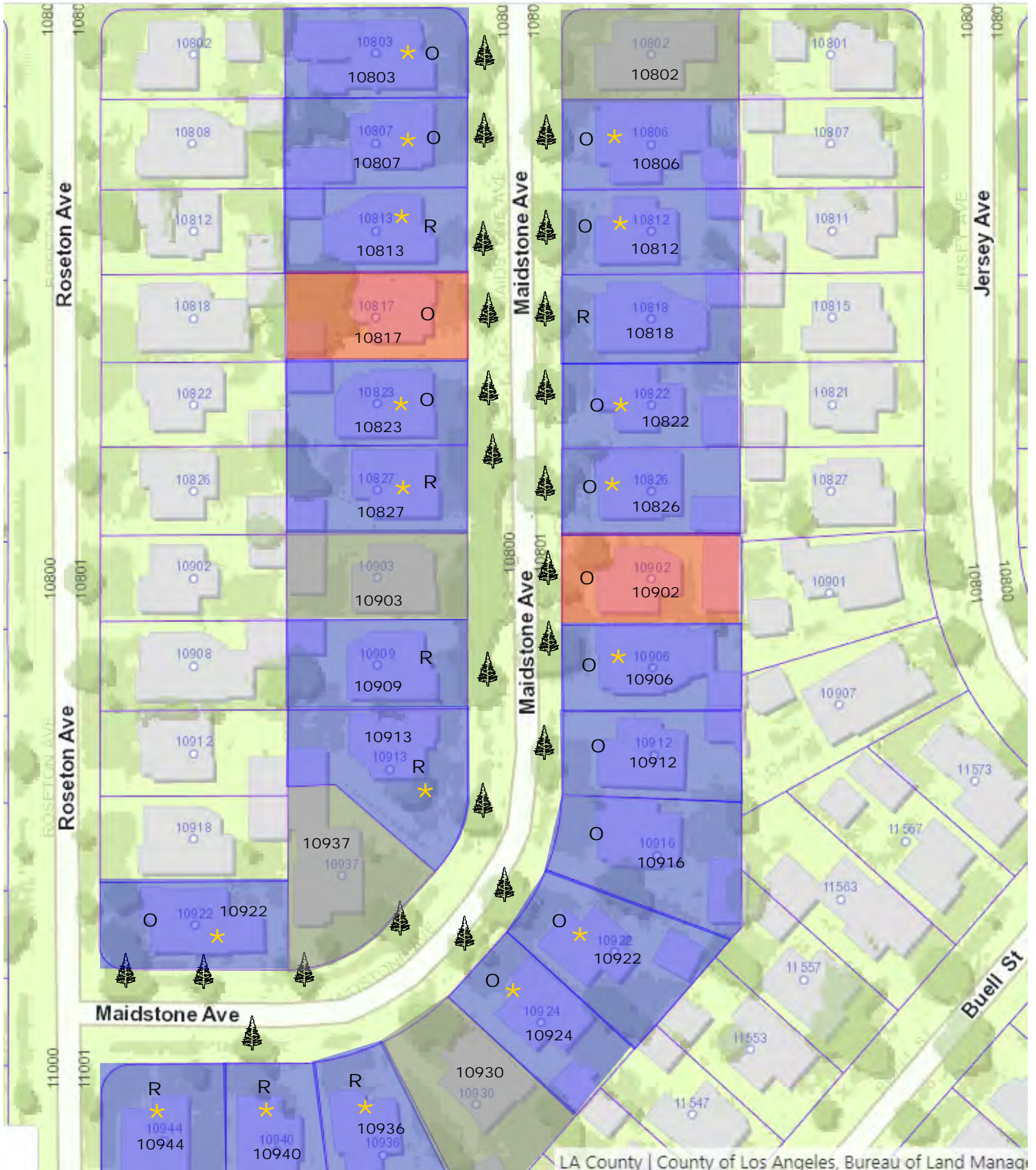
Name and Title:

Date: _____

APPROVAL AS TO FORM:

Ivy M. Tsai, City Attorney

MAIDSTONE AVE - TREE SURVEY MAP (EXHIBIT "B")



Preliminary Survey Results

Residents surveyed:	22
In favor of tree removal:	20
Not in favor of tree removal:	2
In favor of tree replacement:	17
91% of street in favor of tree removal	
77% of street in favor of tree replacement	

RESIDENTS NOT HOME OR DECLINED TO TAKE SURVEY

OWNER
RENTER

EXISTING PINE TREES: (23) TOTAL

O
R

Triangle (Maidstone Only) Improvements 90%

EXHIBIT C

BID SUMMATION

Date: 9/13/2022

Item No.	Description	SFS Estimate Quantity	Unit	Engineer's Estimate	
				Unit Price	Amount
BASE BID					
1.	Mobilization and Demobilization.	1	LS	\$ 2,000.00	\$ 2,000.00
2.	Traffic Control and Public Safety.	1	LS	\$ 1,000.00	\$ 1,000.00
3.	SWPPP.	1	LS	\$ 3,000.00	\$ 3,000.00
4.	Survey.	1	LS	\$ 5,000.00	\$ 5,000.00
5.	Clearing and Grubbing (Tree Removal Only).	1	LS	\$ 50,000.00	\$ 50,000.00
6.	Cold Mill 2" Existing Pavement.	20,744	SF	\$ 0.35	\$ 7,260.40
7.	Crack Seal, Apply Tack Coat and Construct 2" AC with FRAC.	264	TON	\$ 120.00	\$ 31,680.00
8.	Full Depth Pavement Reclamation (6").	45	TON	\$ 130.00	\$ 5,850.00
9.	Sawcut, Remove Existing and Construct Curb and Gutter.	1,480	LF	\$ 100.00	\$ 148,000.00
10.	Sawcut, Remove Existing and Construct PCC Sidewalk.	1,055	SF	\$ 16.00	\$ 16,880.00
11.	Grind Flush Existing Sidewalk.	100	SF	\$ 40.00	\$ 4,000.00
12.	Sawcut, Remove Existing and Construct ADA Curb Ramp.	2	EA	\$ 7,000.00	\$ 14,000.00
13.	Sawcut Remove Existing and Construct Driveway.	3,328	SF	\$ 30.00	\$ 99,840.00
14.	Sawcut, Remove Existing and Construct Cross Gutter.	750	SF	\$ 35.00	\$ 26,250.00
15.	Adjust Existing Manhole Frame and Cover to Grade.	4	EA	\$ 2,000.00	\$ 8,000.00
16.	Remove Tree Roots, Import Soil, Soil Nutrient Amendments, Regrade and Place New Sod, and Plant Trees Within Parkway.	23	EA	\$ 2,300.00	\$ 52,900.00
17.	Signing, striping, Markings & Pavement Legends.	1	LS	\$ 2,000.00	\$ 2,000.00

\$ 477,660.40

Contingency (15%)

\$ 71,649.06

TOTAL BASE BID:	\$ 549,309.46
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*Additional cost associated with tree removal

\$ 317,620.00

Triangle Improvements (Entire Project) 90%

EXHIBIT D

BID SUMMATION

Date: 9/13/2022

Item No.	Description	SFS Estimate Quantity	Unit	Engineer's Estimate	
				Unit Price	Amount
BASE BID					
1.	Mobilization and Demobilization.	1	LS	\$ 50,000.00	\$ 50,000.00
2.	Traffic Control and Public Safety.	1	LS	\$ 70,000.00	\$ 70,000.00
3.	SWPPP.	1	LS	\$ 10,000.00	\$ 10,000.00
4.	Survey.	1	LS	\$ 40,000.00	\$ 40,000.00
5.	Clearing and Grubbing.	1	LS	\$ 110,000.00	\$ 110,000.00
6.	Cold Mill 2" Existing Pavement.	226,716	SF	\$ 0.35	\$ 79,350.60
7.	Crack Seal, Apply Tack Coat and Construct 2" AC with FRAC.	2,891	TON	\$ 120.00	\$ 346,920.00
8.	Full Depth Pavement Reclamation (6").	45	TON	\$ 130.00	\$ 5,850.00
9.	Sawcut, Remove Existing and Construct Curb and Gutter.	1,780	LF	\$ 100.00	\$ 178,000.00
10.	Sawcut, Remove Existing and Construct PCC Sidewalk.	17,851	SF	\$ 16.00	\$ 285,616.00
11.	Grind Flush Existing Sidewalk.	130	SF	\$ 40.00	\$ 5,200.00
12.	Sawcut, Remove Existing and Construct ADA Curb Ramp.	23	EA	\$ 7,000.00	\$ 161,000.00
13.	Sawcut Remove Existing and Construct Driveway.	3,328	SF	\$ 30.00	\$ 99,840.00
14.	Sawcut, Remove Existing and Construct Cross Gutter.	1,736	SF	\$ 35.00	\$ 60,760.00
15.	Adjust Existing Manhole Frame and Cover to Grade.	36	EA	\$ 2,000.00	\$ 72,000.00
16.	Remove Tree Roots, Import Soil, Soil Nutrient Amendments, Regrade and Place New Sod, and Plant Trees Within Parkway.	26	EA	\$ 2,300.00	\$ 59,800.00
17.	Signing, striping, Markings & Pavement Legends.	1	LS	\$ 50,000.00	\$ 50,000.00
18.	Crack Seal, Weed Abate & Construct Fiber Reinforced Slurry Seal.	85,500	SF	\$ 0.50	\$ 42,750.00
19.	Furnish and Install Wing-Gate Cover to Existing Catch Basin.	10	EA	\$ 3,000.00	\$ 30,000.00

\$ 1,684,336.60

Contingency (15%)

\$ 252,650.49

TOTAL BASE BID:				\$	1,936,987.09
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City of Santa Fe Springs

City Council Meeting

ITEM NO. 13A

September 20, 2022

PRESENTATION

Introduction of New Finance and Administrative Services Employee, Administrative Assistant I, Laura Valenzuela

RECOMMENDATION(S)

The Mayor may wish to call upon Director of Finance and Administrative Services, Travis Hickey, to introduce Laura Valenzuela.

BACKGROUND

Laura Valenzuela, Administrative Assistant I (Receptionist), recently began full-time employment with the City after working for the City as an hourly Finance Office Aide. Laura is at tonight's Council meeting to be introduced to the City Council and the community.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager



City of Santa Fe Springs

City Council Meeting

ITEM NO. 13B

September 20, 2022

PRESENTATION

Proclamation October 5, 2022 as "Walk to School Day" in the City of Santa Fe Springs

RECOMMENDATION

- Proclaim October 5, 2022 as "Walk to School Day" in Santa Fe Springs.

BACKGROUND

The City of Santa Fe Springs partners with Little Lake City and Los Nietos School Districts to participate in the annual Walk to School Day. Walk to School Day is an annual one-day event aimed at building awareness for the need for walkable communities. The event promotes and celebrates safety, healthier habits, a cleaner environment, and most importantly, brings the community together. As a Healthy Eating Active Living City (HEAL), this event educates and empowers the community to improve and maintain overall health and well-being and to advocate for a healthy community culture.

This year, Walk to School Day will take place on Wednesday, October 5, 2022 and will be led by the Community Services and Police Services Departments. Five elementary schools will be participating – Rancho Santa Gertrudes, Jersey Avenue, Cresson, Lakeview, and Lakeland. We anticipate close to 500 students, teachers, parent volunteers, and staff to participate in this year's event.

Superintendents Dr. Crean of Little Lake City and Dr. Gideon of Los Nietos School Districts are present to accept the proclamation.

Raymond R. Cruz
City Manager

Attachment

1. Proclamation for Walk to School Day 2022

WHEREAS, lack of physical activity plays a leading role in rising rates of obesity, diabetes and other health problems among children; and

WHEREAS, driving students to school by private vehicle contributes to traffic congestion and air pollution; and

WHEREAS, an important role for parents, caregivers, and educators is to teach children about pedestrian safety; and

WHEREAS, community members and leaders should make a plan to make changes to enable children to safely walk and bicycle in our communities; and

WHEREAS, children, parents, community leaders, teachers, and law enforcement around the world are joining together to walk to school to raise awareness for the need for walkable communities.

NOW, THEREFORE, be it resolved that the City Council of the City of Santa Fe Springs, hereby proclaim October 5, 2022 as

“WALK TO SCHOOL DAY”

in the City of Santa Fe Springs and encourage everyone to consider the safety and health of children today and every day.

DATED this 20 day of September 2022

MAYOR ANNETTE RODRIGUEZ

ATTEST:

JANET MARTINEZ, CMC, CITY CLERK



City of Santa Fe Springs

City Council Meeting

ITEM NO. 13C

September 20, 2022

PRESENTATION

Proclaiming the month of September as "National Recovery Month" in the City of Santa Fe Springs

RECOMMENDATION

- Proclaim the month of September 2022 as National Recovery Month in the City of Santa Fe Springs.

BACKGROUND

Mental Health and substance use disorders affect all communities nationwide with commitment and support, those impacted can embark on a journey of improved health and overall wellness. National Recovery Month is committed to help prevent substance use disorder, support those struggling, and providing resources for those in recovery.

The impact of mental health and substance use disorders is apparent in our local community, and an estimated 8.5% of the population in California are affected by these conditions. Through National Recovery Month, people become more aware and able to recognize the signs of mental health and substance use disorders and encourages people in need of recovery services to seek help. Managing the effects of these conditions helps individuals achieve healthy lifestyles, both physically and emotionally.

In September, Los Angeles Centers for Alcohol and Drug abuse will provide a month long program of family prevention activities marking Recovery Month 2022, including a Rally for Recovery Celebration on September 29, 2022.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment:

1. Proclamation for National Recovery Month

WHEREAS, alcohol and drug abuse is a significant threat to the well-being of children, youth, and adults in the City of Santa Fe Springs.

WHEREAS, community prevention education and awareness is a leading strategy for raising awareness of the issue of substance abuse and related behavioral health issues;

WHEREAS, Whereas Los Angeles Centers for Alcohol and Drug Abuse serving Los Angeles County is dedicated to improving community health and safety through the delivery of prevention education and behavioral health treatment;

WHEREAS, the month of September, 2022 has been designated as National Recovery Month by the federal Substance Abuse and Mental Health Services Administration;

WHEREAS, Los Angeles Centers for Alcohol and Drug Abuse will provide a month-long program of family prevention activities marking Recovery Month 2022, including a Rally for Recovery Celebration on September, 29, 2022;

NOW THEREFORE, I, Annette Rodriguez, Mayor of the City of Santa Fe Springs, on behalf of the entire City Council, proclaim September as the City of Santa Fe Springs proclaims the observation of National Recovery Month 2022 in our community and commends Los Angeles Centers for Alcohol and Drug Abuse for the agency's work in community prevention awareness and education and the dedication of agency staff who make recovery in all its form possible.

"National Recovery Month"

ANNETTE RODRIGUEZ, MAYOR

ATTEST:

JANET MARTINEZ, CITY CLERK



City of Santa Fe Springs

City Council Meeting

ITEM NO. 13D

September 20, 2022

PRESENTATION

Department of Fire-Rescue Presentation of a New Santa Fe Springs Fire-Rescue Vehicle, "Engine 84"

RECOMMENDATION

The Mayor may wish to call upon Battalion Chief Chad Van Meeteren to introduce the newest front-line apparatus, "Engine 84" to the City and Department of Fire-Rescue.

BACKGROUND

On November 12, 2020 the City Council authorized the purchase of a Pierce Arrow XT PUC Fire Engine from South Coast Equipment Inc., for an amount not to exceed \$881,505.24.

The design and construction process is time consuming and included department members and mechanics that comprised the "Apparatus Committee" who are deeply involved in the process. Halfway through construction and just before delivery of the apparatus, Pierce Manufacturing hosts up to six (6) members of the committee and they spend several days inspecting the apparatus to ensure the hundreds of design elements are completed to specification.

The new "Engine 84" was placed into service on September 15th, 2022 at 8:30 am with the Fire Department tradition of having all members on duty physically "place it in service" by pushing it into the apparatus bay.

The new engine was designed with "clean cab" features, which will help reduce the potential exposure of firefighters to toxic and carcinogenic contaminants that are common in almost all firefighting operations.

Storage compartments for each firefighter's turnout coat, pants and boots, as well as all self-contained breathing apparatus (SCBA), are provided so that potentially contaminated equipment will not be brought into the passenger area of the vehicle.

Additional equipment on the new engine includes a fire pump rated at 1,500 gallons per minute, a 500-gallon water tank, fire hose and nozzles, two ground ladders of various lengths, ventilation fan and related equipment for rescuing victims trapped in vehicles, gasoline-powered rotary saw, battery-powered ventilation fan, and an assortment of ropes and related hardware for low-angle rope rescue operations.



City of Santa Fe Springs

City Council Meeting

September 20, 2022

Fire personnel spent the week of September 5th training on the operation of the new Engine, which assumed the identifier "Engine 84" from its predecessor. Engine will be assigned to Santa Fe Springs Fire Station 4 on Telegraph, next to City Hall.

The 2022 Pierce fire engine is a welcome new piece of equipment to the City and Department and will serve to protect the public for many years to come. Service life of a vehicle of this type is approximately twelve years and an additional five years of reserve service life.

Raymond R. Cruz
City Manager



City of Santa Fe Springs

City Council Meeting

ITEM NO. 15

September 20, 2022

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Historical & Preservation	2	Mora
Historical & Preservation	2	Zamora
Historical & Preservation	1	Rodriguez
Historical & Preservation	3	Martin
Family & Human Svcs	2	Mora
Parks & Recreation	2	Zamora
Parks & Recreation	1	Sarno
Senior	3	Mora
Senior	2	Zamora
Senior	1	Sarno
Senior	2	Rodriguez
Senior	4	Martin
Youth Leadership Committee	3	Mora
Youth Leadership Committee	3	Zamora
Youth Leadership Committee	2	Sarno
Youth Leadership Committee	3	Rodriguez
Youth Leadership Committee	4	Martin

Applications Received: None

Recent Actions: Mayor Rodriguez appointed Adrienne Karnofel to the Family and Human Services Advisory Committee. Councilmember Sarno appointed Kerry Ann Cobos to Parks & Recreation Advisory Committee.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment(s):

1. Prospective Members
2. Committee Lists

HISTORICAL & COMMUNITY PRESERVATION COMMITTEE

Meets the fourth Wednesday of each month

9:30 a.m., Library Community Room

Qualifications: 18 Years of age, reside or active in the City

Membership: 20 Residents appointed by City Council

Council Liaison: Vacant

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Vacant Guadalupe Placencia Irma Huitron Vacant	
Zamora	Vacant AJ Hayes Hilda Zamora* Vacant	
Sarno	Jeannette Lizarraga Mary Arias Linda Vallejo Sally Gaitan	
Rodriguez	Elena Lopez (Boca)* Vacant Mark Scoggins Gloria Maghame	
Martin	Julie Garcia Vacant Vacant Vacant	

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jun., Sept., and Dec., at 5:45 p.m.,
Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 15 Residents Appointed by City Council
5 Social Service Agency Representatives Appointed by the
Committee

Council Liaison: Rodriguez

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Vacant Vacant Miriam Herrera	
Zamora	Gaby Garcia Christina J. Colon Gilbert Aguirre	
Sarno	Dolores Duran Janie Aguirre Peggy Radoumis	
Rodriguez	Shamsher Bhandari Elena Lopez (Boca)* Adrianne Karnofel	
Martin	Dolores Romero Laurie Rios* Bonnie Fox	

**Indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Gus Velasco Neighborhood Center Room 1

Qualifications: 18 Years of age, reside or active in the City

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Maria Salazar-Jaramillo	
Zamora	AJ Hayes	
Sarno	William K. Rounds*	
Rodriguez	Francis Carbajal*	
Martin	Laurie Rios*	

Committee Representatives

Family and Human Services Committee	Miriam Herrera
Historical & Comm. Preservation Committee	Hilda Zamora*
Planning Commission	Gabriel Jimenez
Chamber of Commerce	Debbie Baker

Council/Staff Representatives

Council Liaison	Annette Rodriguez
Council Alternate	Vacant
City Manager	Ray Cruz
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

**Indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 6:30 p.m.,
Town Center Hall, Meeting Room #1

Subcommittee Meets at 5:30 p.m.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

Council Liaison: Mora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Joe Avila Eddie Barrios William Logan Ralph Aranda Kurt Hamra	
Zamora	Gina Hernandez Blake Carter Jimmy Mendoza Vacant Vacant	
Sarno	Vacant Kerry Ann Cobos Jeannette Lizarraga Dani Cook Mark Scoggins	
Rodriguez	Kayla Perez Priscilla Rodriguez Lisa Garcia Sylvia Perez David Diaz-Infante	
Martin	Dolores Romero Andrea Lopez Elizabeth Ford Nancy Krueger William K. Rounds*	

**Indicates person currently serves on three committees*

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

Membership: 5 (2 Appointed by City Council, 1 by Personnel Board, 1 by Firemen's Association, 1 by Employees' Association)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Council	Angel Munoz Ron Biggs	
Personnel Advisory Board	Neal Welland	
Firemen's Association	Jim De Silva	
Employees' Association	Johnny Hernandez	

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers
Qualifications: 18 Years of age, reside or active in the City
Membership: 5

APPOINTED BY		NAME
Mora		David Ayala
Sarno		Johnny Hernandez
Rodriguez		Francis Carbajal*
Martin		William K. Rounds*
Zamora		Gabriel Jimenez

SENIOR ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jun., Sep., and Dec., at 9:30 a.m.,
Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

Council Liaison: Mora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Paul Nakamura	
	Astrid Shesterkin	
	Vacant	
	Vacant	
	Vacant	
Zamora	Hilda Zamora*	
	Elena Lopez (Boca)*	
	Josefina Lara	
	Vacant	
	Vacant	
Sarno	Sally Gaitan	
	Bonnie Fox	
	Gilbert Aguirre	
	Vacant	
	Janie Aguirre	
Rodriguez	Yoko Nakamura	
	Linda Vallejo	
	Vacant	
	Vacant	
	Nancy Krueger	
Martin	Dolores Duran	
	Vacant	
	Vacant	
	Vacant	
	Vacant	

**Indicates person currently serves on three committees*

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

Membership: 5

Qualifications: 18 Years of age, reside or active in the City

APPOINTED BY

NAME

Mora

Mark Fresquez

Sarno

Johana Coca

Rodriguez

Felix Miranda

Martin

Linda Vallejo

Zamora

Christina J. Colon

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Gus Velasco Neighborhood Center

Qualifications: Ages 13-18, reside in Santa Fe Springs

Membership: 20

Council Liaison: Zamora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Vacant	
	Jilliana Casillas	
	Vacant	
	Vacant	
Zamora	Joseph Casillas	
	Vacant	
	Vacant	
	Vacant	
Sarno	Vacant	
	Aaron D. Doss	
	Valerie Bojorquez	
	Vacant	
Rodriguez	Vacant	
	Vacant	
	Vacant	
	Zulema Gamboa	
Martin	Vacant	
	Vacant	
	Vacant	
	Vacant	