

City of Santa Fe Springs

AGENDA

FOR THE MEETINGS OF THE:

COMMUNITY DEVELOPMENT COMMISSION
CITY COUNCIL

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

JULY 9, 2009

6:00 P.M.

Luis M. Gonzalez, Mayor
Betty Putnam, Mayor Pro Tem
William K. Rounds, Councilmember
Joseph D. Serrano, Sr., Councilmember
Gustavo R. Velasco, Councilmember

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 complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. The City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.*

Americans with Disabilities Act: *In compliance with the ADA, if you need special assistance to participate in a City Council meeting or other services offered by the City, please contact the City Clerk's Office at (562) 868-0511. Notification of at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

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.

Please Note: *Staff reports are available for inspection at the City Clerk's office during regular business hours 7:30 a.m. – 5:30 p.m. Monday – Friday. City Hall is closed every other Friday.*

1. **CALL TO ORDER**

2. **ROLL CALL**

William K. Rounds, Councilmember
Joseph D. Serrano, Councilmember
Gustavo R. Velasco, Councilmember
Betty Putnam, Mayor Pro Tem
Luis M. Gonzalez, Mayor

COMMUNITY DEVELOPMENT COMMISSION

3. **REPORT OF THE CITY MANAGER AND EXECUTIVE DIRECTOR**

4. **CONSENT AGENDA**

Consent Agenda items are considered routine matters that may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Commission.

Minutes

- A. Minutes of the Community Development Commission Meeting of June 25, 2009

Recommendation: That the Commission approve the Minutes as submitted.

Appropriation of Funds

- B. Sorensen Avenue Sidewalk Improvements

Recommendation: That the Commission appropriate \$180,000 from the Washington Boulevard Redevelopment Fund for the installation of sidewalk improvements on Sorensen Avenue between Slauson Avenue and Washington Boulevard.

NEW BUSINESS

5. Resolution No. 236-2009 – Request for Advance to the Community Development Commission for Purposes of the Washington Boulevard Project Area

Recommendation: That the Commission adopt Resolution No. 236-2009 requesting an advance and authorize the Chairperson to execute a promissory note in the amount of \$200,000.

CLOSED SESSIONS

6. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Case: Community Development Commission vs. Bueno

Number of Cases: 1

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Villages at Heritage Springs – bounded by Telegraph Road, Bloomfield Avenue, Clark Street and Norwalk Boulevard

Negotiating Parties: Staff and Property Owner

Under Negotiation: Terms of Agreement

JOINT COMMUNITY DEVELOPMENT COMMISSION/CITY COUNCIL

JOINT PUBLIC HEARING

7. Joint Public Hearing to Consider Proposed Amendment No. 3 to a Disposition and Development Agreement with the Villages at Heritage Springs, LLC Including Adopting City Council Resolution No. 9199 and Community Development Commission Resolution No. 235-2009

Recommendation: That the City Council adopt Resolution No. 9199 approving the proposed Amendment No. 3 to the Disposition and Development Agreement; and that the Commission adopt Resolution No. 235-2009 approving the proposed Amendment No. 3 to the Disposition and Development Agreement

CITY COUNCIL

CLOSED SESSIONS

8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 13939 Borate Street

Negotiating Parties: Staff and Property Owner

Under Negotiation: Just Compensation for Acquisition of Portion of Property

CONFERENCE WITH LABOR NEGOTIATOR

Agency Negotiator: City Manager

Employee Organizations: Santa Fe Springs Firemen's Association
Santa Fe Springs Employees' Association

9. CONSENT AGENDA

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

Minutes

- A. Minutes of the City Council Meeting of June 25, 2009

Recommendation: That the City Council approve the Minutes as submitted.

Award of Contract

- B. Miscellaneous Street Repairs (FY 2008/09 Program)

Recommendation: That the City Council accept the bids for the Miscellaneous Street Repairs (FY 2008/09 Program) and award a contract to Hardy & Harper, Inc. of Santa Ana, California, in the amount of \$122,724.50.

PUBLIC HEARINGS

10. Resolution No. 9201 – Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) Update for Fiscal year 2009/10

Recommendation: That the City Council adopt Resolution No. 9201 approving the Engineer's Report, confirming the assessment, ordering the work and acquisitions, and directing actions with respect thereto.

ORDINANCE FOR PASSAGE

11. Ordinance No. 1002 (Urgency) – Amending City Code Chapter 74, Section 1 and Revising Certain Prima Facie Speed Limits

Recommendation: That the City Council adopt Ordinance No. 1002 as an Urgency Ordinance setting speed limits on certain streets.

NEW BUSINESS

12. Review and Approval of Committee By-Laws for Council-Appointed Committees

Recommendation: That the City Council approve the By-Laws for each of the Council-Appointed Committees.

13. Resolution No. 9200 – A Resolution Authorizing an Advance from the City of Santa Fe Springs for Purposes of the Washington Boulevard Redevelopment Project Area

Recommendation: That the City Council adopt Resolution No. 9200 authorizing an advance in the amount of \$200,000 to assist in funding the capital needs of the Washington Boulevard Redevelopment Project Area.

14. Adopt Resolution No. 9202 Approving Responses to the Objections Submitted by the County of Los Angeles to the Adoption of the Proposed Development Plan for Amendment No. 4 to the Consolidated Redevelopment Project Area, Adopt Resolution No. 9195 Authorizing the Use of Housing Set-Aside Funds Outside the Project Area, and Introduce Ordinance no. 1000

Recommendation: That the City Council approve Resolution No. 9202 responding to the written objections from the County of Los Angeles, adopt Resolution No. 9195 pertaining to Housing Set-Aside Funds, and introduce Ordinance No. 1000 adopting Amendment No. 4 to the CRPA.

15. Adopt Resolution No. 9203 Approving Responses to the Objections Submitted by the County of Los Angeles to the Adoption of the Proposed Development Plan for Amendment No. 2 to the Washington Boulevard Project Area, Adopt Resolution No. 9197 Authorizing the Use of Housing Set-Aside Funds Outside the Project Area, and Introduce Ordinance No. 1001

Recommendation: That the City Council approve Resolution No. 9203 responding to the written objections from the County of Los Angeles, adopt Resolution No. 9197 pertaining to Housing Set-Aside Funds, and introduce Ordinance No. 1001 adopting Amendment No. 4 to the WBPA.

Please note: *Item Nos. 16 - 30 will commence in the 7:00 hour*

16. **INVOCATION**

17. **PLEDGE OF ALLEGIANCE**

INTRODUCTIONS

18. Representatives from the Youth Leadership Committee

19. Representatives from the Chamber of Commerce

20. **ANNOUNCEMENTS**

PRESENTATIONS

21. To Hope Orozco upon Her Retirement
22. To Mario (Richard) Morga upon His Retirement
23. To Ismael (Miles) Portillo upon His Retirement
24. To Felix Garcia upon His Retirement
25. Proclaiming the Month of July as "Parks and Recreation Month"

July 9, 2009

26. Community Oriented Policing (COPPS) and Geographical Deployment

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

27. Committee Re-Appointments

28. **ORAL COMMUNICATIONS**

This is the time for public comment on any Commission/City Council matter that is not on tonight's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Commission/City Council.

29. **EXECUTIVE TEAM REPORTS**

30. **ADJOURNMENT**

To July 15, 2009 at 4:30 p.m., Council Chambers, 11710 Telegraph Road, Santa Fe Springs.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted at the following locations; 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.

Barbara Earl, CMC, City Clerk

July 1, 2009

MINUTES

JOINT MEETINGS OF THE PUBLIC FINANCING AUTHORITY COMMUNITY DEVELOPMENT COMMISSION CITY COUNCIL

**CITY OF SANTA FE SPRINGS
JUNE 25, 2009**

1. CALL TO ORDER

Chairperson/Mayor Gonzalez, at 6:07 p.m., called the Public Financing Authority, Community Development Commission and City Council meetings to order.

2. ROLL CALL

Present: Directors/Commissioners/Councilmembers Putnam, Rounds, Serrano, Velasco, Chairperson/Mayor Gonzalez

Also present: Fred Latham, City Manager; Barbara Earl, City Clerk; Steve Skolnik, City Attorney; Paul Ashworth, Director of Planning and Development; Don Jensen, Director of Public Works; Fernando Tarin, Director of Police Services; Ana Alvarez, Director of Community Services; Jose Gomez, Director of Finance & Administrative Services; Alex Rodriguez, Fire Chief

PUBLIC FINANCING AUTHORITY

3. APPROVAL OF MINUTES

Public Financing Authority Meeting of May 26, 2009

Recommendation: That the Authority approve the Minutes as submitted.

Vice-Chairperson Putnam moved to approve the Minutes. Director Serrano seconded the motion, which carried unanimously.

NEW BUSINESS

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

Recommendation: That the Authority receive and file the report.

Director Rounds moved to receive and file Item No. 1. Director Serrano seconded the motion, which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

5. REPORT OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

City Manager Latham requested that the Commission meeting not be adjourned until after the Council acted upon the Budget, Item No. 17.

6. CONSENT AGENDA

A. Minutes

Minutes of the Regular Community Development Commission Meeting of June 11, 2009

Recommendation: That the Commission approve the Minutes as submitted.

Award of Contract

B. Sorensen Avenue Sidewalk Improvements

Recommendation: That the Commission accept the bids and award a contract to Karmx, Inc. of Walnut, California in the amount of \$115,295.70.

Award of Contract

C. Villages Fountain (Southwest Corner of Telegraph Road and Bloomfield Avenue)

Recommendation: That the Commission reject the apparent low bid submitted by MG Enterprises on the grounds that it is nonresponsive to the project specifications; reject the bids submitted by Vido Samarzich, Inc. and EBS, Inc. on the grounds that they are nonresponsive to the project specifications; accept the other four (4) bids that were submitted for the Villages Fountain; find that the bid submitted by Hondo Company, Inc. in the amount of \$447,928.00 is the lowest responsible and responsive bid; and award a contract to Hondo Company, Inc. of Santa Ana, California in the amount of \$447,928.00

Vice-Chairperson Putnam moved to approve the Consent Agenda, including Item Nos. 6-A, 6-B and 6-C. Commissioner Serrano seconded the motion, which carried unanimously.

NEW BUSINESS

7. Utilization of 2006-B Taxable Bond Funds to Reimburse the Low and Moderate Income Housing Fund (Housing Set-Aside) for Property at 10944 Laurel Avenue

Recommendation: That the Commission approve the use of 2006-B Taxable Bond Fund to reimburse the Low and Moderate Income Housing Fund (Housing Set-Aside) for property at 10944 Laurel Avenue in the amount of \$575,080.

Commissioner Rounds moved to approve Item No. 7. Vice-Chairperson Putnam seconded the motion, which carried unanimously.

8. Resolution No. 231-2009 - Finding Regarding Planning and Administrative Expenses Paid from the Low and Moderate Income Housing Fund for the Washington Boulevard Redevelopment Project

Recommendation: That the Commission find and determine that the planning and administrative expenses paid from the Low and Moderate Income Housing Fund for the Washington Boulevard Redevelopment Project are necessary for the production, improvement and/or preservation of low and moderate income housing and are not disproportionate to the amounts budgeted for the costs of production, improvement and/or preservation of that housing, and approve Resolution No. 231-2009 memorializing this finding.

Vice-Chairperson Putnam moved to approve Item No. 8. Commissioner Serrano seconded the motion, which carried unanimously.

9. Resolution No. 232-2009 - Finding Regarding Planning and Administrative Expenses Paid from the Low and Moderate Income Housing Fund for the Consolidated Redevelopment Project

Recommendation: That the Commission find and determine that the planning and administrative expenses paid from the Low and Moderate Income Housing Fund for the Consolidated Redevelopment Project are necessary for the production, improvement and/or preservation of low and moderate income housing and are not disproportionate to the amounts budgeted for the costs of production, improvement and/or preservation of that housing, and approve Resolution No. 232-2009 memorializing this finding.

Commissioner Serrano moved to approve Item No. 9. Commissioner Rounds seconded the motion, which carried unanimously.

JOINT CITY COUNCIL/COMMUNITY DEVELOPMENT COMMISSION

JOINT PUBLIC HEARING

11. Joint Public Hearing to Consider Proposed Amendment No. 4 to the Consolidated Redevelopment Project Area Including Adopting Ordinance No. 1000, Resolution No. 9195 and Resolution No. 9196 Certifying the Final Subsequent Environmental Impact Report for the Proposed Amendment and Community Development Commission Resolution No. 233-2009

Recommendation: That the City Council/Commission hold a joint public hearing to consider approval of Amendment No. 4 to the consolidated Redevelopment Project Area; the City Council adopt Resolution No. 9195 authorizing the use of Housing Set-Aside Funds outside the Project Area; the City Council adopt Resolution No. 9196 certifying the Final Subsequent Environmental Impact Report and making other findings; the Commission adopt Resolution No. 233-2009 authorizing the use of Housing Set-Aside Funds outside the Project Area; the City Council introduce for first reading Ordinance No. 1000 approving Amendment No. 4 to the Consolidated Redevelopment Project Area.

City Attorney Skolnik advised that Item Nos. 11 and 12 were a Joint Public Hearing, which is provided for under California Redevelopment Law; all members of the City Council and the Commission are in attendance and have consented to the Joint Public Hearing.

Chairperson/Mayor Gonzalez opened the Public Hearing and called on staff to give the presentation.

Paul Ashworth, Director of Planning and Development, introduced Andy Lazzaretto, Redevelopment Consultant for the City.

Mr. Lazzaretto gave an overview of California Redevelopment Law standards and the redevelopment processes which were undertaken and introduced Sandra Bauer who the City hired to prepare the Environmental Impact Report for the projects.

Ms. Bauer participated in the presentation, noting that the City had received two written objections, one from the Los Angeles Department of Transportation and one from the Los Angeles County Department of Public Works, both of which had been made a part of the record.

City Attorney Skolnik advised that staff must prepare responses and submit them to the County prior to Councils' approval of the ordinances. Councils' only action at this time will consist of adoption of two of the resolutions, which will constitute certification of the EIRs.

Discussion ensued amongst the Commission/Council, Staff and Consultants.

Chairperson/Mayor Gonzalez invited interested parties to come forward to address the Commission/Council.

Murray Zeitz, 1050 Murray Avenue, indicated that he owned buildings on Telegraph Road and Secura Way and inquired as to what will happen to those buildings.

City Attorney Skolnik indicated that there are no particular plans at this time for that location.

City Manager Latham indicated that the City is presently in negotiations with the owner of the bowling alley site to secure a developer and pursue a project.

Commissioner/Councilmember Velasco assured Mr. Zeitz that his input would be sought for any project in the location of his buildings.

City Attorney Skolnik advised that redevelopment projects are typically driven by property owners, not by some grand plan of the City.

Chairperson/Mayor Gonzalez closed the Public Hearing.

City Attorney Skolnik requested the Commission/Council to consider Resolution No. 9196 to certify the Final EIR.

Commissioner/Councilmember Rounds moved to adopt Resolution No. 9196, thereby certifying the Final EIR. Commissioner/Councilmember Serrano seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

JOINT PUBLIC HEARING

12. Joint Public Hearing to Consider Proposed Amendment No. 2 to the Washington Boulevard Redevelopment Project Area, Including Adopting Ordinance No. 1001, Resolution No. 9197, Resolution No. 9198 Certifying the Final Subsequent Environmental Impact Report for the Proposed Amendment and Community Development Commission Resolution No. 234-2009

Recommendation: That the City Council and Community Development Commission hold a joint public hearing to consider approval of Amendment No. 2 to the Washington Boulevard Redevelopment Project Area; City Council adopt Resolution No. 9197 authorizing the use of Housing Set-Aside funds outside the Project Area; City Council adopt Resolution No. 9198 certifying the Final Subsequent Environmental Impact Report and making other findings; Commission adopt Resolution No. 234-2009 authorizing the use of Housing Set-Aside funds outside the Project Area; City Council introduce for first reading Ordinance No. 1001 approving Amendment No. 2 to the Washington Boulevard Redevelopment Project Area.

Chairperson/Mayor Gonzalez opened the Public Hearing.

City Attorney Skolnik advised the Commission/Council that Mr. Lazzaretto will give an abbreviated presentation as much of the information had already been discussed and will be repetitive.

Mr. Lazzaretto, in concert with Ms. Bauer, gave an overview, noting that comment letters had been received from the Native American Heritage Commission as well as the County; comprehensive binders for both projects are on file with the City Clerk.

Discussion ensued amongst the Commission/Council, Staff and Consultants.

Chairperson/Mayor Gonzalez invited interested parties to come forward to address the Commission/Council.

Joe Ballenger, 8121 Secura Way, stated that he had been at this address since 1965 and that Secura Way goes all the way through; it does not dead end as suggested by the project map.

Chuck Reese, 11807 Slauson Avenue, inquired as to what types of solutions were available to tenants with land-locked problems.

City Attorney Skolnik stated that without knowing specifics, he could only respond that the City can legally create public streets where they do not exist.

Guy Railsback, 12131 Rivera Road, Whittier, just outside of Santa Fe Springs, indicated that he created the industrial development on Secura Way for small start-up companies and he objected to the term “blighted” to describe the buildings in that area. He noted that there were no vacancies in the area and inquired as to whether any consideration had been given to declining property values in the area or real estate taxes.

City Attorney Skolnik commented that the City and the Council have a deep and abiding respect for small businesses and would never do anything to run small businesses out of the City.

City Manager Latham pointed out that the City had developed an industrial business park in the Los Nietos/Whittier area for small businesses less than 1,000 square feet. He further noted that he and the Council had a deep respect for Mr. Railsback and viewed him as a historical pioneer of Santa Fe Springs.

Chairperson/Mayor Gonzalez closed the Public Hearing.

City Attorney Skolnik requested the Commission/Council to consider Resolution No. 9198 to certify the Final EIR.

Commissioner/Councilmember Velasco moved to adopt Resolution No. 9198, thereby certifying the Final EIR. Commissioner/Councilmember Serrano seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

City Attorney Skolnik noted that the certification of the EIRs would conclude the actions for tonight; the two projects will be brought back to the Commission/Council at the July 9th meeting for consideration of the ordinances which are attached to them.

Mayor Gonzalez, noting the time of 7:30 p.m., commenced the public portion of the City Council meeting.

19. INVOCATION

Councilmember Rounds gave the Invocation.

20. PLEDGE OF ALLEGIANCE

Councilmember Serrano led the Pledge of Allegiance.

INTRODUCTIONS

21. Representatives from the Youth Leadership Committee

No representatives were present.

22. Representatives from the Chamber of Commerce
No representatives were present.

23. **ANNOUNCEMENTS**

Mayor Gonzalez announced Mayor Pro Tem Putnam will be celebrating her birthday on July 4th. Council and Staff sang Happy Birthday to her; a cake was brought out.

Wayne Bergeron, Management Assistant, updated the Community Events Calendar.

Mayor Gonzalez announced that all Council meetings for the months of July and August will be casual, no suits or ties.

Mayor Gonzalez called on Principal Dr. Bill Crean, 5th Grade Teacher Jenny Valencia, 5th Grade Teacher Terry Tanori, 5th Grade Teacher Yasmin Ruiz, 5th Grade Teacher Cynthia Lopez, and students to make a presentation to Council for their support of Outdoor Science School. An autographed picture was presented to Council; pictures were taken.

PRESENTATIONS

24. Presentation to Hope Orozco upon Her Retirement
Deferred to the July 9th Council meeting.

25. "Every 15 Minutes" Program
Kim Sawyer, Public Safety Educator, gave an overview of the Program and showed a DVD; program t-shirts were presented to Council.

26. 2009 Volunteer Income Tax Assistance Program Recognition of Volunteers
Jo Ann Madrid, Senior Services Supervisor, gave an overview of the program and introduced the volunteers. Mayor Gonzalez presented each with a Certificate of Appreciation; pictures with Council were taken.

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

27. Committee Appointments
No appointments were made.

29. **EXECUTIVE TEAM REPORTS**

Don Jensen, Director of Public Works, advised Council that at the Central Basin Water Board Meeting it was voted 5-0 to improve increases; no acknowledgement was given to the concerns of either the cities or the water agencies represented.

Fernando Tarin, Director of Police Services, reminded Council of the street closures which would be in place for the 4th of July celebration and wished a Happy Birthday to Mayor Pro Tem Putnam on behalf of the Executive Team.

Ana Alvarez, Director of Community Services, invited everyone to Los Nietos Park for the 4th of July Celebration, promising plenty of watermelon, entertainment and fireworks.

Hilary Keith, Director of Library and Cultural Services, gave a status report on the library renovation and thanked Council for their support of the project.

28. ORAL COMMUNICATIONS

Mayor/Chairperson Gonzalez opened Oral Communications and invited interested parties to come forward to address the Council/Commission.

Marlene Vernava, 11417 Joslin Street, representing the Women's Club, requested that Council give consideration to their petition to have the Library's new Reading Garden be named after Mayor Pro Tem Putnam, citing her numerous efforts on behalf of the City and its residents.

Mayor/Chairperson Gonzalez closed Oral Communications.

14. CONSENT AGENDA

Minutes

- A. Minutes of the Adjourned City Council Meeting of May 7, 2009

Recommendation: That the City Council approve the Minutes as submitted.

Treasurer's Report

- B. Treasurer's Report for the Month of April 2009

Recommendation: That the City Council receive and file the report.

Award of Bid

- C. Award Bid to Projector Superstore for a Projector, Plasma Display and Monitors

Recommendation: That the City Council award a bid to Projector Superstore and allow the Director of Purchasing Services to issue a purchase order to process the transaction.

City Engineer's Report

- D. Authorization to Advertise for the Interior Recoating of Reservoir No. 2 and the Exterior Painting of Reservoirs No. 1 and No. 2

Recommendation: That the City Council authorize the City Engineer to advertise for construction bids for the interior recoating of Reservoir No. 2 and the exterior painting of Reservoir Nos. 1 and 2.

City Engineer's Report

- E. Approval of an Updated Agreement for Street Sweeping and Graffiti Removal Services

Recommendation: That the City Council approve the Amended Agreement for street sweeping and graffiti removal services with American Sweeping Services, Inc. updating the language to include districts as required by public agencies for compliance; approve an extension of the Agreement to July 2012; and authorize the Mayor to execute the Agreement.

Councilmember Rounds moved to approve the Consent Agenda, including Item Nos. 14-A, 14-B, 14-C, 14-D and 14-E. Councilmember Serrano seconded the motion, which carried unanimously.

PUBLIC HEARING

15. Resolution No. 9194 – Public Hearing for City of Santa Fe Springs Lighting District No. 1 (FY 2009/2010)

Recommendation: That the City Council conduct the public hearing and if protests of less than 50% of the area of assessable land within the Lighting District are received, adopt Resolution No. 9194 confirming the diagram and assessment and providing for annual assessment levy.

Mayor Gonzalez opened the Public Hearing and invited interested parties to come forward to address the Council.

City Clerk Barbara Earl stated that no written protests had been received.

Mayor Gonzalez closed the Public Hearing.

Councilmember Velasco moved to approve Resolution No. 9194. Councilmember Serrano seconded the motion, which carried unanimously.

ORDINANCE FOR INTRODUCTION /PASSAGE

16. Ordinance No. 999 – An Ordinance Enacting and Adopting Supplement 13 to the Code of Ordinances for the City of Santa Fe Springs and Declaring an Emergency

Recommendation: That the City Council waive further reading, introduce and adopt Ordinance No. 999.

City Attorney Skolnik read Ordinance No. 999 by title as follows: An Ordinance Enacting and Adopting Supplement 13 to the Code of Ordinances for the City of Santa Fe Springs and Declaring an Emergency.

Councilmember Serrano moved to waive and adopt Ordinance No. 999. Councilmember Rounds seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

NEW BUSINESS

18. Resolution No. 9193 – Pertaining to Litigation over Unconstitutional Diversion of Local Share of Motor Fuel (Gas) Tax

Recommendation: That the City Council adopt Resolution No. 9193 and direct the City Clerk to send copies to the Governor, Senator Calderon, Assemblyman Mendoza, the League, and various other interested parties that care about traffic safety; and direct the City Attorney to take all necessary steps to cooperate with the League of California Cities with regard to its coordinated efforts supporting potential litigation against the State of California pertaining to the diversion of the City's share of "gas tax."

Mayor Pro Tem Putnam moved to approve Resolution No. 9193. Councilmember Rounds seconded the motion, which carried unanimously.

ADJOURNMENT/RECESS

Chairperson/Mayor Gonzalez, at 8:25 p.m., adjourned the Public Financing Authority Meeting and recessed the Community Development Commission and City Council Meetings to go into Closed Session.

City Manager Latham requested that Council not take action on Item No. 17 until after the Closed Session.

COMMUNITY DEVELOPMENT COMMISSION

CLOSED SESSION

10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 13443 E. Freeway Drive

Negotiating Parties: Staff and Property/Business Owner

Under Negotiation: Terms of Agreement

CITY COUNCIL

13. **CLOSED SESSION**

CONFERENCE WITH LABOR NEGOTIATOR

Agency Negotiator: City Manager

Employee Organizations: Santa Fe Springs Firemen's Association
Santa Fe Springs Employees' Association

CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

Significant exposure to litigations pursuant to subdivision (b) of Section 54956.9:
One potential case

RECONVENE

Chairperson/Mayor Gonzalez, at 11:43 p.m., reconvened the Community Development and City Council Meetings.

UNFINISHED BUSINESS

17. Adoption of Fiscal Year 2009-10 City Budget Including Actions and Contingencies as Set Forth in the Recommendations Contained Herein

Recommendation: That the City Council adopt the FY 2009-10 City Budget, and, in doing so, approve the related actions and contingencies.

Vice-Chairperson/Mayor Pro Tem Putnam moved to adopt the Fiscal Year 2009/10 City Budget as proposed, including the actions and contingencies. Commissioner/Councilmember Serrano seconded the motion, which carried by the following roll call vote:

AYES: Putnam, Rounds, Serrano, Velasco, Gonzalez

NOES:

ABSENT:

ABSTAIN:

ADJOURNMENT

Chairperson/Mayor Gonzalez, at 11:45 p.m., adjourned the Community Development Commission and City Council Meetings in the memories of Thelma Argabright, mother-in-law of Public Works Director Don Jensen; and Mike Romero, long-time member of the Good Neighbor Club.

Luis M. Gonzalez
Chairperson/Mayor

ATTEST:

Barbara Earl, CMC, City Clerk



City of Santa Fe Springs

Community Development Commission Meeting

July 9, 2009

APPROPRIATION OF FUNDS

Sorensen Avenue Sidewalk Improvement Project

RECOMMENDATION

That the Community Development Commission appropriate \$180,000 from the Washington Boulevard Redevelopment Fund for the installation of sidewalk improvements on Sorensen Avenue between Slauson Avenue and Washington Boulevard.

BACKGROUND

On June 25, 2009 the Community Development Commission awarded a contract to Kormx Inc. in the amount of \$115,295.70 for the subject project. Based on the bid that was accepted, staff has determined that the total project cost, including engineering and inspection, will be \$180,000.

Although the project location is not in the Consolidated RDA or the Washington Boulevard RDA, both redevelopment areas will benefit from the improvements that will be made to Sorensen Avenue given their proximity to the project location.

Staff is therefore recommending that redevelopment funding be used to cover the full project cost. Since the project location is within the area of expansion for the Washington Boulevard RDA, staff is suggesting funds be appropriated from the Washington Boulevard fund. The appropriate findings to allow the project to be funded by the Community Development Commission were made when authorization to advertise was granted.

Handwritten signature of Frederick W. Latham.

Frederick W. Latham
City Manager

Handwritten signature of Paul Ashworth.

Paul Ashworth
Executive Director

Attachment(s):

None.

Report Submitted By:

Don Jensen, Director
Department of Public Works

Handwritten signature of Don Jensen.

Date of Report: July 1, 2009

4-B



City of Santa Fe Springs

Community Development Commission Meeting

July 9, 2009

NEW BUSINESS

Resolution No. 236-2009 – Request for Advance to the Community Development Commission for Purposes of the Washington Boulevard Project Area

RECOMMENDATION:


That the Community Development Commission adopt Resolution No. 236-2009 requesting an advance and authorize the Chairperson to execute a promissory note in the amount of \$200,000.

BACKGROUND

At the June 25, 2009 meeting the Community Development Commission (CDC) awarded a contract for the Sorensen Avenue Sidewalk Improvement Project. The total cost of the project is estimated under \$200,000. As is periodically necessary, in order to properly fund the improvements the benefiting project area (Washington Boulevard Redevelopment Project Area) requires an advance of funds (\$200,000) from the City of Santa Fe Springs' Redevelopment Revolving Fund. The advance, identical in structure to one's previously provided, would accrue interest at twelve percent as allowed by State law. All necessary documents are attached.

FISCAL IMPACT

The Washington Boulevard Redevelopment Project Fund will pay back the \$200,000 advance (plus accrued interest) from future year tax increment revenues. Given the interest rate and the availability of funds in the City's Redevelopment Revolving Fund, these timing considerations are acceptable to the City.


F.O.R. Paul R. Ashworth
Executive Director


Frederick W. Latham
City Manager

Attachments: Resolution No. 236-2009
Promissory Note

RESOLUTION NO. 236-2009

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA REQUESTING ADVANCES FROM THE CITY OF SANTA FE SPRINGS FOR THE PURPOSES OF THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT

WHEREAS, the Community Development Commission of the City of Santa Fe Springs is undertaking certain actions which are necessary and incidental to the carrying out of the Washington Boulevard Redevelopment Plan which has previously been adopted by the City of Santa Fe Springs; and

WHEREAS, the Commission has incurred and will continue to incur obligations for such purpose; and

WHEREAS, the City of Santa Fe Springs is authorized, pursuant to Section 33600, et. seq., of the Health and Safety Code of the State of California to make loans to the Commission for the purposes of defraying said expenses;

NOW, THEREFORE, the Commission Board of the Community Development Commission of the City of Santa Fe Springs does hereby resolve, determine and order as follows:

Section 1. Pursuant to the provisions of said Section 33600, et. seq., of the Health and Safety Code, the Commission hereby requests of the City of Santa Fe Springs an advance in the amount of \$200,000 as of July 9, 2009.

Section 2. The Commission shall accept and administer any funds loaned to it pursuant to this request in accordance with the provisions of Section 33620, et. seq., of the Health and Safety Code.

Section 3. Such loans shall be evidenced by a promissory note of the Commission containing the following terms, in addition to all usual and customary terms:

- (a) Interest at the rate of twelve percent per annum.
- (b) Payable on or before September 30, 2010.
- (c) Payable from accumulated property tax increment and sales tax increment in accordance with the "Agreement For Reimbursement of Tax Increment Funds" between the City of Santa Fe Springs, the Redevelopment Agency of the City of Santa Fe Springs and the County of Los Angeles, signed by the City and Agency on April 23, 1987.

Section 4. The Chairperson and Secretary of the Commission are hereby authorized and directed to execute, on behalf of the Commission, a promissory note to the City of Santa Fe Springs in accordance with the provision of Section 3 hereof.

PASSED AND APPROVED AND ADOPTED this 9th day of July 2009.

Chairperson

ATTEST:

Secretary

PROMISSORY NOTE - \$200,000 (New Advance)

SANTA FE SPRINGS, CALIFORNIA

July 9, 2009

On or before September 30, 2010, for value received, the undersigned Commission promises to pay to the City of Santa Fe Springs, on order at Santa Fe Springs, California the sum of Two Hundred Thousand (\$200,000) with interest thereon from the executed date herein, at the rate of twelve percent per annum, interest payable at maturity with principal.

REFERENCE: The Washington Boulevard Redevelopment Project Area

Should default be made in payment of interest when due, the whole sum of principal and interest shall become immediately due at the option of the holder of this note. Principal and interest is payable in lawful money of the United States. If action is instituted on this note, the undersigned Commission promises to pay such sum as the Court may fix as attorney's fees.

COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF SANTA FE SPRINGS

By _____
Chairperson



JOINT PUBLIC HEARING – Purchase/Sale of Property

Joint Public Hearing to Consider Proposed Amendment No. 3 to a Disposition and Development Agreement with the Villages at Heritage Springs, LLC Including Adopting City Council Resolution No. 9199 and Community Development Commission Resolution No. 235-2009

RECOMMENDATIONS

That the following actions be taken:

1. City Council and Community Development Commission open the Joint Public Hearing and consider comments from anyone in the audience wishing to speak and thereafter close the Public Hearing.
2. City Council adopt the proposed attached Resolution (Resolution No. 9199), approving the proposed Amendment No. 3 to the Disposition and Development Agreement.
3. Community Development Commission adopt the proposed attached Resolution (Resolution No. 235-2009), approving the proposed Amendment #3 to the Disposition and Development Agreement.

BACKGROUND

State Redevelopment Law requires public hearings before both the City Council and the Community Development Commission (CDC) prior to the sale or lease of land acquired with tax increment funds. Since this is a joint hearing, this staff report appears on both the Council and Commission agendas.

Amendment No. 3 to the Disposition and Development Agreement (Amendment 3) between the Community Development Commission and Villages at Heritage Springs, LLC (VHS) is for proposed minor changes to the existing agreement and to include a purchase and sale agreement with option for repurchase of a portion of the project consisting of 5.86 acres within the Villages at Heritage Springs development. This amendment is a significant step in the construction financing of the project. This amendment is necessary due to the current economic uncertainty and lack of available financing for new residential construction. The amendment makes some changes to update certain terms previously approved by both the CDC and the City Council to reflect the current status of the project related to fees and payments between the CDC and VHS. A new item is a Purchase and Sale Agreement with an option for repurchase (PSA) that allows the developer to use the value of the subject

5.86 acres and related PSA as a means to finance the initial phases of construction (shown as a new Exhibit K of the DDA). The PSA includes terms for using net tax increment from the project for payment over 15 years and an option for the developer to repurchase the 5.86 acres and complete the development. If the option is not exercised then the CDC can seek another purchaser to develop the property. Amendment 3 also includes a requirement that affordable housing units be provided per the terms of the agreement using one million dollars of the downpayment funds.

The Villages at Heritage Springs project is currently under construction of model homes and has all city and related environmental entitlement approvals. The DDA Amendment 3 will serve to implement the existing DDA and address current financing conditions.

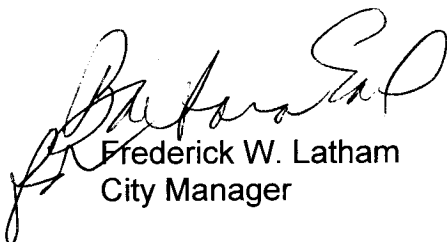
The attached DDA Amendment 3 with exhibits describes the changes and the purchase and sale terms including the price, downpayment, payment obligations, and option terms. The attached Summary Land Sale Report describes the public property costs and the valuation of the property conveyed in accordance with California Health and Safety Code Section 33433.

PUBLIC HEARING NOTIFICATION

This matter was set for Public Hearing in accordance with State Redevelopment Law and the requirements of Government Code. Legal Notice of the Public Hearing was published in a newspaper of general circulation (Whittier Daily News) on June 25, 2009 & July 2, 2009.

ENVIRONMENTAL IMPACT ASSESSMENT

An Environmental Impact Report (EIR) (SCH# 2005011096) for the proposed project was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and the EIR was certified by the Planning Commission on September 26, 2005.



Frederick W. Latham
City Manager



Paul R. Ashworth
Executive Director

Attachments:

Summary Land Sale Report
Resolution No. 9199; Resolution No. 235-2009;
Disposition and Development Agreement Amendment No. 3;
Map

SUMMARY LAND SALE REPORT
DISPOSITION AND DEVELOPMENT AGREEMENT
AMENDMENT NO. 3

VILLAGES AT HERITAGE SPRINGS

BACKGROUND

The California Community Redevelopment Law, Section 33433, requires that before any property acquired by the Agency in whole or in part with tax increment funds is sold or leased for development, a public hearing must be held and the sale or lease approved by the legislative body. Section 33433 also requires the Agency to make the sale and lease documents available to the public and to prepare a summary of the financial aspects of the project. This report is presented in partial fulfillment of Section 33433.

PROJECT SUMMARY

A Disposition and Development Agreement ("DDA") between the Community Development Commission of the City of Santa Fe Springs ("Commission"), and Villages at Heritage Springs, LLC ("VHS") was approved on November 17, 2005. Pursuant to the DDA, Buyer shall be responsible for development of a master-planned residential community of 522 dwelling units, (attached and detached dwellings) and for the continuation of oil and gas production activities on the 54.5-acre property bordered by Telegraph Road to the north, Clark Avenue to the south, Bloomfield Avenue to the east and Norwalk Boulevard to west, within the Consolidated Redevelopment Project Area.

Amendment No. 3 to the DDA proposes a purchase and sale agreement (PSA) with an option to repurchase a certain portion of the project consisting of 5.86 acres known as Lots 68 and 69 of Tract 63136. The PSA is contained in Exhibit K of the DDA Amendment No. 3. The intended purpose of the PSA is to provide a means for VHS to use the value of the subject 5.86 acres as a source of equity needed to finance the initial construction phases.

The Commission would enter into the PSA to purchase the Property from VHS per the terms in the PSA which includes many conditions of performance and the following general financial terms:

1. Commission shall purchase the property for a mutually acceptable appraised fair market value assuming an allowable density of 226 units on Lots 68 and 69.
2. VHS and Commission to share standard escrow costs relative to the transfer of the Property.
3. Commission's obligation to buy shall be contingent upon construction financing

- and permits.
4. VHS shall deliver the Property to Commission in an "as is" condition.
 5. Payment terms include a \$2,000,000 downpayment with amortized payments of net tax increment generated from the project for 15 years. The total payment shall be the lesser of the purchase price or the net tax increment principle generated. The amortized payments include an interest rate of prime plus one percent adjusted annually.
 6. \$1,000,000 of the downpayment shall be a credit against the sale price of some of the units to make them affordable to persons or families of low or moderate income in accordance with California Redevelopment Law and where the number of affordable units will be the maximum number that \$1,000,000 can generate, based on the difference between the market prices and the qualified affordable prices.
 7. The option to repurchase may be exercised by VHS within one year after the completion of the project excluding Lots 68 and 69. The option requires that VHS pay to the Commission the full amount of the payments (including downpayment, interest and principle) made to that date from Commission less the \$1,000,000 for the affordable units.

The Commission's anticipated costs to implement this DDA Amendment 3 includes the payment of the net tax increment not to exceed the purchase price per the terms of the DDA Amendment 3 and the associated Purchase and Sale Agreement included as Exhibit K to the DDA. Some associated costs include appraisal costs, consultant oversight costs, and sharing of escrow fees. It is estimated that the project costs to the Commission will be as follows:

Purchase Price*	\$ 17,250,000
Appraisal, Escrow and Consultant costs	\$ 25,000
TOTAL	\$ 17,275,000

***Estimated based on VHS proforma, but Subject to fair market value appraisal and subject to terms of the DDA Amendment 3.**

The sale price reflects the value for the 5.86 acre property in the current real estate market to be appraised at an allowable density of 226 units within the context of the entire Villages at Heritage Springs project and given required redevelopment conditions of performance in the DDA as amended.

The cost to the CDC will be recovered upon the exercise of the option to repurchase where VHS will repay all payments (including principle and interest) made by the CDC and all outstanding payments are forgiven. If the option is not exercised by VHS then the Commission may sell the property on the open market to another developer to recover costs or the Commission may also redevelop the property for some other acceptable purpose in accordance with California Redevelopment Law. It is expected that the interest rate cost on the purchase price note will be recovered through the

exercise of the option. If the option is not exercised then it is expected that the net present value of all the payments of interest and principle will be equal to or less than the purchase price and the eventual sale of the property will likely recover the purchase price value. Per the terms of the PSA VHS will be responsible for all maintenance and carrying costs.

Lots 68 and 69 are now developable with all soil remediation completed and infrastructure and grading completed. Model home construction is now in progress on the remaining area of the project. Lots 68 and 69 are ready for model home construction also. It is intended that the construction on Lots 68 and 69 will begin when VHS exercises the option to repurchase. The option may be exercised at an earlier date if sales on all of the project go ahead of their projections.

There are many benefits that will be generated by this project. This project with the DDA as amended will implement the Consolidated Redevelopment Project area plan to eliminate blighted contaminated land; developer will establish an assessment district for payment of \$500,000/yr for public services costs associated with the project; developer will pay public art in-lieu fees and new public art will be installed at the northeast corner of the site; project will increase quality housing supply to the city including improving affordable housing opportunities; there is potential to improve land values in the surrounding area; on-site recreational facilities will be provided; 20% of tax increment towards Low/Mod Housing Set-aside fund will be generated; there will be new residents in the city who will support city retail businesses; all required public improvements costs and development and permit fees will be paid by developer.

APPROVAL PROCEDURE

The DDA Amendment No. 3 providing for the purchase and sale of the property is subject to the approval of the Santa Fe Springs City Council and the Community Development Commission of the City of Santa Fe Springs. State Law requires that a public hearing must be held before the Council and Commission before the Commission can consider approval of the DDA Amendment No. 3. A Joint Public Hearing for this purpose will be held on Thursday, July 9, 2009 at 6:00 p.m. in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, California.

Any one wishing to comment on the purchase may do so in writing prior to and up to the conclusion of the Public Hearing. Anyone wishing to comment in person may do so at the Public Hearing. If you challenge the nature of this proposed action 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 Commission at, or prior to the Public Hearing.

RESOLUTION NO. 9199

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AUTHORIZING AMENDMENT OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH VILLAGES AT HERITAGE SPRINGS, LLC FOR THE PURPOSES OF REDEVELOPMENT

WHEREAS, the Community Development Commission (Commission) and Developer entered into that certain Disposition and Development Agreement dated and approved jointly by the City Council and Commission on November 17, 2005, as amended on November 21, 2006 and on May 29, 2007, (collectively the "Agreement"), which provided for financial assistance for costs incurred in remediating the Site and developing a residential project; and

WHEREAS, the Project financing and the original schedule for construction of the residential units has been revised due to the current economic uncertainty and lack of available financing for new residential construction; and

WHEREAS, the uncertainties have led to a need for a sale of certain residential property to the CDC at the appraised fair market value for the allowable density of 226 market rate developable units; and

WHEREAS, the Project's completion remains essential for the economic revitalization and redevelopment of the overall Project Area and the City.

WHEREAS, the City Council has held a properly noticed public hearing in accordance with the requirements of the State of California Health and Safety Code, Sec. 33433; and

WHEREAS, the City Council has provided all interested persons with an opportunity to be heard during the course of this public hearing; and

WHEREAS, the City Council has duly considered all testimony, oral and written, offered during, or prior to, this public hearing; and

WHEREAS, the City Council, after consideration of said testimony, finds, determines and declares that the Proposed Purchase and Sale is a sale of property for purposes of redevelopment; and

WHEREAS, the City Council in adopting this Resolution has considered the potential environmental impacts related to the Proposed Sale; and

WHEREAS, the City Council further finds and determines that the Proposed Sale will lead to the development of the property and thereby eliminate blighted, vacant, and contaminated property; and

WHEREAS, the City Council further finds and determines that an Environmental Impact Report (EIR) (SCH# 2005011096) for the proposed project was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and that the EIR was certified by the Planning Commission on September 26, 2005;

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

Section 1: The City Council approves the purchase and sale of property proposed by the Community Development Commission and authorizes the Community Development Commission to enter into a Disposition and Development Agreement Amendment No. 3 with Villages at Heritage Springs, LLC in the form attached as Exhibit "A" to this Resolution, or in substantially the same form.

PASSED and ADOPTED this 9th day of July 2009.

AYES:

NO:

ABSENT:

Luis M. Gonzalez, Mayor

ATTEST:

Barbara Earl, City Clerk

RESOLUTION NO. 235-2009

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF SANTA FE SPRINGS AUTHORIZING AMENDMENT
OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH
VILLAGES AT HERITAGE SPRINGS, LLC**

WHEREAS, Agency and Developer entered into that certain Disposition and Development Agreement dated November 17, 2005, as amended on November 21, 2006 and on May 29, 2007, (collectively the "Agreement"), which provided for financial assistance for costs incurred in remediating the Site and developing a residential project; and

WHEREAS, the Project financing and the original schedule for construction of the residential units has been revised due to the current economic uncertainty and lack of available financing for new residential construction; and

WHEREAS, the uncertainties have led to a need for a sale of certain residential property to the CDC at the appraised fair market value for the allowable density of 226 market rate developable units; and

WHEREAS, the Project's completion remains essential for the economic revitalization and redevelopment of the overall Project Area and the City.

WHEREAS, the Commission has held a properly noticed public hearing in accordance with the requirements of the State of California Health and Safety Code, Sec. 33433; and

WHEREAS, the Commission has provided all interested persons with an opportunity to be heard during the course of this public hearing; and

WHEREAS, the Commission has duly considered all testimony, oral and written, offered during, or prior to, this public hearing; and

WHEREAS, the Commission, after consideration of said testimony, finds, determines and declares that the Proposed Purchase Sale is a sale of property for purposes of redevelopment; and

WHEREAS, the Commission in adopting this Resolution has considered the potential environmental impacts related to the Proposed Sale; and

WHEREAS, the Commission further finds and determines that the Proposed Sale will lead to the development of the property and thereby eliminate blighted, vacant, and contaminated property; and

WHEREAS, the Commission further finds and determines that an Environmental Impact Report (EIR) (SCH# 2005011096) for the proposed project was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and that the EIR was certified by the Planning Commission on September 26, 2005;

NOW, THEREFORE, THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE AND ORDER AS FOLLOWS:

Section 1: The Commission approves Disposition and Development Agreement Amendment No. 3 and associated purchase and sale of property with Villages at Heritage Springs, LLC in the form attached as Exhibit "A" to this Resolution, or in substantially the same form, and authorizes the Executive Director to execute said amendment.

Section 2: The Commission authorizes its staff, in consultation with the Commission Attorney, to make any non-substantive changes, if required, to the amendment.

PASSED and ADOPTED this 9th day of July 2009.

AYES:

NO:

ABSENT:

Luis M. Gonzalez, Chairperson

ATTEST:

Barbara E. Earl, Secretary

EXHIBIT A

AMENDMENT NO. 3 TO DISPOSITION AND DEVELOPMENT AGREEMENT

This Third Amendment to Disposition and Development Agreement (the "Third Amendment") is entered into on this _____ day of _____, 2009 ("Effective Date"), by and between the COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS, a public body, corporate and politic ("the CDC") and VILLAGES AT HERITAGE SPRINGS, LLC, a California limited liability company ("Developer") with respect to the following:

RECITALS

WHEREAS, Agency and Developer entered into that certain Disposition and Development Agreement dated November 17, 2005, as amended on November 21, 2006 and on May 29, 2007, (collectively the "Agreement"), which provided for financial assistance for costs incurred in remediating the Site and developing a residential project; and

WHEREAS, the Project financing and the original schedule for construction of the residential units has been revised due to the current economic uncertainty and lack of available financing for new residential construction; and

WHEREAS, the uncertainties have led to a need for a sale of certain residential property to the CDC at the appraised value for the approved density of 226 market rate developable units; and

WHEREAS, the Project's completion remains essential for the economic revitalization and redevelopment of the overall Project Area and the City.

NOW, THEREFORE, based upon the foregoing recitals and the terms, conditions, covenants, and agreements contained herein, the parties hereto agree as follows:

Section 1. Developer and CDC agree that a new Exhibit "K" entitled "Purchase and Sale Agreement For Lots 68 and 69 of Tract 63136" shall be added to the Agreement, the form of Exhibit "K" is attached hereto as Attachment No. 1 and shall be incorporated herein by this reference. Included in the Purchase and Sale Agreement shall be a requirement for utilization of \$1,000,000.00 of the cash down payment provided from CDC's Low/Mod Set Aside funds to operate as a credit for qualified moderate income purchasers in the first phase.

Section 2. Section 7. "The CDC Loan" shall be revised in its entirety as follows:

"The Developer Loan to the CDC for property acquisition in the amount of \$3,152,000 ("CDC Note") shall be repaid in part with a credit of payment on the \$1,800,000 loan ("Developer Note") from CDC to Developer upon return of the original Developer Note to Developer by the CDC. The remainder of the CDC Note shall be due from the CDC to the Developer upon the completion of the construction of the first eleven (11) model units for the Project."

Section 3. Exhibit "F" "Schedule of Performance" shall be revised in its entirety as set forth in Attachment No. 2 attached hereto and incorporated herein by this reference.

Section 4. Section 11 A. and B. shall be revised in their entirety as follows:

"Developer shall pay the following City fees at the earlier of (i) the time of issuance of the Mello-Roos bonds or (ii) June 30, 2014:

Art in Public Places	\$500,000;
Traffic Impact Fees	\$149,262;
Water Trunkline Connection Fees	\$ 83,000

The parties agree that the foregoing remaining fees shall replace any prior fee requirement by the City or Agency as to any condition of approval for the Project. The above fee amounts shall bear simple interest at 4.5% from the issuance of building permits for the housing units until paid.

Section 5. Section 12 shall be amended to include the addition of the following:

The City shall retain ownership and maintenance responsibility for the Art Project hardscape (Lot 72 of Tract 63136). The hardscape includes the fountain and its foundation, the decorative mosaic columns, any decorative or enhanced paving and/or benches. The Developer and subsequently the homeowners association ("HOA") shall pay for the irrigation and maintain the landscaping softscape surrounding the Art Project. Softscape is defined as grass, trees, shrubs, etc. Until such time as Lots 68 and 69 of tract 63136 are developed with housing units and 100% of the units are annexed into the HOA for the Project as a whole, the City shall pay for the hardscape maintenance costs of the Art Project. After the annexation of 100% of the Lots 68 and 69 housing units to the HOA, the ownership of the Art Project will transfer to the HOA. From that point forward, the City will continue with the hardscape maintenance, but the HOA will then reimburse the City for the cost of said hardscape maintenance and shall reserve against future replacement or repair costs to the Art Project as determined by Dept of Real Estate. Upon execution of this document, an easement and maintenance agreement shall be prepared providing more detail and allowing the City access to maintain the Art Project hardscape. In addition to the Art Corner described above, any/all custom-fabricated, decorative lanterns/fixtures at the project entries and the pedestrian-entry mosaic tiles shall be maintained, owned and reserved by the HOA as of the first close of escrow.

Section 6. Section 14 "Mello-Roos district" shall be replaced in its entirety as follows:

The parties intend to form a Mello-Roos District to offset increased cost to provide necessary public services, such as city fire and police that are required to support the development. Until such time as the District is formed, a payment of \$1,302.08 per unit (\$500,000 / 384 units) shall be made by Developer on an annualized pro-rata basis from the close of escrow date of the unit until June 30th of the year in which escrow closes. Subsequently, Developer shall make annualized payment on these sold units from for the period July 1st to June 30 of the following year – until such time as the district is formed. The parties agree to meet before August 1st each year to agree on the number of sold units from the previous year and to

agree on the total annual amount due to City by Developer based on units already sold. Developer shall make payment by September 1st. For clarification, although the parties contemplate that the Option parcel will eventually be developed and annexed into the HOA at a future date and will also be included in Mello-Roos District, but the parties agree that the total overall annual payment for public services will not exceed the base amount of \$500,000, despite any increased number of units. The funding of this obligation shall include annual inflation adjustments based on the regional consumer price index in perpetuity.

Section 7. Due Execution. The person(s) executing this Third Amendment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Third Amendment on behalf of said party, (iii) by so executing this Third Amendment, such party is formally bound to the provisions of this Third Amendment, and (iv) the entering into this Third Amendment does not violate any provision of any other agreement to which said party is bound.

Section 8. Full Force and Effect. The parties further agree that, except as specifically provided in this Third Amendment, the terms of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the date of execution by the CDC.

COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SANTA
FE SPRINGS

By: _____
Chairman

Attest:

CDC Secretary

Approved as to form:

CDC COUNSEL

"DEVELOPER"
VILLAGES AT HERITAGE SPRINGS,
LLC, a California limited liability company

By: _____
Its: _____

ATTACHMENT NO. 2

SCHEDULE OF PERFORMANCE

Activity	Time Frame
Detached Homes Models and Phase 1 Permits	May 2009
DDA Amendment #3 Approval	July 2009
1st Payment to VHS, LLC for Downpayment on Lots 68 and 69 (totaling \$2,000,000)	After DDA Amendment #3 Approval
Attached Homes -- Models and Phase 1 Permits	July 2009
Mello-Roos (CFD) Bond Formation	October 2009
Eleven (11) Model Units completed	Estimated December 2009
Balance of CDC Loan Payment to VHS, LLC -- (totaling \$1,352,000)	Upon completion of 11 Model Units
Acquisition of Beaumon / Ameron Property from City	Est Fall 2009 (need concurrence from DTSC)
Recordation of Final Tract Map 71030	Est 1 month after acquisition of Beaumon/Ameron property by VHS, LLC.
Mello-Roos (CFD) Bond Issuance (includes payment to City of balance of Fees owing)	Est. at Spring 2012 (Required to be issued by June 30, 2014)
Completion of 384 Units at Villages Project (Except those Units on Lots 68 and 69 of Tract 63136)	Est. Spring 2013
VHS, LLC 1-Year Option To Repurchase Lots 69 and 69 of Tract 63136	1-Year from date of final sale of last unit in project except for units in Lots 68 and 69 of Tr. 63136

ATTACHMENT NO. 1

EXHIBIT "K"

PURCHASE AND SALE AGREEMENT

AND

JOINT ESCROW INSTRUCTIONS

PURCHASE AND SALE AGREEMENT

AND

JOINT ESCROW INSTRUCTIONS

BETWEEN

VILLAGES AT HERITAGE SPRINGS, LLC

a limited liability company

(“SELLER”)

AND

**COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE
SPRINGS,**

(“PURCHASER”)

PURCHASE AND SALE AGREEMENT

AND

JOINT ESCROW INSTRUCTIONS

This Purchase and Sale Agreement and Joint Escrow Instructions ("Agreement"), is entered into on _____, 2009, between Villages at Heritage Springs, LLC, a Pennsylvania corporation ("Seller"), and the Community Development Commission of the City of Santa Fe Springs ("Purchaser"). Hereafter, Seller and Purchaser are sometimes individually referred to as "Party" and collectively as "Parties".

RECITALS

- A. This Agreement is made with reference to the following facts:
- B. Seller owns certain real property Lots 68 and 69 of Tract 63136, within the City's boundaries, ("Property"), which is described in Exhibit "A" attached hereto and by this reference made a part hereof.
- C. Seller desires to sell the Property to the Purchaser and Purchaser desires to purchase the Property on the terms and conditions provided in this Agreement.

ARTICLE I

Purchase Price

1.01 Purchase Price. The "Purchase Price" for the Property shall be determined based upon the appraisal for the Property, prepared by an appraiser mutually acceptable to Seller, Purchaser and the Seller's lender, assuming the land use density of 226 units on Lots 68 and 69. It is assumed by the parties that the appraisal will be approximately Seventeen Million Dollars.

1.02 Payment of Purchase Price. The Purchase Price shall be paid in cash and a promissory note. The first payment shall be a Two Million Dollar (\$2,000,000) cash down payment which shall be due upon the execution of this Agreement. The remaining payments shall be according to the terms of the Purchase Price Note attached hereto as Exhibit "3" and based upon Net Tax Increment after pass throughs and set aside payments received by the Purchaser from that portion of Tract 63136 excluding the Property. The Purchase Price Note payments shall be made each year until such time as the earlier of: (1) Purchase Price amount is reached; or (2) Seller decides to exercise its option to repurchase the Property pursuant to 1.04 below. Notwithstanding the foregoing, in no event shall the CDC be required to pay a greater amount than the Net Tax Increment during the term and any remaining amount still owed after 15 years shall be forgiven. Similarly, should the Developer ask for accelerated payment from a bond issuance, the net amount of bond proceeds available based on the Net Tax Increment flow shall constitute payment in full of the Note.

1.03 Affordable Housing Assistance. One Million dollars(\$1,000,000) of the down payment shall be derived from the CDC's Low/Mod Housing Set Aside funds and shall be

utilized to provide credits to the sales price for moderate income purchasers equal to the difference between the market rate price and the affordable price for that qualified buyer. This assistance shall be provided to qualified buyers in Phase I of the Project. The number of units shall be the maximum number that may be assisted with the One Million dollars and in the event that there is an amount remaining which does not equal a sufficient amount for a unit then the CDC could at its option elect to provide additional set aside funds to create another affordable unit. All such affordable units shall require a loan agreement, note, deed of trust and regulatory agreement setting forth the terms of the credit between the purchaser and the CDC and the regulatory covenants which shall be for a term of 45 years. All said purchaser documents shall be approved as to form by the CDC counsel. The Developer shall have the right to designate which units are to be affordable subject to the CDC's reasonable approval.

1.04 Option to Repurchase. In the event Seller decides to exercise its option to repurchase at any time prior to the completion of the Project, or up to one (1) year after the completion of the Project, ("Option Period"), the Repurchase Purchase Price shall be the amount that the CDC has already paid for the property less the One Million Dollar payment for the affordable units. Seller shall give a sixty (60) day notice of its intent to exercise the option to repurchase prior to expiration of the Option Period. During the Option Period the Developer shall reasonably maintain the Property (performing weed control, dust control, sandbag replacement, etc. on an as-needed basis) – including maintaining fencing around the property and re-grading to allow Stormwater compliance. Any grading and/or dirt export from Lots 68 and 69 will be mutually agreed to between the Parties prior to commencement and it will be the responsibility of the Developer to return the Property to its original condition. Neither of the parties shall make an assignment, hypothecation or pledge the land or obligation without first obtaining the other party's approval. Developer may submit and have approved by the City a project with lesser density than the current Project. If the Developer retains the existing Project in conformance with existing entitlements no additional City submittals or approvals are necessary with the sole exception of review and approval of the building plans by the Director of Planning and Development.

1.05 Right of First Refusal. After the expiration of the Option period the Developer shall have a first right of refusal to purchase the property. Notice shall be provided in writing to Developer of a third party offer and Developer shall have ten (10) business days to give written notice of its intent to exercise its right of first refusal. In the event the third party purchase price exceeds the original purchase price on the Note, the Developer may exercise its right of first refusal for an amount which would be fifty (50) percent of the additional amount to the original purchase price.

1.06 Escrow. Closing of escrow and transfer of title to CDC shall not occur until the full purchase price has been paid pursuant to the Purchase Price Note terms. Escrow shall be opened sixty (60) days before the final Purchase Price Note payment is due.

ARTICLE II

Condition of the Property

2.01 Disclaimer of Warranties. Purchaser shall acquire the Property in its "AS IS" and "WITH ALL FAULTS" condition and shall be responsible for any and all defects in the

Property, whether patent or latent, including, without limitation, the physical, environmental and geotechnical condition of the Property, and the existence of any contamination, hazardous materials, vaults, debris, pipelines, wells, or other structures located on, under or about the Property. Seller makes no representation or warranty concerning the physical, environmental, geotechnical or other condition of the Property. Purchaser acknowledges that, upon Close of Escrow, any liability of Seller for the environmental condition of the Property shall be extinguished, that Seller shall have no liability for remediating any environmental condition of the Property and that Purchaser shall indemnify Seller against any claim or liability relating to the condition of the Property.

2.02 Review of Documents. Within ten (10) working days after the opening of escrow by both parties, Seller shall make available to Purchaser true, correct and complete copies of all contracts, including any settlement agreements relating to prior litigation (redacted as to consideration paid to Seller), which relate to the Property (together with any amendments or modifications thereto), and any other information in Seller's possession or control reasonably requested by Purchaser regarding the Property. Seller shall make a diligent good faith effort to identify all such contracts, reports and other information, inform Buyer of such information and then provide it to Buyer on request, but nothing herein shall require Seller to provide such information which is not obtainable through such diligent effort. Notwithstanding anything contained herein, Seller makes no other representation or warranty concerning the completeness of any report on the title, physical, environmental, geotechnical or other condition of the Property or that such contracts, reports or other information requested by Purchaser constitute all such contracts, reports and other information requested by Purchaser in Seller's possession or control.

ARTICLE III Disapproval

3.01 Consequences of Disapproval. In the event of termination of this Agreement by Purchaser for any reason provided in this Section, pursuant to the provisions of Section 3.02, the down payment and all installment payments previously made pursuant to the Purchase Price Note shall be retained by Seller as consideration for holding the Property for sale solely to Purchaser. A termination by Seller shall require repayment of the installment payments unless it is terminated pursuant to exercise of its Option to Repurchase. Apart from those payments each Party shall bear its own costs and neither Party shall have any liability for damages or ongoing liability to the other under this Agreement.

(a) **Cause for Termination.** Cause for termination may include any of the following reasons:

(i) **Title.** Seller is unable to eliminate any disapproved title exceptions after using commercially reasonable efforts to do so.

(ii) **Environmental.** Purchaser determines that the environmental condition of the Property is unacceptable.

(iii) **Failure of Conditions to Close.** Should either Party fail to perform any of its conditions to close and the Party benefiting from the condition refuses to waive the obligation to perform the condition.

(iv) **Option to Repurchase.** Exercise of Seller's Option to Repurchase.

(b) **Options.** In the event any of the foregoing occurrences, the following options shall be available.

(i) The benefited party may waive the matter,

(ii) The benefited party may terminate this Agreement, or

(iii) The benefited party may extend the Closing Date for such reasonable time as may be appropriate to allow the performing party to satisfy the matter.

3.02 Termination. Failure or delay by either Party to timely perform any covenant of this Agreement constitutes a default under this Agreement, but only if the Party who so fails or delays does not commence to cure, correct or remedy such failure or delay within twenty (20) days after receipt of a written notice specifying such failure or delay, and does not thereafter prosecute such cure, correction or remedy with diligence to completion. The injured party shall give written notice of default to the Party in default, specifying the default complained of by the injured party. Except as required to protect against further damages, the injured party may not institute proceedings against the party in default until twenty (20) days after giving such notice. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

ARTICLE IV

Closing

4.01 Closing. The purchase and sale of the Property, as provided in this Agreement, shall be consummated at a closing ("Closing") which shall be held at the offices of the Escrow Agent. The term "Closing" is used herein to mean the time Seller's Grant Deed is filed for recording by the Escrow Agent in the Office of the County Recorder of Los Angeles County, California.

4.02 Obligations of Seller at Closing. At Closing, Seller shall do the following:

(a) Execute, acknowledge and deliver the Grant Deed to Escrow Agent which shall grant and convey to Purchaser or Purchaser's assignee title to the Property.

(b) Deliver possession of the Property to Purchaser or Purchaser's assignee, in its present condition "AS IS" and "WITH ALL FAULTS".

4.03 Obligations of Purchaser at Closing. At the Closing, Purchaser shall do the following:

(a) Deliver the final installment payment to Escrow Agent.

4.04 Conditions to the Obligation of Seller at Closing. In addition to any other conditions provided in this Agreement for the benefit of Seller, the obligation of Seller to sell the Property to Purchaser shall be subject to the following conditions:

(a) Purchaser shall have performed and complied with all of the terms and conditions provided in this Agreement to be performed or complied with by Purchaser before or at the Closing, and

(b) Purchaser shall have deposited the final installment payment for the Purchase Price into Escrow.

4.05 Conditions to the Obligation of Purchaser at Closing. In addition to any other conditions provided in this Agreement for the benefit of Purchaser, the obligation of Purchaser to purchase the Property from Seller shall be subject to the fulfillment of all of the following conditions no later than the Closing:

(a) Seller shall have performed and complied with all of the terms and conditions provided in this Agreement to be performed or complied with by Seller before or at the Closing.

(b) Purchaser shall have approved any exceptions to title which are identified in the Preliminary Title Report and Unrecorded Exceptions but which are not Permitted Exceptions, as provided in Section 2.03 herein.

(c) Purchaser shall have accepted the environmental condition of the Property.

ARTICLE V

Closing Costs, Prorations

5.01 Closing Costs. Except as otherwise provided in this Agreement: (i) charges of the Escrow Agent, and other costs associated with the Escrow shall be divided equally between the Parties, (ii) costs of the Title Policy, documentary transfer taxes, and recording costs shall be paid by the Purchaser, and (iii) all other expenses incurred by Seller or Purchaser with respect to the transactions contemplated by this Agreement including, without limitation, attorneys' fees, shall be paid by the Party incurring the same.

5.02 Prorations of Taxes. Prior to or concurrent with Closing, Seller shall pay, cancel or terminate all current special taxes, assessments and improvement fees, charges or assessments levied against the Property. Secured property taxes assessed against the Property shall be prorated at the Closing based upon the latest available tax bill. All prorations shall be based upon a thirty (30) day month.

ARTICLE VI

Miscellaneous.

6.01 Survival of Terms. The terms and provisions of this Agreement shall survive the Closing and shall remain in full force and effect thereafter.

6.02 Modifications. Any alternation, change or modification of or to this Agreement shall be in writing, signed by both Parties.

6.03 Assignment. Neither Party shall have the right to assign this Agreement or any interest or right hereunder or under Escrow without the prior written consent of the other Party. Subject to the foregoing, this Agreement shall be binding upon and shall inure to the benefit of Purchaser and Seller and their respective heirs, personal representatives, successors and assigns.

6.04 Affidavit of Non-Foreign Status. Seller hereby certifies that it is not a foreign corporation, foreign partnership, foreign trust, foreign estate, or non-resident alien for purposes of the United States Income Taxation (as those terms are defined in the Internal Revenue Code and Income Tax Regulations). Seller shall deliver to Escrow Agent and Purchaser at or before the Closing, such documentation as may be reasonably requested by Purchaser to confirm that it is not a foreign person in compliance with Internal Revenue Code Section 1445.

6.05 Brokers or Finders. Each Party represents to the other Party that no broker has been involved in connection with this transaction. It is agreed that if any claims for brokerage commissions or finder fees are ever made against Seller or Purchaser in connection with the transactions contemplated by this Agreement, all such claims shall be paid by the Party whose actions or alleged commitments form the basis of such claims and the Party whose actions or commitments form the basis of such claims shall indemnify and hold the other Party harmless from and against any and all such claims and demands (including costs and attorneys' fees).

6.06 Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns.

6.07 Entire Agreement/Complete Compensation/Release. This Agreement contains the entire agreement between the Parties relative to the subject matter of this Agreement and there are no oral or parol agreements existing between them relative to the same which are not expressly provided in this Agreement. This Agreement may only be modified by a writing executed by both of the Parties.

6.08 Headings. The Section headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

6.09 Interpretation. Whenever the context so requires, the singular and the plural shall each be deemed to include the other, and each of the masculine, the feminine and the neuter shall each be deemed to include the other. Should any provision of this Agreement require interpretation, it is agreed that the person or persons interpreting or construing the same shall not apply a presumption that the terms of this Agreement shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent or counsel prepared the same or caused the same to be prepared. The language in all parts of this Agreement shall be in all cases construed reasonably, according to its plain meaning and not strictly for or against any of the parties.

6.10 Notices. Any notice, consent, approval or other communication required or permitted in connection with this Agreement shall be in writing and shall be personally served or sent by certified United States mail, postage prepaid, return receipt requested, addressed to Seller

or Purchaser, as the case may be, at the addresses provided on the signature page hereof. Any such notice, consent, approval or other communication shall be deemed served when received.

6.11 Governing Law. This Agreement shall be construed according to the laws of the State of California.

6.12 Severability. If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Agreement. The parties hereto agree to negotiate in good faith to replace any illegal, invalid or unenforceable provision of this Agreement with a legal, valid and enforceable provision that, to the extent possible, will preserve the economic bargain of this Agreement, or otherwise to amend this Agreement to achieve such result.

6.13 Waiver. No waiver by either Party of any provision of this Agreement shall be deemed a waiver of any other provision of this Agreement or of any subsequent breach by the other Party of the same provision.

6.14 Time of Essence. Time is of the essence of this Agreement and each and every provision of the same.

6.15 Further Acts. Each party shall cooperate with the other party to accomplish the transaction described herein including the execution of such additional documents and the performance of such additional acts as may be reasonably required to accomplish the same.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

SELLER:

**VILLAGES AT HERITAGE SPRINGS,
LLC**

By: _____
Its: _____

PURCHASER:

**COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SANTA
FE SPRINGS**

By: _____
Chairman

Attest:

CDC Secretary

Approved as to form:

CDC Counsel

Exhibit “A”

Legal Description of the Property

Exhibit "B"

GRANT DEED

FREE RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Community Development Commission of the City of Santa Fe Springs

Attn: Executive Director

(Space Above This Line for Recorder's Office Use Only)
(Exempt from Recording Fee per Gov. Code § 6103)

GRANT DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, VILLAGES AT HERITAGE SPRINGS LLC, a California limited liability company("Grantor"), hereby grants to the COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS, a public body, corporate and politic ("Grantee") acting under the Community Redevelopment Law of the State of California, the real property, hereinafter referred to as the "Property," in the City of Santa Fe Springs, County of Los Angeles, State of California, as more particularly described in Exhibit "1" attached hereto and incorporated herein by this reference. Grantor specifically reserves all rights below the depth of 500 feet from the surface of the earth.

This conveyance is subject to all items listed on Exhibit "2" attached hereto and all matters appearing of record or that can be ascertained by an inspection of said real property. This conveyance is made without any warranty, express or implied, as to the suitability of said real property for any purpose whatsoever.

By acceptance and recordation of this deed, Grantee covenants for itself, its successors and assigns that said real property is acquired by Grantee "AS IS" and "WITH ALL FAULTS" without any representations or warranties whatsoever, express or implied, and hereby releases Grantor from any and all liability on account of the condition of said real property,

Subject to the terms and conditions of that certain Purchase and Sale Agreement and Joint Escrow Instructions between Grantor and Grantee dated _____, 2009.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers or agents hereunto as of the date first above written.

Dated effective _____, 200__.

"GRANTOR":

**VILLAGES AT HERITAGE SPRINGS,
LLC**

By: _____

"GRANTEE":

**COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SANTA
FE SPRINGS,**

By: _____

Exhibit “1”

Legal Description of the Property

Lots 68 and 69 of Tract 63136

Exhibit “2”
Certificate of Acceptance

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by VILLAGES AT HERITAGE SPRINGS, LLC, a _____ by the Grant Deed to the COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS, a public body, corporate and politic, is hereby accepted by the undersigned officer and agent of the COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS, pursuant to the authority conferred by a Resolution of the COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS dated July 9,, 2009, and that the COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS consents to the recording of the Grant Deed.

Signed and dated at Santa Fe Springs, California on _____, 200__.

"GRANTEE"

COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SANTA
FE SPRINGS

Date: _____

By: _____
Chair

ATTEST:

By: _____
Secretary

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2009, before me, _____, a Notary Public, personally appeared _____, 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)

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 2009, before me, _____, a Notary Public, personally appeared _____, 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 "C"

PURCHASE PRICE NOTE

\$ _____

FOR VALUE RECEIVED, Community Development Commission of the City of Santa Fe Springs ("CDC"), a public body corporate and politic ("Maker"), promises to pay the Villages at Heritage Springs, LLC, a California limited liability company ("Holder") at _____, or at such other address as Holder may direct from time to time in writing, the sum of _____ Million _____ Hundred Thousand Dollars (\$_____) (the "Note Amount"), together with interest thereon at the rate set forth herein. All sums payable hereunder shall be payable in lawful money of the United States of America. This Promissory Note ("Purchase Price Note") is made in connection with the purchase and sale agreement by and between Maker and Holder, dated as of _____ (the "Agreement").

1. Interest Rate.

Interest shall accrue at the rate of Prime + 1 adjusted annually on the Note Amount during the term of the Purchase Price Note. In the event of a default of the Agreement all interest and principal shall be immediately due.

2. Payment.

The initial payment shall be Two Million Dollars (\$2,000,000) due at execution of Purchase and Sale Agreement. Subsequent payments based on a fifteen year repayment schedule based on the actual net TI generated from the entire Tract 63136 (less Lots 68 and 69).

3. Term.

The Purchase Price Note shall commence upon the execution by both Parties and terminate 15 years from the commencement date or earlier in the event of full payment from bond proceeds or exercise of the Repurchase Option ("Term"). In no event shall the CDC be required to pay a greater amount than the net tax increment. Any amount unpaid after 15 years shall be forgiven. In the event Developer asks for earlier payment from bond proceeds, any short fall amount remaining from the proceeds bonds sized on the net tax increment shall be forgiven.

4. Application of Payments.

Each payment hereunder shall be credited first to interest then accrued and the remainder, if any, to principal. Interest shall cease to accrue upon principal so credited.

5. Holder May Assign.

Holder may, at its option, assign its right to receive payment under this Purchase Price Note without necessity of obtaining the consent of the Maker.

6. Maker Assignment Prohibited.

In no event shall Maker assign or transfer any portion of this Purchase Price Note without the prior express written consent of the Holder, which consent may be given or withheld in the Holder's sole discretion.

7. Attorneys' Fees and Costs.

In the event that any action is instituted with respect to this Purchase Price Note, the prevailing party promises to pay such sums as a court may fix for court costs and reasonable attorneys' fees. Holder's right to such fees shall not be limited to or by its representation by staff counsel, and such representation shall be valued at customary and reasonable rates for private sector legal services.

8. Non-Waiver.

Failure or delay in giving any notice required hereunder shall not constitute a waiver of any default or late payment, nor shall it change the time for any default or payment.

9. Successors Bound.

This Agency Note shall be binding upon the parties hereto and their respective heirs, successors, and assigns.

10. Terms.

Any terms not separately defined herein shall have the same meanings as set forth in the Agreement.

11. Monetary Default. If a monetary event of default occurs under the terms of the Agreement or the Agency Note, prior to exercising any remedies thereunder, Holder shall give Maker and any of the general or noticed limited partners of the Maker, listed below, simultaneous written notice of such default. Maker shall have a period of seven (7) days after such notice is given within which to cure the default prior to exercise of remedies by Holder.

12. Non-Monetary Default. If a non-monetary event of default occurs under the terms of any of the Agreement, prior to exercising any remedies thereunder, Holder shall give Maker and any general or limited partners of the Maker, listed below, simultaneous written notice of such default. If Maker fails to take corrective action or to cure the default within the initial thirty (30) day cure period, Holder shall give Maker and any general or limited partners of Maker listed in the Agreement written notice thereof, whereupon the limited partner(s) may remove and replace the general partner with a substitute general partner, reasonably acceptable to Holder, who shall effect a cure within a reasonable time thereafter, as determined by Holder, in accordance with the foregoing provisions. In no event shall Holder be precluded from exercising remedies if its security becomes or is about to become materially jeopardized by any failure to cure a default or the default is not cured within the period of time specified in the Agreement.

“MAKER”

Community Development Commission of
the City of Santa Fe Springs
A California limited liability company

Date: _____

By: _____

Its: _____

1350/18

SCALE: 1"=150'

SHEET 3 OF 29 SHEETS

TRACT NO. 63136IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

LOTS 60 THROUGH 72 AND LOTS 76 THROUGH 85 FOR RESIDENTIAL CONDOMINIUM PURPOSES

INDEX SHEET**SIGNATURE OMISSION NOTES (CONTINUED)**

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 86438(g)(3)(C) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

C.T. MIDNEY, ET AL., TRUSTEES OF FULTON WELLS HEALTH AND PLEASURE RESORT TO E.C. KNOTT, AS HOLDER OF ALL MINERAL OR MEDICINAL WATERS RECORDED IN BOOK 211 PAGE 302 OF DEEDS.

C.T. MIDNEY, J.M. PIRTLE AND CHAS BUSEY, TRUSTEES OF FULTON WELLS HEALTH AND PLEASURE RESORT, AS HOLDER OF ALL MINERAL OR MEDICINAL WATERS RECORDED IN BOOK 492 PAGE 208, OF DEEDS AND IN BOOK 211 PAGE 291, OF DEEDS AND IN BOOK 270 PAGE 91 OF DEEDS.

THE BIBLICAL RESEARCH SOCIETY, A CALIFORNIA CORPORATION, AS HOLDER OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS RECORDED MAY 26, 1983 AS INSTRUMENT NO. 83-589648 OF OFFICIAL RECORDS.

R.F. GILMORE COMPANY, A CORPORATION, AS HOLDER OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS RECORDED SEPTEMBER 8, 1973 AS INSTRUMENT NO. 34 OF OFFICIAL RECORDS.

JOHN H. BATSON, AS HOLDER OF ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES RECORDED DECEMBER 17, 1985 AS INSTRUMENT NO. 85-1485498 AND AS INSTRUMENT NO. 85-1485494 OF OFFICIAL RECORDS.

JAMES WEAVER AND REBECCA WEAVER, AS HOLDER OF ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES RECORDED OCTOBER 24, 1922 AS INSTRUMENT NO. 1194 IN BOOK 1550 PAGE 142 OF OFFICIAL RECORDS.

GENEVIEVE L. DUNLAP, A MARRIED WOMAN, AS HOLDER OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES AND OTHER MINERALS RECORDED MARCH 19, 1968 AS INSTRUMENT NO. 1846 OF OFFICIAL RECORDS.

JOHN H. BATSON, AS HOLDER OF ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES RECORDED DECEMBER 17, 1985 AS INSTRUMENT NO. 85-1485491 OF OFFICIAL RECORDS.

DONALD IRVING WARDMAN, BONNIE JEAN WARDMAN NEWSOME, MARILYN MAE WARDMAN SUTTON, PATRICIA WARDMAN SMITH, AND GWYN ELLEN WARDMAN DETRICK, AS HOLDER OF OIL, GAS, HYDROCARBONS AND RELATED SUBSTANCES RECORDED OCTOBER 2, 1974 AS INSTRUMENT NO. 225 OF OFFICIAL RECORDS.

LEO GOODMAN, ET UX., AS HOLDER OF OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES RECORDED JANUARY 15, 1954 AS INSTRUMENT NOS. 3727 AND 3728 OF OFFICIAL RECORDS.

NORMAN O. LANGSTAFF AND GOLDIE B. LANGSTAFF, AS HOLDER OF ALL OIL, GAS, AND MINERAL SUBSTANCES RECORDED SEPTEMBER 25, 1934 IN BOOK 13008 PAGE 140 OF OFFICIAL RECORDS.

JOHN H. SCHOETTLER, AS HOLDER OF ALL THE OIL AND GAS RECORDED OCTOBER 10, 1973 AS INSTRUMENT NO. 2190 OF OFFICIAL RECORDS.

TRINITY UNITED METHODIST CHURCH OF WHITTIER, A CALIFORNIA CORPORATION, AS HOLDER OF ALL OIL, GAS, AND/OR OTHER HYDROCARBON SUBSTANCES RECORDED MARCH 3, 1986 AS INSTRUMENT NO. 86-271214 OF OFFICIAL RECORDS.

THOMAS A. BEWLEY AND J. KENT BEWLEY AND KAREN A. BEWLEY, AS CO-TRUSTEES OF THE BEWLEY REVOCABLE TRUST DATED OCTOBER 15, 1991, AS HOLDER OF ALL MINERALS, HYDROCARBONS AND LIKE KIND SUBSTANCES RECORDED JUNE 23, 2004 AS INSTRUMENT NO. 04-1598562 OF OFFICIAL RECORDS.

FRED L. ELLIS AND ALEXANDRA J. ELLIS, AS HOLDER OF ALL OIL, MINERALS AND OTHER HYDROCARBON SUBSTANCES RECORDED MAY 1, 1970 AS INSTRUMENT NO. 84 OF OFFICIAL RECORDS.

FLORA DORA MCNALL, AS HOLDER OF ALL OIL, MINERALS, HYDROCARBONS AND LIKE KIND SUBSTANCES RECORDED NOVEMBER 22, 2005 AS INSTRUMENT NO. 05-2837847 OF OFFICIAL RECORDS.

FEDERICO C. VARGAS AND SILVIA VARGAS, AS HOLDER OF ALL OIL, MINERALS, HYDROCARBONS AND LIKE KIND SUBSTANCES RECORDED NOVEMBER 17, 2005 AS INSTRUMENT NO. 05-2783101 OF OFFICIAL RECORDS.

DONALD IRVING WARDMAN, ET AL, AS HOLDER OF ALL OIL, MINERALS, HYDROCARBONS AND LIKE KIND SUBSTANCES RECORDED MAY 9, 2005 AS INSTRUMENT NO. 05-536275 OF OFFICIAL RECORDS.

PACIFIC ENERGY RESOURCES, A CALIFORNIA LIMITED PARTNERSHIP, AS HOLDER OF ALL OIL, GAS, MINERAL AND HYDROCARBON RECORDED JUNE 29, 2001 AS INSTRUMENT NO. 01-1121823 OF OFFICIAL RECORDS.

HEIRS OF THE ESTATE OF A. WARDMAN, DECEASED, DONALD IRVING WARDMAN, MAE WARDMAN SUTTON, GWYN ELLEN WARDMAN, PATRICIA WARDMAN SMITH, BONNIE JEAN WARDMAN NEWSOME AND THEIR SUCCESSORS IN INTEREST AS HOLDER OF ANY MINERALS RECORDED SEPTEMBER 11, 1987 AS INSTRUMENT NO. 87-1464578 OF OFFICIAL RECORDS.

STELLA MEYER MARTIN AND/OR HER SUCCESSORS IN INTEREST; MARIE L. GREATHOUSE AND/OR HER SUCCESSORS IN INTEREST, AS HOLDER OF ANY MINERALS IN SAID PROPERTY RECORDED SEPTEMBER 11, 1987 AS INSTRUMENT NO. 87-1464578 OF OFFICIAL RECORDS.

JAMES H. BLAKEMORE AND LUCILE M. BLAKEMORE, AS HOLDER OF ALL OIL, GAS, AND ALL KINDRED SUBSTANCES RECORDED JUNE 20, 1979 AS INSTRUMENT NO. 79-685636 OF OFFICIAL RECORDS.

TOWN LOT FEE, LLC, AS HOLDER OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, AND ALL OTHER MINERAL AND OTHERWISE VALUABLE SUBSTANCES RECORDED DECEMBER 30, 2005 AS INSTRUMENT NO. 05-3229972 OF OFFICIAL RECORDS.

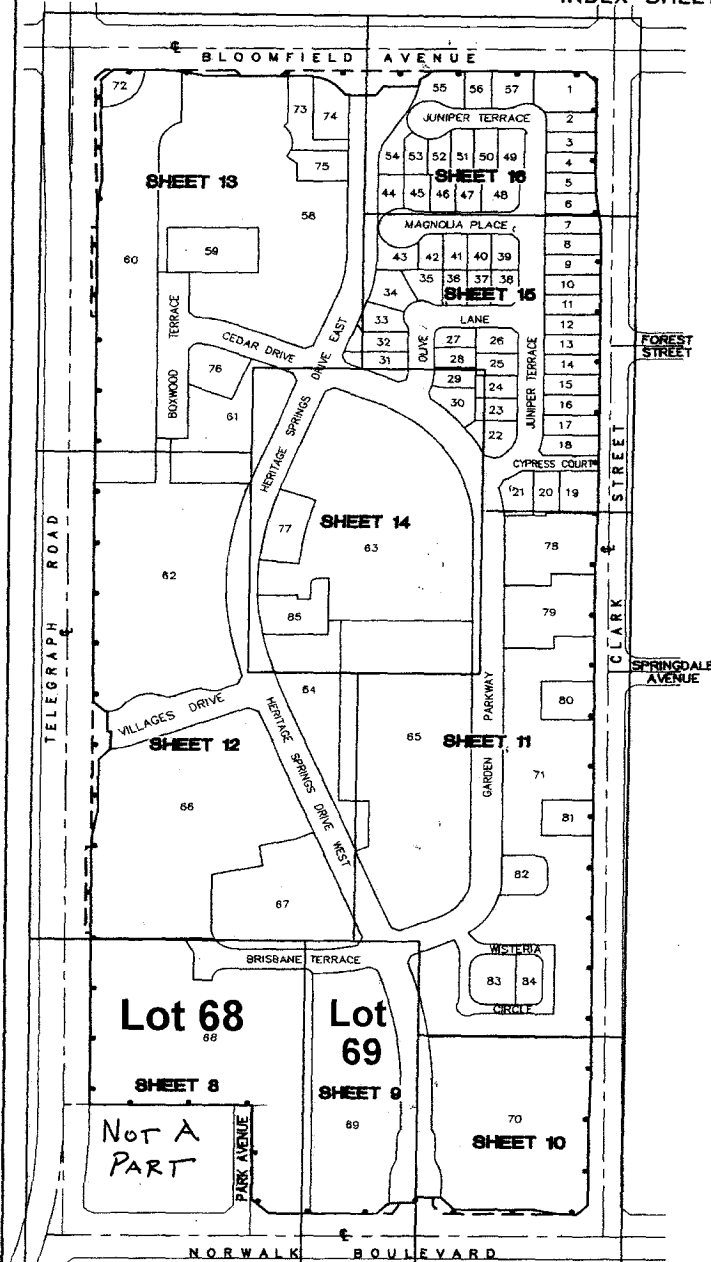
THE TRUSTEES OF THE BEAUMON FAMILY TRUST DATED NOVEMBER 14, 1979, AS HOLDER OF ALL RIGHTS TO OIL, GAS, AND HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER RECORDED NOVEMBER 5, 1997 AS INSTRUMENT NO. 97-1761583 OF OFFICIAL RECORDS.

FLORENCE K. BEAUMON, ANTHONY L. BEAUMON AND MONIQUE BAUMANN MAGOLSKIE WERE NAMED AS SUCCESSOR TRUSTEES, AS HOLDER OF ALL RIGHTS TO OIL, GAS, AND HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER RECORDED FEBRUARY 10, 2005 AS INSTRUMENT NO. 05-314772 OF OFFICIAL RECORDS.

H.F. MORGAN, AS HOLDER OF AN OIL LEASE PER DOCUMENT RECORDED JUNE 3, 1922 AS INSTRUMENT NO. 368 OF OFFICIAL RECORDS.

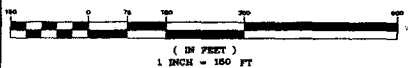
H.F. STREETER AND ZELBA B. STREETER, ZELBA B. STREETER, AS HOLDER OF AN OIL LEASE PER DOCUMENT RECORDED IN BOOK 8289, PAGE 120 AND BOOK 7262, PAGE 113 OF OFFICIAL RECORDS.

BREITBURN ENERGY COMPANY L.P., AS HOLDER OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES RECORDED DECEMBER 30, 2005 AS INSTRUMENT NO. 05-3229969, AS AMENDED BY FIRST AMENDMENT TO SURFACE AND SUBSURFACE RIGHTS AGREEMENT RECORDED AUGUST 15, 2006 AS INSTRUMENT NO. 06-1810629, AND AS AMENDED SECOND AMENDMENT TO SURFACE AND SUBSURFACE RIGHTS AGREEMENT RECORDED JUNE 27, 2008 AS INSTRUMENT NO. 08-1147814, ALL OF OFFICIAL RECORDS.

**PRIVATE STREET AND FIRE LANES**

THE FOLLOWING ROADWAYS CREATED ON THIS MAP ARE TO BE CONSIDERED PRIVATE STREETS AND FIRE LANES:

BOYWOOD TERRACE
BRISBANE TERRACE
CYPRESS COURT
GARDEN PARKWAY
HERITAGE SPRINGS DRIVE WEST & EAST
JUNIPER TERRACE
MAGNOLIA PLACE
OLIVE LANE
VILLAGES DRIVE
WISTERIA CIRCLE

GRAPHIC SCALE**LEGEND**

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

PLEASE REFER TO ITEM NO. 4-A

9-A



City of Santa Fe Springs

City Council Meeting

July 9, 2009

AWARD OF CONTRACT

Miscellaneous Street Repairs (FY 2008/09 Program)

RECOMMENDATION

That the City Council:

1. Accept the bids for the Miscellaneous Street Repairs (FY 2008/09 Program), and;
2. Award a contract to Hardy & Harper, Inc. of Santa Ana, California, in the amount of \$122,724.50.

BACKGROUND

This project involves the street rehabilitation of five specific locations adjacent to commercial and industrial areas. The following locations are to be repaired:

1. Carmenita Road south of Foster Road
2. Florence Avenue and Orr and Day Road Intersection
3. Santa Fe Springs Road and Sorensen Avenue Intersection
4. Radburn Street south of Borate Street
5. Gannett Avenue west of Valley View Avenue

The Miscellaneous Street Repairs (FY 2008/09 Program) project was previously authorized to advertise on January 22, 2009. On March 12, 2009 the City Council awarded a contract to D&L Paving, Inc. However, on May 26, 2009, the City Council terminated the contract with D&L Paving, Inc. and authorized the re-bidding of the project.

Bids were opened on June 23, 2009, and a total of thirteen (13) bids were received. The low bidder for the project was Hardy & Harper, Inc. of Santa Ana, California for the bid amount of \$122,724.50. The bid submitted by Hardy & Harper, Inc. is 1.4% above the Engineer's Estimate of \$121,000.00.

The Department of Public Works has reviewed the bids and found the low bid submitted by Hardy & Harper, Inc. to be satisfactory. The following represents the bids received and the amount of each bid:


<u>Bidder Name</u>	<u>Bid Amount</u>
Hardy & Harper, Inc.	\$122,724.50
EBS Inc.	\$126,666.66
Terra Pave, Inc.	\$128,706.60
G.R. Engineering	\$129,078.10

9-B

<u>Bidder Name</u>	<u>Bid Amount</u>
Imperial Paving Company, Inc.	\$131,684.60
Palp Inc. DBA (Excel Paving Company)	\$137,832.00
Sully-Miller Contracting Co.	\$139,375.00
Ruiz Engineering Co.	\$142,934.17
Pave West	\$144,152.20
All American Asphalt	\$147,018.60
R.J. Noble Co.	\$158,268.67
Haitbrink Asphalt Paving Inc.	\$166,273.25
I.C.E.	\$168,048.60


Frederick W. Latham
City Manager

Attachment(s):
None.

Report Submitted By: Don Jensen, Director 
Department of Public Works

Date of Report: June 29, 2009



City of Santa Fe Springs

City Council Meeting

July 9, 2009

PUBLIC HEARING

Resolution No. 9201 – Heritage Springs Assessment District No. 2001-1
(Hawkins Street and Palm Drive) Update for Fiscal Year 2009/10

RECOMMENDATION

That the City Council conduct the public hearing and adopt Resolution No. 9201 approving the Engineer's Report, confirming the Assessment, ordering the work and acquisitions, and directing actions with respect thereto.

BACKGROUND

On June 11, 2009, the City Council adopted Resolution No. 9188 declaring its intention to levy an assessment for street maintenance and repair of the streets located within the Heritage Springs Assessment District No. 2001-1.

The Heritage Springs Assessment District No. 2001-1 FY 2009/10 Engineer's Report discusses the improvements proposed to be maintained. This report is available for review in the City Clerk's office. They may be generally described as Hawkins Street, east of Norwalk Boulevard, and Palm Drive, south of Hawkins Street. The maintenance of such improvements is proposed to consist of the continued maintenance and operation of such improvements, including the maintenance of pavement and appurtenant facilities that are located in and along such streets, including but not limited to, personnel, electrical energy, utilities, materials, contracting services, and other items necessary for the satisfactory maintenance of the improvements. Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance, repair and servicing of roadways and appurtenant improvements, including repair, slurry sealing, chip sealing, removal or replacement of all or part of any of the streets or appurtenant improvements, and the administration of all aspects of the maintenance and the District.

FISCAL IMPACT

The District has a positive financial impact on the City because a benefit assessment district is used to fund the street maintenance costs attributable to such developments.

Report Submitted By: Don Jensen, Director
Department of Public Works

A handwritten signature in black ink, appearing to be "DJ", is written over the printed name and title of Don Jensen.

Date of Report: June 30, 2009

INFRASTRUCTURE IMPACT

The infrastructure has been constructed for this development and has been maintained on a regular schedule.



Frederick W. Latham
City Manager

Attachment(s)
Resolution No. 9201

RESOLUTION NO. 9201

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA
ADOPTING ENGINEER'S REPORT AND DIRECTING THE LEVY OF ANNUAL
ASSESSMENTS IN THE CITY OF SANTA FE SPRINGS
HERITAGE SPRINGS ASSESSMENT DISTRICT 2001-1
FOR FISCAL YEAR 2009/2010**

**CITY OF SANTA FE SPRINGS
Heritage Springs Assessment District 2001-1**

RESOLVED, by the City Council (the "Council") of the City of Santa Fe Springs, County of Los Angeles, State of California, that:

WHEREAS, this Council has conducted proceedings under and pursuant to the Municipal Improvement Act of 1913, Division 12, California Streets and Highways Code (the "Act") and Resolution Ordering the Assessment District Formation No. 6642, adopted June 28, 2001 (the "Resolution of Formation"), to form the Heritage Springs Assessment District 2001-1 (the "Assessment District"), to authorize the levy of special assessment upon the lands within the Assessment District, to acquire and construct public streets and other improvements, all as described therein; and

WHEREAS, pursuant to Section 10100.8 of the Act and the Resolution of Intention, this Council is authorized to levy annual assessments (the "Assessments") for maintenance, repair or improvement, including all expenses required for resurfacing and repair to public streets (the "Maintenance") in and adjacent to the Assessment District to keep such acquisitions and improvements in fit operating condition which are ordinarily incurred no more frequently than every five years, of the acquisitions and improvements for the Assessment District; and

WHEREAS, under the Act, this Council and for the annual levy of the Assessments, on June 11, 2009, has adopted Resolution No. 9188, a Resolution of the City Council of the City of Santa Fe Springs of Intention to Levy Annual Assessments for the City of Santa Fe Springs Heritage Springs Assessment District 2001-1 for Fiscal Year 2009/2010 (the "Intention Resolution") and preliminarily approved a special Engineer's Report (the "Engineer's Report") prepared pursuant to the Act for purposes of the levy of assessments for Fiscal Year 2009/2010; and

WHEREAS, as specified in the Intention Resolution, and upon notice as required by the Act, this Council held a public hearing on the issue of the levy of the assessments for the Next Fiscal Year, and all persons desiring to be heard were given an opportunity to be heard, and all objections to the assessment were considered by this Council.

NOW, THEREFORE, IT IS ORDERED as follows:

1. **Objections Overruled.** The objections and protests against the annual levy of assessments for the Assessment District, as a whole or as to any part thereof, or against the estimate of costs and the assessments, in whole or in part, written and oral, are hereby overruled.

2. **Public Interest.** The public interest, convenience and necessity require the levy of annual assessments for the Assessment District.

3. **District Described.** The District specially benefited and to be assessed to pay the costs and expenses thereof, and the exterior boundaries thereof, are as shown by the assessment diagram thereof filed in the offices of the City Clerk, which map is made a part hereof by reference thereto.

4. **Engineer's Report Approved.** The Engineer's Report, in the form on file with the City Clerk and to which reference is hereby made for further particulars, including the estimates of costs and expenses, the apportionment of assessments and the assessment diagram contained in the Engineer's Report, is hereby approved and confirmed and shall stand as the Engineer's Report for FY 2008/2009.

5. **Benefits Determined.** Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the public hearing, this Board expressly finds and determines that each of the several subdivisions of land in the Assessment District will be specially benefited.

6. **Collection of Assessments.** The assessments herein confirmed shall be collected in the same manner and upon the same roll as general taxes of the County of Los Angeles are collected. The Director of Finance and Administrative Services or other authorized official of the City is hereby authorized and directed to cause such collections to be made for the Next Fiscal Year.

7. **Effective.** This resolution shall take effect from and after its adoption.

PASSED and ADOPTED by the City Council of the City of Santa Fe Springs
at a regular meeting thereof this 9th day of July 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF SANTA FE SPRINGS

By: _____
MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council Meeting

July 9, 2009

ORDINANCE FOR PASSAGE

Ordinance No. 1002 (Urgency) Ordinance Amending City Code Chapter 74, Section I and Revising Certain Prima Facie Speed Limits

RECOMMENDATION

That the City Council Adopt Ordinance No. 1002 as an urgency ordinance setting speed limits on certain streets.

BACKGROUND

The results and recommendations of the traffic and engineering studies conducted on the streets and roads of Santa Fe Springs are attached. This report represents months of extensive field investigations and research to achieve the final presentation of the data.

The Engineering and Traffic Study serves two important purposes. First, it gives law enforcement the legal backing needed to enforce posted speed limits. Secondly, and most important, present conditions and available roadway history are examined to determine whether existing speed limits are still applicable and reasonable. This process helps to discourage the indiscriminate posting and speed zoning of streets without engineering justification.

Due to the Traffic Commission not meeting in June, they did not review the results and recommendations of the 2009 Engineering and Traffic Survey that was prepared by Minagar & Associates on behalf of the City of Santa Fe Springs.

Attached for the City Council's review is an excerpt from the Engineering and Traffic Survey. The Engineering and Traffic Survey in its entirety is available for review in the Engineering Department.

Staff recommends the approval of said Engineering and Traffic Survey and concurs with the proposed speed limit changes therein, which are noted as follows:

Report Submitted By: Don Jensen, Director of
Department of Public Works

Date of Report: July 2, 2009

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Recommended Decreases to Prima Facie Speed Limit

Best Avenue	Rosecrans Avenue to Pumice Street	30 mph to 25 mph
Cornet Street	Alondra Boulevard to Molette Street	35 mph to 30 mph
Freeman Avenue	Telegraph Road to Los Nietos Road	35 mph to 30 mph
Greenstone Avenue	Lakeland Road to Southerly Terminus	40 mph to 35 mph
Hathaway Drive/ Ontiveros Place	Florence Avenue to Mora Drive	35 mph to 30 mph
Jordan Circle	McCann Drive to McCann Drive	30 mph to 25 mph
Shoemaker Avenue	Excelsior Drive to Santa Ana Fwy (I-5)	40 mph to 35 mph
Spring Avenue	Excelsior Drive to Northerly Terminus	30 mph to 25 mph
Smith Avenue	Arlee Avenue to Norwalk Boulevard	35 mph to 30 mph

Recommended Increases in Prima Facie Speed Limit

Adler Drive	Shoemaker Avenue to Leffingwell Avenue	30 mph to 35 mph
Arctic Circle	Shoemaker Avenue to Molette Street	30 mph to 35 mph
McCann Drive	Norwalk Boulevard to Santa Fe Springs Road	35 mph to 40 mph
Norwalk Boulevard	Los Nietos Road to Perkins Avenue	30 mph to 35 mph
Orden Drive	Leffingwell Avenue to Easterly Terminus	30 mph to 35 mph

Ordinance No. 1002 has been prepared to update Chapter 74, Section I of the Municipal Code and implement the recommendations contained in the Traffic and Engineering Study Report.

This Ordinance is presented as an Urgency Ordinance due to the fact that the speed limits are unenforceable until adoption of the Ordinance and certification of the Engineering and Traffic Study Report by the courts. State law required that traffic and engineering studies be made every five years for radar enforcement of speed limits.


Frederick W. Latham
City Manager

Attachment(s)
None

ORDINANCE NO. 1002

AN URGENCY ORDINANCE OF THE CITY OF SANTA FE SPRINGS
AMMENDING THE CITY CODE CHAPTER 74, SECTION I AND
REVISING CERTAIN PRIMA FACIE SPEED LIMITS

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES ORDAIN
AS FOLLOWS:

Section 1. Chapter 74, Section I of the City Code is hereby amended by deleting therefrom the following:

<u>Name of Street or Portion Affected</u>	<u>Declared Prima Facie Speed Limit</u>
Adler Drive Between Shoemaker Avenue to Leffingwell Avenue	30 mile per hour
Arctic Circle Between Shoemaker Avenue to Molette Street	30 mile per hour
Best Avenue Between Rosecrans Avenue to Pumice Street	30 mile per hour
Cornet Street Between Alondra Boulevard to Molette Street	35 mile per hour
Freeman Avenue Between Telegraph Road to Los Nietos Road	35 mile per hour
Greenstone Avenue Between Lakeland Road to Southerly Terminus	40 mile per hour
Hathaway Drive/ Ontiveros Place Between Florence Avenue to Mora Drive	35 mile per hour
Jordan Circle Between McCann Drive to McCann Drive	30 mile per hour
McCann Drive Between Norwalk Boulevard to Santa Fe Springs Road	35 mile per hour
Norwalk Boulevard Between Los Nietos Road to Perkins Avenue	30 mile per hour
Orden Drive Between Leffingwell Avenue to Easterly Terminus	30 mile per hour
Shoemaker Avenue Between Excelsior Avenue To Santa Ana Freeway (I-5)	40 miles per hour
Spring Avenue Between Excelsior Drive to Northerly Terminus	30 mile per hour

Smith Avenue Between Arlee Avenue
To Norwalk Boulevard

35 mile per hour

Section 2. Chapter 74, Section I of the City Code is hereby amended by adding therefrom the following:

<u>Name of Street or Portion Affected</u>	<u>Declared Prima Facie Speed Limit</u>
Adler Drive Between Shoemaker Avenue to Leffingwell Avenue	35 mile per hour
Arctic Circle Between Shoemaker Avenue to Molette Street	35 mile per hour
Best Avenue Between Rosecrans Avenue to Pumice Street	25 mile per hour
Cornet Street Between Alondra Boulevard to Molette Street	30 mile per hour
Freeman Avenue Between Telegraph Road to Los Nietos Road	30 mile per hour
Greenstone Avenue Between Lakeland Road to Southerly Terminus	35 miles per hour
Hathaway Drive/ Ontiveros Place Between Florence Avenue to Mora Drive	30 mile per hour
Jordan Circle Between McCann Drive to McCann Drive	25 mile per hour
McCann Drive Between Norwalk Boulevard to Santa Fe Springs Road	40 mile per hour
Norwalk Boulevard Between Los Nietos Road to Perkins Avenue	35 mile per hour
Orden Drive Between Leffingwell Avenue to Easterly Terminus	35 mile per hour
Shoemaker Avenue Between Excelsior Avenue To Santa Ana Freeway (I-5)	40 miles per hour
Spring Avenue Between Excelsior Drive to Northerly Terminus	30 mile per hour
Smith Avenue Between Arlee Avenue To Norwalk Boulevard	30 mile per hour

Section 3. Effective Date of Ordinance Pursuant to the provisions of Section 36937 of the Government Code, this Ordinance shall take effect immediately and the facts constituting the urgency are as follows:

Engineering, police, and traffic reports reveal the fact that the speeds of vehicular traffic now authorized on the sections of the street set forth in this Ordinance are such as to constitute a present and existing danger to persons and property on and abutting said streets. Unless this Ordinance shall take effect immediately and the lawful speed of vehicular traffic revised accordingly, a serious injury may occur.

PASSED and ADOPTED this 9th day of July 2009 by the following called vote at a regular meeting of the City Council of the City of Santa FE Springs:

AYES:

NOES:

ABSENT:

MAYOR

ATTEST:

CITY CLERK



NEW BUSINESS

Review and Approval of Committee By-Laws for Council-Appointed Committees

RECOMMENDATION:

That the City Council review and approve the Committee By-Laws for each of the Council-Appointed Committees.

BACKGROUND

At Councils' direction, staff has been working with each of the Council-appointed committees to ensure that policies related to applications, appointments and absences are being applied consistently. Concurrent with this process has been a review by each of the committee memberships of existing By-Laws, which has included the addition of recently-revised Council policies pertaining to the categories of applications, appointments and absences. Attached for Councils' review and approval are updated By-Laws for each of the following Council-appointed committees:

- Beautification Committee
- Community Program Committee
- Family & Human Services Advisory Committee
- Historical Committee
- Parks & Recreation Advisory Committee
- Safe Neighborhood Team (SNT)/Residential Emergency and Disaster Initiative (READI) Committee
- Senior Citizens Advisory Committee
- Sister City Committee
- Youth Leadership Committee

A handwritten signature in black ink, appearing to read "Fred Latham", is positioned above the printed name.

Frederick W. Latham
City Manager

SANTA FE SPRINGS BEAUTIFICATION COMMITTEE

BY-LAWS

I. NAME

The name of this Committee shall be BEAUTIFICATION COMMITTEE.

II. PURPOSE

The purpose of this Committee shall be:

To prepare suggestions for policy determination by the City Council concerning beautification in the City of Santa Fe Springs.

To recommend programs it deems advisable for recognizing individuals, groups, organizations, or companies that have improved or are working toward beautifying their homes, businesses, industries, property or area.

To make recommendations for educational programs concerning City beautification to be conducted in the schools, in service clubs, PTA groups, and other community organizations.

III. AUTHORITY

This Committee shall be advisory only to the City Council. A report of the Committee Minutes and/or actions of this Committee shall be presented to the City Council following each meeting.

IV. MEMBERSHIP

This Committee shall be comprised of no more than 25 members appointed by the City Council from a cross section of persons residing in or active in the City. Committee membership may include representatives from the schools, local businesses, various social agencies, and civic and service organizations.

A. Appointments

All Committee members shall be nominated by Council Members and appointed by the Mayor, with the approval of the City Council, for terms of two years. Members may be reappointed at the discretion of the Council.

B. Vacancies

If a member is absent from three consecutive meetings, or a total of five meetings

per fiscal year, his/her office shall become vacant and shall be so declared by a majority vote of the Committee.

Long-term absences, due to extenuating circumstances, may be excused by the City Council. Such requests must be submitted in writing to the City Council.

Long-term absence excuses shall be limited to six months, at which time the Committee member shall be removed from service.

A member of the Committee may be excused from Committee meeting(s), should said member be summoned for jury duty service.

Vacancies shall be filled by the Council Member whose appointment has been vacated with the approval of the Mayor and City Council to complete the unexpired term.

C. Expiration Of Terms

One-half of Committee membership will expire on June 30 of even numbered years and one-half will expire on June 30 of odd numbered years.

D. Council Liaison

With the approval of the City Council, the Mayor may designate a Member of the Council to act as a Liaison to the Committee. The duties of the Liaison shall include reporting to the Committee any actions of the City Council relative to the Committee's programs or sphere of influence and to act as spokesperson on behalf of the Committee to the City Council.

V. ORGANIZATION

A. Meetings

The Committee shall meet regularly each month as decided by the Committee with the exception of July, August and December.

The Committee will select a meeting time and date convenient to most members and adhere to that schedule. The Chairperson shall have the power to call special meetings but all members shall have at least two (2) days notice for a special meeting. All meetings shall be public.

B. Officers

At the regular meeting in September of each year, the Committee shall organize by electing a Chairperson and Vice-Chairperson from its membership to serve for one year. Successful candidates must receive a majority vote of members present.

1. Duties:

- a. The Chairperson shall preside at Committee meetings, shall represent the Committee at various functions, and shall make necessary decisions affecting the Committee when a meeting is not possible.
- b. The Vice-Chairperson shall assume the Chairperson's duties in the Chairperson's absence or inability to perform said duties.
- c. In the absence or disability of both the Chairperson and Vice-Chairperson, the Executive Secretary shall chair the meeting.
- d. The Executive Secretary shall be a member of the City staff assigned by the City Manager. The duties shall include: Provide for the recording of Minutes for each meeting; keep an accurate record of attendance and notify the City Clerk of members missing three (3) consecutive meetings; provide staff assistance as required for the conduct of the Committee's business; and, act as principal staff advisor:

C. RULES, REGULATIONS AND RECORDS

All rules and regulations governing the Committee shall be approved by the City Council and shall be kept on file in the office of the City Clerk. The Committee shall keep a written record of its transactions, findings and determinations. Copies of such materials as well as Minutes of each meeting shall be forwarded to the City Clerk and the City Council.

Committee will operate under parliamentary procedure.

D. QUORUM

A 2/3 active membership of the Committee members shall constitute a quorum for the transaction of business. The affirmative or negative vote of a majority of members present shall be necessary for the final transaction of any business.

E. SUB-COMMITTEES

Sub-committees which are needed to successfully carry forth a Committee project shall be established by the Chairperson. The Chairperson shall appoint all sub-committee Chairpersons from members of the Committee.

VI. FINANCE

- A.** It is contemplated that only under unusual circumstances would the Committee collect or spend money. If the Committee's purpose does allow for the collection or expenditure of money, such collection or expenditures shall be consistent with City Council policy.
- B.** Committee members shall serve without monetary compensation.

VII. AMENDMENTS

Amendments to these By-Laws may be recommended to the City Council upon a 2/3 majority vote of the active Committee members. Any amendments to said By-Laws must be approved by the City Council.

Approved by the City Council this 9th day of July, 2009.

MAYOR

ATTEST:

CITY CLERK

**SANTA FE SPRINGS
COMMUNITY PROGRAM COMMITTEE
BY-LAWS**

I. NAME

The name of this Committee shall be "Community Program Committee".

II. PURPOSE

The purpose of this Committee shall be to provide cultural and educational events and activities, both with City facilities and commercial establishments, i.e. trips, concerts, plays historical events, art shows.

III. AUTHORITY

This Committee shall be advisory only to the City Council. A report on the findings and/or actions of this Committee shall be presented to the City Council at least once a year. Yearly reports will be due on or before June 30th of each year. This report shall include attendance of members and summary of events and attendance.

IV. MEMBERSHIP

The Committee shall be comprised of no more than 25 members appointed by the City Council from a cross section of community residents.

A. APPOINTMENTS

All Committee members shall be nominated by Council Members and appointed by the Mayor, with the approval of the City Council, for terms of two years. Members may be reappointed at the discretion of the Council.

B. VACANCIES

If a member of the Committee is absent from two (2) consecutive regular meetings, or a total of three (3) regular meetings per fiscal year, his/her office shall become vacant.

Long-term absences, due to extenuating circumstances, may be excused by the City Council. Such requests must be submitted in writing to the City Council. Long-term absence excuses shall be limited to six months, at which time the Committee member shall be removed from service.

Vacancies shall be filled by the Council Member whose appointment has been vacated, with the approval of the Mayor and City Council, to complete the unexpired term.

C. EXPIRATION OF TERMS

One half of the Committee membership terms will expire on June 30th of even numbered years and one half will expire on June 30th of odd numbered years. The terms will be established by the drawing of lots at the first official meeting of this Committee following approval of these bylaws.

D. COUNCIL LIAISON

With the approval of the City Council, the Mayor may designate a Member of the City Council to act as Liaison to the Committee. The duties of the Liaison shall include reporting to the Committee any actions of the City Council relative to the Committee's programs or sphere of influence and to act as spokesperson on behalf of the committee to the City Council.

V. ORGANIZATION

A. MEETINGS

The Committee shall meet regularly every other month as decided by the Committee.

The Committee will select a meeting time and date convenient to the majority of the members and adhere to that schedule. The Chairperson shall have the power to call special meetings but all members shall have at least two (2) days notice for a special meeting. All meetings shall be open to the public.

B. OFFICERS

At the regular meeting in November of each year, the Committee shall organize by electing a Chairperson and Vice Chairperson from its membership to serve for one year. Successful candidates must receive a majority vote of members present.

1. Duties:

- a. The Chairperson shall preside at Committee meetings, shall represent the Committee at various functions, and shall make necessary decisions affecting the Committee when a meeting is not possible.
- b. The Vice Chairperson shall assume the Chairperson's duties in the absence or inability to perform said duties.
- c. In the absence or the disability of both the Chairperson and Vice Chairperson, the Executive Secretary shall chair the meeting.
- d. The Executive Secretary shall be a member of the City staff assigned by the City Manager. The duties shall include: Provide for the recording of the Minutes for each meeting; keep an accurate record of attendance and notify the City Clerk of members missing two (2) consecutive meetings; provide staff assistance as required for the

conduct of the Committee's business; and, act as the principal staff advisor.

C. RULES, REGULATIONS AND RECORDS

All rules and regulations governing the Committee shall be approved by the City Council and shall be kept on file in the Office of the City Clerk. The Committee shall keep a written record of its transactions, findings and determinations. Copies of such materials, as well as minutes of each meeting, shall be forwarded to the City Clerk and the City Council.

Committee will operate under parliamentary procedure.

D. QUORUM

A majority of the Committee members shall constitute a quorum for the transaction of business. The affirmative or negative vote of the majority of the members present shall be necessary for the final transaction of any business.

E. SUB-COMMITTEES

Sub-committees which are needed to successfully carry forth a Committee project shall be established by the Chairperson. The Chairperson shall appoint all Sub-committee Chairpersons from the committee. Subcommittee members may include nonmembers of the Committee on an as-needed basis.

VI. FINANCE

A. It is contemplated that only under unusual circumstances would the Committee collect or spend money. If the Committee's purpose does allow for the collection or expenditure of money, such collection or expenditures shall be consistent with City Council policy.

B. Committee members shall serve without compensation.

VII. AMENDMENTS

Amendments to these By-laws may be recommended to the City Council upon a 2/3 majority vote of the Committee members. Any amendments to said By-laws must be approved by the City Council.

Approved by the City Council this 9th day of July, 2009.

MAYOR

ATTEST:

CITY CLERK

SANTA FE SPRINGS FAMILY AND HUMAN SERVICES ADVISORY COMMITTEE

BY-LAWS

I. NAME

The name of this Committee shall be **CITY OF SANTA FE SPRINGS FAMILY AND HUMAN SERVICES ADVISORY COMMITTEE**

II. PURPOSE

The Family and Human Services Advisory Committee was developed to advise the City Council on human services needs that exist in the community and also work with City staff on improving and developing social services programs. The Committee will also evaluate existing services/programs and recommend changes to improve services.

III. MEMBERSHIP

This Committee shall be comprised of no more than fifteen (15) Council appointed members from a cross section of persons residing in or active in the City. Five (5) additional members who represent public and private social service agencies and are active in the City shall be appointed by the Committee. Appointees may include representatives from the schools, local businesses, civic and social service organizations.

A. APPLICATIONS

Applications for appointment shall be made available in the City Clerk's Office. Applications must be submitted to the City Clerk. Once received date-stamped, eligibility of the applicant will be determined by the City Clerk based on applicable Committee/Commission by-laws. Eligible applicants will be included in the next Council Agenda Packet for Council members' and staff's review under Prospective Members for Various Committees/Commissions. The City Clerk shall notify non-eligible applicants by mail.

Applications shall be valid for six months. The City Clerk shall be responsible to notify the appropriate Executive Secretary of the name of any applicant who has remained on the list for five months without appointment. The Executive Secretary shall be responsible to send a letter to the prospective applicant that shall include: the date on which the current application will expire, a blank application, and directions to return the updated application to the City Clerk within 30 days if they wish to remain on the eligibility list. It shall be the responsibility of the City Clerk to maintain updated eligibility lists for all Council-Appointed Committees/Commissions.

B. APPOINTMENTS

Fifteen (15) Committee members shall be nominated by Council Members and appointed by the Mayor, with the approval of the City Council to a two year term. Members may be reappointed or removed at the discretion of the City Council. The Committee members shall appoint the five (5) social service agency representatives to a two year term.

Following the appointment of any Committee member or Commissioner, the City Clerk shall notify said appointee by mail of their term of appointment. Copies of such letters shall be sent to the appointing Councilmember, the Council Liaison, and the Executive Secretary. It shall be the responsibility of the Executive Secretary to: contact the new appointee to advise him/her of the next meeting, provide all documents necessary to function on the Committee/Commission, and notify the Chair of new appointments.

By April 30 of each year, the City Clerk shall provide Executive Secretaries with a list of members whose term is due to expire at the end of the fiscal year (June 30th.) Executive Secretaries shall then notify members and provide blank applications to be completed and returned within 30 days if the member wishes to be re-appointed. The Executive Secretaries shall then submit a complete audit of re-appointments, including applications, to the City Clerk.

C. ABSENCES

If a member is absent from three consecutive meetings, or a total of five meetings per fiscal year, his/her office shall become vacant. All absences can only be excused by the City Council in writing.

Vacancies shall be filled by the Council Member whose appointment has been vacated, with the approval of the Mayor and City Council, to complete the unexpired term.

Long – term absences cannot be longer than six (6) months due to extenuating circumstance, and must be excused by the City Council. **Such requests must be submitted in writing to the City Council for approval.**

It shall be the responsibility of the Executive Secretary to monitor the attendance of Committee members/Commissioners according to their respective by-laws. Recently-adopted Council policy states that long-term absence excuses shall be limited to six months, at which time the Committee member/Commissioner shall be removed from service. The Executive Secretary shall be responsible to notify by mail any member in danger of being removed due to absence from one meeting prior to such removal. Attempts should also be made to contact the Committee member/Commissioner by phone. Such notification shall include the absence policy for the Committee/Commission and directions for obtaining an excused absence if necessary. Copies of such letters shall be sent to the appointing Councilmember, the Council Liaison, and the City Clerk. If after receiving said notification, a Committee member/Commissioner misses the subsequent meeting, the Executive Secretary shall notify the City Clerk. The City Clerk shall then notify the City Manager and the appointing Councilmember.

D. EXPIRATION OF TERMS

One half of the Committee membership terms will expire on June 30th of even numbered years and one half will expire on June 30th of odd numbered years.

E. COUNCIL LIAISON

With the approval of the City Council, the Mayor may designate a Member of the City Council to act as Liaison to the Committee. The duties of the Liaison shall include reporting to the Community any actions of the City Council relative to the Committee's programs or sphere of influence and to act as spokesperson on behalf of the Committee to the City Council.

IV. ORGANIZATION

A. MEETINGS

The Committee shall meet regularly each month **as decided by the Committee.**

The Committee will select a meeting time and date convenient to most members and adhere to that schedule. The meetings of this Committee shall be held eight times a year, the months of January, February, March, April, May, June, October and November, on the third Wednesday of each month. The Chairperson shall have the power to call special meetings but all members shall have at least two (2) days notice for a special meeting. All meetings shall be public.

B. OFFICERS

At a regular June meeting each year, the Committee shall organize by electing a Chairperson and Vice Chairperson from its membership to serve for a one year term. Successful candidates must receive a majority vote of members present.

1. Duties:

- a. The Chairperson shall preside at Committee meetings, shall represent the Committee at various functions, and shall make necessary decisions affecting the Committee when a meeting is not possible.
- b. The Vice Chairperson shall assume the Chairperson's duties in the absence or inability to perform said duties.
- c. In the absence or the disability of both the Chairperson and Vice Chairperson, the Executive Secretary shall chair the meeting.
- d. The Executive Secretary shall be a member of the City staff. The duties shall include: 1.) provide for the recording of the Minutes for each meeting; 2.) keep an accurate record of attendance and notify the Chairperson of members missing three (3) consecutive meetings; 3.) provide staff assistance as required for the conduct of the Committee's business; 4.) and, act as the principal staff advisor.

C. RULES, REGULATIONS AND RECORDS

All rules and regulations governing the Committee shall be approved by the City Council and shall be kept on file in the Office of the City Clerk. The Committee shall keep a written record of its transactions, findings and determinations. Copies of such materials, as well as Minutes of each meeting, shall be forwarded to the City Clerk and the City Council.

Committee will operate under parliamentary procedure.

D. QUORUM

A majority of the Committee members shall constitute a quorum for the transaction of business. The affirmative or negative vote of the majority of the members present shall be necessary for the final transaction of any business.

E. SUB-COMMITTEES

Sub-committees which are needed to successfully carry forth a Committee project shall be established by the Chairperson. The Chairperson shall appoint all sub-committee chairpersons from the Committee.

V. FINANCE

- A.** It is contemplated that only under unusual circumstances would the Committee collect or spend money. If the Committee's purpose does allow for the collection or expenditure of money, such collection or expenditures shall be consistent with City Council policy.
- B.** The Family & Human Services Community Support Fund (FHSCSF) is administered through the FHS Division under the guidance of the committee. A financial report for this fund is prepared and submitted by city staff each quarter to the committee for their review and approval.
- C.** Committee members shall serve without compensation.

VI. AMENDMENTS

Amendments to these By-Laws may be recommended to the City Council upon 2/3 majority vote of the Committee members. Any amendments to said By-Laws must be approved by the City Council.

Approved by the City Council this 9th day of July, 2009.

MAYOR

ATTEST:

CITY CLERK

SANTA FE SPRINGS HISTORICAL COMMITTEE

BY-LAWS

I. NAME

The name of this Committee shall be Santa Fe Springs Historical Committee.

II. PURPOSE

The purpose of this Committee shall be: 1. To collect factual data on the Native American, European and Spanish-Mexican history and culture as it is woven together into the fabric of Santa Fe Springs' daily life; 2. To share these resources with the schools and citizens in order to supplement any curriculum which may need historical data concerning the Santa Fe Springs area. 3. To chronicle and display the diverse cultural influences on Santa Fe Springs and its impact on city life.

III. AUTHORITY

This Committee shall be advisory only to the City Council. A report on the findings and/or actions of this Committee shall be presented to the City Council at least once a year. Yearly reports will be due on or before June 30th of each year.

IV. MEMBERSHIP

The Committee shall be comprised of no more than 20 members appointed by the City Council from a cross section of persons residing in or active in the City. Committee membership may include representatives from the schools, local businesses, various social agencies, and civic and service organizations.

A. APPOINTMENTS

All Committee members shall be nominated by Council Members and appointed by the Mayor, with the approval of the City Council, for terms of two years. Members may be reappointed at the discretion of the Council.

B. VACANCIES

If a member is absent from two meetings, **not necessarily consecutive**, during one fiscal year (July through June), his/her office shall become vacant.

Long-term absences, due to extenuating circumstances, may be excused by the City Council. Such requests must be submitted in writing to the City Council.

Vacancies shall be filled by the Council member whose appointment has been vacated, with the approval of the Mayor and City Council, to complete the unexpired term.

C. EXPIRATION OF TERMS

One-half of the Committee membership terms will expire on June 30th of even numbered years and one half will expire on June 30th of odd numbered years.

D. COUNCIL LIAISON

With the approval of the City Council, the Mayor may designate a Member of the City Council to act as Liaison to the Committee. The duties of the Liaison shall include reporting to the Committee any actions of the City Council relative to the Committee's programs or sphere of influence and to act as spokesperson on behalf of the Committee to the City Council.

V. ORGANIZATION

A. MEETINGS

The Committee shall meet four times per year on the first Tuesday of the month at 5:30 p.m. or as decided by the Committee.

The Chairperson shall have the power to call special meetings but all members shall have at least two (2) days notice for a special meeting. All meetings shall be public.

B. OFFICERS

At the July meeting each year, the Committee shall organize by electing a Chairperson and Vice Chairperson from its membership to serve for one year. Successful candidates must receive a majority vote of members present.

1. Duties:

- a. The Chairperson shall preside at Committee meetings, shall represent the Committee at various functions, and shall make necessary decisions affecting the Committee when a meeting is not possible.
- b. The Vice Chairperson shall assume the Chairperson's duties in the Chairperson's absence or inability to perform said duties.
- c. In the absence or the disability of both the Chairperson and Vice Chairperson, the Executive Secretary shall chair the meeting.
- d. The Executive Secretary shall be a member of the City staff assigned by the City Manager. The duties shall include: Provide for the recording of the Minutes for each meeting; keep an accurate record of attendance and notify the Chairperson of members missing two (2) consecutive meetings; provide staff assistance as required for the conduct of the Committee's business; and, act as the principal staff advisor.

2. Vacancies:

The Vice-Chairperson shall succeed to the office of Chairperson for the unexpired term in the event the latter office is vacated, following official announcement by the Executive Secretary of said vacation of office.

C. Absences – It shall be the responsibility of the Executive Secretary to monitor the attendance of Committee members/Commissioners according to their respective by-laws. Recently-adopted Council policy states that long-term absence excuses shall be limited to six months, at which time the Committee member/Commissioner shall be removed from service. The Executive Secretary shall be responsible to notify by mail any member in danger of being removed due to absence one meeting prior to such removal. Attempts should also be made to contact the Committee member/Commissioner by phone. Such notification shall include the absence policy for the Committee/Commission and directions for obtaining an excused absence if necessary. Copies of such letters shall be sent to the appointing Councilmember, the Council Liaison, and the City Clerk. If after receiving said notification, a Committee member/Commissioner misses the subsequent meeting, the Executive Secretary shall notify the City Clerk. The City Clerk shall then notify the City Manager and the appointing Councilmember.

C. RULES, REGULATIONS AND RECORDS

All rules and regulations governing the Committee shall be approved by the City Council and shall be kept on file in the Office of the City Clerk. The Committee shall keep a written record of its transactions, findings and

determinations. Copies of such materials, as well as Minutes of each meeting, shall be forwarded to the City Clerk and the City Council.

Committee will operate under parliamentary procedure.

D. QUORUM

A majority of the Committee members shall constitute a quorum for the transaction of business. The affirmative or negative vote of the majority of the members present shall be necessary for the final transaction of any business.

E. SUB-COMMITTEES

Sub-committees which are needed to successfully carry forth a Committee project shall be established by the Chairperson. The Chairperson shall appoint all Sub-committee Chairpersons from the Committee.

VI. FINANCE

- A. It is contemplated that only under unusual circumstances would the Committee collect or spend money. If the Committee's purpose does allow for the collection or expenditure of money, such collection or expenditures shall be consistent with City Council policy.
- B. Committee members shall serve without compensation.

VII. AMENDMENTS

Amendments to these By-Laws may be recommended to the City Council upon a 2/3 majority vote of the Committee members. Any amendments to said By-Laws must be approved by the City Council.

Approved by the City Council this 9th day of July, 2009.

MAYOR

ATTEST:

CITY CLERK

PARKS & RECREATION ADVISORY COMMITTEE BY-LAWS

I. NAME

The name of this Committee shall be "PARKS & RECREATION ADVISORY COMMITTEE".

II. PURPOSE

The purpose of this Committee shall be:

To advise the City Council on the types of programs that would best meet the recreational needs of the people of all ages and interests;

To provide more public participation in policy making as to recreation programs;

To evaluate the effectiveness of recreation programs and park facilities;

To assist in policy formation regarding conservation, nature, open spaces, and cultural development.

III. AUTHORITY

This Committee shall be advisory only to the City Council. A report of the Committee Minutes and/or actions of this Committee shall be presented to the City Council following each meeting.

IV. MEMBERSHIP

This Committee shall be comprised of no more than twenty-five members appointed by the City Council from a cross section of the various segments of the community. Twenty-two of the members must be residents of Santa Fe Springs.

A. APPOINTMENTS

All Committee members shall be nominated by Council Members and appointed by the Mayor, with the approval of the City Council, for terms of two years. Members may be reappointed at the discretion of the Council.

B. VACANCIES

If a member is absent from three consecutive meetings per fiscal year, his/her office shall become vacant.

Long-term absences, due to extenuating circumstances, may be excused by the City Council. Long-term absence excuses shall be limited to six months, at which time the Committee member shall be removed from service. Such requests must be submitted in writing to the City Council.

Vacancies shall be filled by the Council Member whose appointment has been vacated, with the approval of the Mayor and City Council, to complete the unexpired term.

C. EXPIRATION OF TERMS

One half of the Committee membership terms will expire on June 30th of even numbered years and one half will expire on June 30th of odd numbered years. The terms will be established by the drawing of lots at the first official meeting of this Committee following approval of these By-Laws.

D. COUNCIL LIAISON

With the approval of the City Council, the Mayor may designate a Member of the City Council to act as Liaison to the Committee. The Council Liaison will be an ex-officio member of this committee. The duties of the Liaison shall include reporting to the Committee any actions of the City Council relative to the Committee's programs or sphere of influence and to act as spokesperson on behalf of the Committee to the City Council.

V. ORGANIZATION

A. MEETINGS

The Committee shall meet each month with the exception of July, August and December.

The Committee will select a meeting time and date convenient to the majority of the members and adhere to that schedule. The Chairperson shall have the power to call special meetings but all members shall have at least two (2) days notice for a special meeting. All meetings shall be public.

B. OFFICERS

At the regular meeting in June of each year, the Committee shall organize by electing

a Chairperson and Vice Chairperson from its membership to serve for one year.

1. Duties:

- a. The Chairperson shall preside at Committee meetings, shall represent the Committee at various functions, and shall make necessary decisions affecting the Committee when a meeting is not possible.
- b. The Vice Chairperson shall assume the Chairperson's duties in the absence or inability to perform said duties.
- c. In the absence or the disability of both the Chairperson and Vice Chairperson, the Executive Secretary shall chair the meeting.
- d. The Executive Secretary shall be a member of the City staff assigned by the City Manager. The duties shall include: Provide for the recording of the Minutes for each meeting; keep an accurate record of attendance and notify the City Clerk of members missing three (3) consecutive meetings; provide staff assistance as required for the conduct of the Committee's business; and, act as the principal staff advisor.

C. RULES, REGULATIONS AND RECORDS

All rules and regulations governing the Committee shall be approved by the City Council and shall be kept on file in the Office of the City Clerk. The Committee shall keep a written record of its transactions, findings and determinations. Copies of such materials, as well as Minutes of each meeting, shall be forwarded to the City Clerk and the City Council.

Committee will operate under parliamentary procedure.

D. QUORUM

Majority of the Committee members shall constitute a quorum for the transaction of business. The affirmative or negative vote of the majority of the members present shall be necessary for the final transaction of any business.

E. SUB-COMMITTEES

Sub-committees which are needed to successfully carry forth a Committee project shall be established by the Chairperson. The Chairperson shall appoint all Sub-committee Chairpersons from the Committee. Sub-committee members may include non-members of the Committee.

There shall be a specified Sub-committee which shall be known as the Christmas

Float Sub-committee. The Chairperson shall appoint the Sub-Committee Chairperson from the Committee each year in the month of January. This appointment must be affirmed by the Committee as a whole. There are no restrictions on the number of terms for a Sub-committee Chairperson.

VI. FINANCE

- A.** It is contemplated that only under unusual circumstances would the Committee collect or spend money. If the Committee's purpose does allow for the collection or expenditure of money, such collection or expenditures shall be consistent with City Council policy.
- B.** Committee members shall serve without compensation.

VII. AMENDMENTS

Amendments to these By-Laws may be recommended to the City Council upon a 2/3 majority vote of the Committee members. Any amendments to said By-Laws must be approved by the City Council.

Approved by the City Council this 9th day of July, 2009.

MAYOR

ATTEST:

CITY CLERK

SAFE NEIGHBORHOOD TEAM (SNT)/ RESIDENTIAL EMERGENCY AND DISASTER INITIATIVE (READI) COMMITTEE

BY-LAWS

I. NAME

The Name of this Committee shall be the Santa Fe Springs Safe Neighborhood Team (SNT) Residential Emergency And Disaster Initiative (READI) Committee.

II. PURPOSE

The purpose of this Committee shall be:

1. To assist in defining, promoting, and implementing neighborhood emergency preparedness and crime watch programs, goals, and objectives.
2. To promote neighborhood emergency preparedness and crime watch through the recruitment of Assistant Area Coordinators, Zone Captains, and Assistant Captains and through general volunteer recruitment and training.
3. To act as volunteer emergency response personnel in time of an emergency in a manner consistent with the City's Emergency Preparedness Master Plan.
4. To make recommendations to the City Council relating to the programs and purposes of the City's Safe Neighborhood Team Program.

III. MEMBERSHIP

The Committee shall consist of no more than 6 Area Coordinators and 1 EOC Liaison Coordinator. In the absence of the Liaison Coordinator, another Area Coordinator may be assigned to the City's Emergency Operation Center (EOC). Ideally, the Area Coordinators shall live within the geographic area to which they are assigned. Availability of qualified volunteers may dictate deviation from this goal. Each Area Coordinator shall be entitled to one vote.

A. Appointments

All Area Coordinators shall be selected by the current Area Coordinators membership.

B. Vacancies

Vacancies shall be filled by selection of the Committee. It shall be a goal of the Committee to fill from within its volunteer membership in descending order of positions, e.g., Assistant Area Coordinators are considered for Area Coordinator vacancies, and Zone Captains for Assistant Area Coordinators, and Assistant Zone Captains for Zone Captains. In filling vacancies, consideration shall also be given to the compatibility of the residence location of the volunteer with the Area/Zone assignment of the vacant position. Mid-term vacancies shall be filled for the remainder of the term.

Committee members may resign and be selected to fill other positions within the Committee of Safe Neighborhood Team Volunteer organization.

C. Sub-Committees

The Committee may designate sub-committees of its members and other volunteers to accomplish certain responsibilities and/or to advise the Committee as a whole.

D. Area Coordinators, Assistant Area Coordinators, Zone Captains, and Assistant Captains

The appointment of volunteer Area Coordinators, Assistant Area Coordinators, zone Captains, And Assistant Zone Captains shall be confirmed by the Committee. Zone Captains and Assistant Zone Captains shall meet monthly along with the Area Coordinators and Assistant Area Coordinators on a date, time, and place designated by the Committee membership. The Chairperson shall conduct this meeting and shall establish, along with program administrators, the agenda. The Area Coordinators may submit both informational and action items for consideration, recommendations, and advice of the Assistant Area Coordinators, Zone Captains, and Assistant Zone Captains. Each Committee member present shall have one vote.

E. Council Liaison

With the approval of the City Council, the Mayor may designate a member of the City Council to act as Liaison to the Committee. The Duties of the Liaison shall include reporting to the Committee any actions of the City Council relative to the Committee's programs or sphere of influence and to act as spokesperson on behalf of the Committee to the City Council.

IV. AUTHORITY

This Committee shall be advisory only to the program volunteers, the program administrators, and the City Council Liaison. Nothing contained herein shall modify the City Council's Authority and responsibility for the policies, procedures, and programs, of the City's Emergency Preparedness, Crime Prevention, and law Enforcement functions. The Authority of this Committee is intended to supplement and complement the city's resources.

The Committee is advisory and not a standing Committee of the City of Santa Fe Springs.

V. ORGANIZATION

A. Meetings

The Committee shall meet monthly. The Committee shall select a meeting date, time, and place convenient to the majority of the members. Program administrators shall have the authority, in consultation with the chairperson, to revise the meeting schedule, should circumstances dictate the need for such.

A quorum of fifty percent of the membership present shall be required to vote changes in the By-Laws. All other actions may be approved by a simple majority of the membership present. Membership shall mean all positions which are filled at the time of the meeting.

Regular attendance is required and Area Coordinators and Assistant Area Coordinators are expected to attend each meeting on a regular basis. With proper notification, absences can be excused. If after three consecutive unexcused absences, Area coordinators and Assistant Area Coordinators may be replaced by the Committee.

As circumstances dictate, The Committee may choose to meet more frequently for periods of time. On the call of the Chairperson, or program administrators, emergency meetings may be called with proper notification efforts having been made.

Area meetings and sub-committee meetings may be held at the call of the Zone Captain or sub-committee chair.

B. OFFICERS

At the regular meeting in March of each fiscal year, the Committee shall organize to elect a Chairperson, Vice-Chairperson, and Secretary from its membership to serve for one year, and additional positions as needed.

There shall be no limitation on the number of terms members can serve in any Committee position, e.g., Chairperson, Vice-Chairperson, or Area Coordinator.

The Chairperson shall preside at the Committee meetings and may be asked to represent the Committee at various functions. In the absence of the Chairperson, the Vice-Chairperson shall run the meeting.

The program administrator shall be the staff liaison member of the City's Department of Police Services. The duties of the staff liaison shall include, but not be limited to: sending out notices, providing staff assistance, preparing the agenda, provide and coordinate training, conduct exercises, and acting as principal staff advisor.

C. Policy and Procedures

Polices and procedures regarding the operations of the City's Safe Neighborhood Team (SNT) and Residential Emergency And Disaster Initiative Program (READI) will be drafted by staff and approved by the Committee. As appropriate, such shall be submitted for review and consideration by the City Council. Staff will keep a written record of the Committee's transactions and copies shall be available at the City's Police Services Center, 11576 Telegraph Rd., Santa Fe Springs, CA. 90670.

By-Laws will be reviewed for revisions every two (2) years. The By-Laws will also be submitted to the City Council Liaison for review and will include a signature block to verify their review.

Approved by the City Council this 9th day of July, 2009.

Mayor

Attest:

City Clerk

SANTA FE SPRINGS SENIOR CITIZENS ADVISORY COMMITTEE

BY – LAWS

I. NAME

The name of this Committee shall be **CITY OF SANTA FE SPRINGS SENIOR CITIZENS ADVISORY COMMITTEE**

II. PURPOSE

The purpose of this Committee shall be to advise, plan, and conduct projects that will foster mutual understanding between Senior Citizens of Santa Fe Springs and the Honorable City Council of the City of Santa Fe Springs in order to improve the well being of the Senior Citizens in the City of Santa Fe Springs and to the community at large

III. AUTHORITY

This committee shall be advisory only to the City Council. A report on the findings and/or actions of this Committee shall be presented to the City Council at least once a year. Yearly reports will be due on or before June 30th of each year.

IV. MEMBERSHIP

The Committee shall be comprised of no more than 25 members appointed by the City Council from a cross section of persons residing in or active in the City. Committee membership may include representatives from the schools, local businesses, various social agencies, and civic and service organizations.

A. APPLICATIONS

Applications for appointment shall be made available in the City Clerk's Office. Applications must be submitted to the City Clerk. Once received date-stamped, eligibility of the applicant will be determined by the City Clerk based on applicable Committee/Commission by-laws. Eligible applicants will be included in the next Council Agenda Packet for Council members' and staff's review under Prospective Members for Various Committees/Commissions. The City Clerk shall notify non-eligible applicants by mail.

Applications shall be valid for six months. The City Clerk shall be responsible to notify the appropriate Executive Secretary of the name of any applicant who has remained on the list for five months without appointment. The Executive Secretary shall be responsible to send a letter to the prospective applicant that shall include: the date on which the current application will expire, a blank application, and directions to return the updated application to the City Clerk within 30 days if they wish to remain on the eligibility list. It shall be the responsibility of the City Clerk to maintain updated eligibility lists for all Council-Appointed Committees/Commissions.

B. **APPOINTMENTS**

All Committee members shall be nominated by Council Members and appointed by the Mayor, with the approval of the City Council, for terms of two years. Members may be reappointed or removed at the discretion of the Council.

Following the appointment of any Committee member or Commissioner, the City Clerk shall notify said appointee by mail of their term of appointment. Copies of such letters shall be sent to the appointing Councilmember, the Council Liaison, and the Executive Secretary. It shall be the responsibility of the Executive Secretary to: contact the new appointee to advise him/her of the next meeting, provide all documents necessary to function on the Committee/Commission, and notify the Chair of new appointments.

By April 30 of each year, the City Clerk shall provide Executive Secretaries with a list of members whose term is due to expire at the end of the fiscal year (June 30.) Executive Secretaries shall then notify members and provide blank applications to be completed and returned within 30 days if the member wishes to be re-appointed. The Executive Secretaries shall then submit a complete audit of re-appointments, including applications, to the City Clerk.

C. **ABSENCES**

If a member is, absent from three consecutive meetings, or five meetings per fiscal year, his/her office shall become vacant.

Vacancies shall be filled by the Council Member whose appointment has been vacated, with the approval of the Mayor and the City Council to complete the unexpired term.

Long – term absences only be for 6 months, and must be excused by the City Council. **Such requests must be submitted in writing to the City Council for approval.**

It shall be the responsibility of the Executive Secretary to monitor the attendance of Committee members/Commissioners according to their respective by-laws. Recently adopted Council policy states that long-term absence excuses shall be limited to six months, at which time the Committee member/Commissioner shall be removed from service. The Executive Secretary shall be responsible to notify by mail any member in danger of being removed due to absence from one meeting prior to such removal. Attempts should also be made to contact the Committee member/Commissioner by phone. Such notification shall include the absence policy for the Committee/Commission and directions for obtaining an excused absence if necessary. Copies of such letters shall be sent to the appointing Councilmember, the Council Liaison, and the City Clerk. If after receiving said notification, a Committee member/Commissioner misses the subsequent meeting, the Executive Secretary shall notify the City Clerk. The City Clerk shall then notify the City Manager and the appointing Councilmember.

D. **EXPIRATION OF TERMS**

One-half of the Committee membership terms will expire on June 30th of even numbered years and one half will expire on June 30th of odd numbered years.

E. **COUNCIL LIAISON**

With the approval of the City Council, the Mayor may designate a Member of the City Council to act as a Liaison to the Committee. The duties of the Liaison shall include reporting to the Community any actions of the City Council relative to the Committee's programs or sphere of influence and to act as spokesperson on behalf of the Committee to the City Council.

V. **ORGANIZATION**

A. **MEETINGS**

The Committee shall meet regularly each month **as decided by the Committee.**

The Committee will select a meeting time and date convenient to most members and adhere to that schedule. The meetings of this committee shall be held eight times a year in the months of January, February, March, April, May, June, October and November on the second Wednesday of each month. The Chairperson shall have the power to call special meetings, but all members shall have at least two (2) days notice for a special meeting. All meetings shall be public.

B. **OFFICERS**

At the regular June meeting each year, the Committee shall organize by electing a Chairperson and Vice Chairperson from its membership to serve for a one-year term. Successful candidates must receive a majority vote of members present and must have attended at least 6 meetings in the previous year.

1. Duties:

- a. The Chairperson shall preside at Committee meetings, shall represent the Committee at various functions, and shall make necessary decisions affecting the Committee when a meeting is not possible.
- b. The Vice Chairperson shall assume the Chairperson's duties in the absence or inability to perform said duties.
- c. In the absence or the disability of both the Chairperson and Vice Chairperson, the Executive Secretary shall chair the meeting.
- d. The Executive Secretary shall be a member of the City staff. The duties shall include: 1.) provide for the recording of the Minutes for each meeting; 2.) keep an accurate record of attendance and notify the Chairperson of members missing three (3) consecutive meetings; 3.) provide staff assistance as required for the conduct of the Committee's business; 4.) and act as the principal staff advisor.

C. RULES, REGULATIONS, AND RECORDS

All rules regulations governing the Committee shall be approved by the City Council and shall be kept on file in the Office of the City Clerk. The Committee shall keep a written record of its transactions, findings, and determinations. Copies of such material, as well as Minutes of each meeting, shall be forwarded to the City Clerk and the City Council.

Committee will operate under "the Robert Rules of Order".

D. QUORUM

A majority of the Committee members shall constitute a quorum for the transaction of business. The affirmative or negative vote of the majority of the members present shall be necessary for the final transaction of any business.

E. SUB-COMMITTEES

Sub-Committees which are needed to successfully carry forth a Committee project shall be established by the Chairperson. The Chairperson shall appoint all sub – committee chairpersons from the Committee.

VI. FINANCE

A. It is contemplated that only under unusual circumstances would the Committee collect or spend money. If the Committee's purpose does allow for the collection or expenditure of money, such collection or expenditures shall be consistent with City Council policy.

B. Committee members shall serve without compensation.

VII. AMENDMENTS

A. Amendments to these By – Laws may be recommended to the City Council upon 2/3 majority vote of the Committee members. Any amendments to said By – Laws must be approved by the City Council.

Approved this 9th day of July 2009.

MAYOR

ATTEST:

CITY CLERK

SANTA FE SPRINGS SISTER CITY COMMITTEE

BY-LAWS

I. NAME

The name of this Committee shall be the Santa Fe Springs Sister City Committee.

II. PURPOSE

The purpose of this Committee shall be to plan and conduct projects which will foster mutual understanding and goodwill between the citizenry of Santa Fe Springs and the citizenry of any foreign city duly designated by the City Council of the City of Santa Fe Springs as a "Sister City" of the City of Santa Fe Springs.

III. AUTHORITY

This Committee shall be advisory only to the City Council, and shall act as goodwill ambassadors of the City of Santa Fe Springs. A report on the activities and/or actions of this Committee shall be presented to the Council at least once a year. Yearly reports will be due on or before June 30th of each year.

No act of this Committee shall be contrary to the established policy of the City Council of the City of Santa Fe Springs; the Town Affiliation Association of the United States, Inc. - Sister Cities International; the U.S./Mexico Sister City Association; or the various Departments of the United States Government.

The Committee shall adhere to all applicable provisions of sections 54950 through 54963 of the State of California Government Code (herein referred to as "The Brown Act.")

IV. MEMBERSHIP

The Committee shall be composed of no more than 25 members appointed by the City Council from a cross section of persons who either reside or work in the City, which may include representatives from schools, local businesses, various social agencies, and civic and service organizations, within the City. Each of these members is entitled to one vote.

A. Appointments

All Committee members shall be nominated by Council Members and appointed by the Mayor, with the approval of the City Council, for terms of two years. Members may be reappointed or removed at the discretion of the Council.

B. Vacancies

For unexpired terms, nominations to fill vacancies shall be filled consistent with Section IV (A). Committee members appointed to fill vacancies shall complete the unexpired term.

C. Expiration of Terms

One half of the Committee membership terms will expire on June 30th of even numbered years and one half will expire on June 30th of odd numbered years.

D. Council Liaison

With the approval of the City Council, the Mayor may designate a member of the City Council to act as Liaison to the Committee. The duties of the Liaison shall include reporting to the Committee any actions of the City Council relative to the Committee's programs or sphere of influence and to act as spokesperson on behalf of the Committee to the City Council.

V. ORGANIZATION

A. Meetings

The Committee shall meet the first Monday of each month unless otherwise specified, and at least eleven times each calendar year. The Chair shall have the power to call special meetings, but all members shall have at least two (2) days notice for a special meeting. All meetings shall be open to the public and subject to the Brown Act.

B. Elections

At the regular meeting in May, the Chair, with concurrence of the Committee, shall appoint five (5) members from the Committee who shall constitute a Nominating Committee. Members cannot serve on the Nominating Committee for two (2) consecutive years. The Nominating Committee will report its selections for the elected offices of the Committee at the regular June meeting. Nominations from the Sister City Committee as a whole will also be accepted at the June meeting. Elections shall be held annually at the regular June meeting. New officers will take office in July.

C. Duties of Officers

1. Officers' terms shall be for one year.
2. The Chair shall preside at Committee meetings, shall represent the Committee at various functions pertaining to Sister City activities, and shall make necessary decisions affecting the Committee when a meeting is not possible. All members shall be contacted regarding any business that is conducted outside of a regular meeting. Such decisions must be approved by the Council Liaison and not in conflict with the Brown Act. The Chair shall be the ex-officio member of all sub-committees and shall be the Chair of the By-Laws Revision Committee and shall keep an official copy of the By-Laws. The Chair may appoint a Committee member, with approval of the

Committee, to fill the unexpired term of any officer who is unable to perform their duties.

3. The Vice Chair shall assume the Chair's duties in the absence or inability to perform said duties.
4. In the absence or the disability of both the Chair and Vice Chair, the Executive Secretary shall chair the meeting.
5. The Treasurer shall prepare and submit a financial report at each regular meeting which shall include all transactions of both the Sister City Committee and the Young Ambassadors' Association. All transactions shall indicate payee, amount, and purpose of expenditure or origin of deposit. All monies assigned to students' accounts shall be listed by date, amount, and origin. Encumbered and unencumbered funds shall be noted.
6. The Staff Liaison shall write all Committee correspondence and give the Executive Secretary and Chair a copy for the Sister City files.
7. The Executive Secretary shall be a member of the City staff assigned by the City Manager. The duties shall include: provide for the recording of the Minutes for each meeting; keep an accurate record of attendance and notify the Chair and City Clerk of members missing three consecutive meetings; provide staff assistance as required for the conduct of the Committee's business; and, act as the principal staff advisor.

C. Rules, Regulations and Records

All rules and regulations governing the Committee shall be approved by the City Council and shall be kept on file in the office of the City Clerk. The Committee shall keep a written record of its activities and determinations. Copies of such materials, as well as Minutes of each meeting, shall be forwarded to the City Clerk and the City Council.

Committee will operate under Roberts Rules of Order.

E. Quorum

A majority of the Committee members shall constitute a quorum for the transaction of business. The affirmative or negative vote of the majority of the members present shall be necessary for the final transaction of any business.

E. Sub-Committees

Two sub-committees consisting of no fewer than 5 members, one each dedicated to the respective sister cities of Navojoa, Mexico and Tirschenreuth, Germany, shall be created by the Chair to work with the Executive Secretary and Staff Liaison to plan for business pertaining to these sister cities.

Additional sub-committees which are needed to successfully carry forth a Committee project shall be established by the Chair. The Chair shall appoint all sub-committee Chairs from the Committee.

VI. FINANCE

- A.** The Committee's purpose does allow for the collection and expenditure of money, such collection or expenditures shall be consistent with City Council policy.
- B.** Committee members shall serve without compensation.
- C.** No Committee member may impose any fees or fines upon another member unless specified in the Standing Rules.
- D.** The Treasurer shall not disburse any funds without prior Committee approval. Such approval shall occur at a public meeting. The Committee shall have the books audited at least once a year.

VII. AMENDMENTS

Amendments to these By-Laws may be recommended to the City Council upon a 2/3 majority vote of the Committee members. Any amendments to said By-Laws must be approved by the City Council.

Approved by the City Council this 9th day of July, 2009.

MAYOR

ATTEST:

CITY CLERK

**CITY OF SANTA FE SPRINGS
YOUTH LEADERSHIP COMMITTEE
BY-LAWS**

I. NAME

The name of this Committee shall be The Youth Leadership Committee.

II. PURPOSE

The Committee purpose shall be to foster greater involvement of youth in the community and municipal government. The Committee shall study problems, activities, and concerns of youth, especially as they relate to municipal programs or projects of the City and recommend solutions to the City Council.

III. AUTHORITY

This committee shall report to the City Council. A report on the findings and/or actions of this Committee shall be presented to the City Council at least once a year.

IV. MEMBERSHIP

The committee shall be comprised of no more than 20 members appointed by the City Council from a cross section of youth residing in the City. Committee members will be between the ages of 13 and 18 years of age during the next committee term following his/her appointment.

No more than two (2) family members may participate on the Committee during any appointed term.

A. APPOINTMENTS

All Committee members will be appointed by City Council, for terms of two years. Members may be reappointed at the discretion of the appointing City Council Member.

B. VACANCIES

If a member is absent from three consecutive meetings, or a total of five meetings per fiscal year, his/her office shall become vacant.

Long-term absences, due to extenuating circumstances, may be excused by the City Council. Such request must be submitted in writing to the City Council.

Long-term absence excuses shall be limited to six months, at which time the Committee member shall be removed from service.

Vacancies shall be filled by the Council Member whose appointment had been vacated; the new member will complete the unexpired term.

C. EXPIRATION OF TERMS

Each committee member will serve a 2-year term. Upon the completion of the 2-year term, each committee member in good standing shall be eligible for re-appointment. Once a committee member graduates from High School, his/her term will end June 30th following graduation.

D. COUNCIL LIAISON

With the approval of the City Council, the Mayor may designate a Member of the City Council to act as Liaison to the Committee. The duties of the Liaison shall include reporting to the Committee any actions of the City Council relative to the Committee's programs or sphere of influence and to act as spokesperson on behalf of the Committee to the City Council.

V. ORGANIZATION

A. MEETINGS

The Committee shall meet on the first Monday of each month. (In case of a holiday, meet on the second Monday of each month) regularly each month as decided by the Committee.

The Committee will select a meeting time and date convenient to most members and adhere to that schedule. The Chairperson will have power to call special meetings but all members shall have at least two (2) days notice for a special meeting.

B. OFFICERS

At a regular meeting each year, the Committee shall organize by electing a Chairperson, Vice Chairperson and secretary from its membership to serve for one year. Successful candidates must receive a majority vote of members present.

1. Duties:

- a. The Chairperson shall preside at Committee meetings, shall represent the Committee at various functions, make necessary decisions affecting the Committee when a meeting is not possible.
- b. The Vice Chairperson shall assume the Chairperson's duties in the absence or inability to perform said duties.

- c. In the absence of both the Chairperson, Vice Chairperson, the Secretary shall chair the meeting.
- d. The Executive Secretary or their designee shall be a member of the City Staff assigned by the Director of Community Services. The duties shall include: Provide for the recording of the Minutes for Each meeting; keep an accurate record of attendance and notify the City Clerk of members missing three (3) consecutive meetings; provide staff assistance as required for the conduct of the Committee's business; and, act as the principal staff advisor.

C. RULES, REGULATIONS AND RECORDS

All rules and regulations governing the Committee shall be approved by the City Council and shall be kept on file in the Office of the City Clerk. The Committee shall keep written record of its transactions, findings, and determinations. Copies of such materials, as well as Minutes of each meeting, shall be forwarded to the City Clerk and the City Council.

Committee will operate under parliamentary procedure.

D. QUORUM

A majority of the Committee members shall constitute a quorum for the transaction of business. The affirmation or negative vote of the majority of the members present shall be necessary for the final transaction of any business.

E. SUB-COMMITTEES

Sub-committees which are needed to successfully carry forth a Committee project shall be established by the Chairperson. The Chairperson shall appoint all Sub-committee Chairpersons from the Committee.

F. ADVISORY COMMITTEE

Graduating Youth Leadership Committee members may be appointed to the Advisory Committee to assist in committee projects. This Advisory Committee will have no voting power and be appointed by the Executive Secretary.

VI. AMENDMENTS

Amendments to these By-Laws may be recommended to the City Council upon a 2/3 majority vote of the Committee members. Any amendments to said By-Laws must be approved by the City Council.

Approved by the City Council this 9th day of July 2009.

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council Meeting

July 9, 2009

NEW BUSINESS

Resolution No. 9200 – A Resolution Authorizing an Advance from the City of Santa Fe Springs for Purposes of the Washington Boulevard Redevelopment Project Area

RECOMMENDATION:

That the City Council Adopt Resolution No. 9200 authorizing an advance in the amount of \$200,000 to assist in funding the capital needs of the Washington Boulevard Redevelopment Project Area.

BACKGROUND

Tonight's Community Development Commission meeting agenda includes Resolution No. 236-2009 requesting and authorizing an advance of \$200,000 from the City. The advance will be used to finance capital costs of the Commission, specifically the Sorensen Avenue Sidewalk Improvement Project.

FISCAL IMPACT

The General Fund has sufficient reserves to maintain the Redevelopment Revolving Fund (Consolidated and Washington Boulevard combined) at \$10,000,000 over the next several years. The Washington Boulevard Redevelopment Project will repay the \$200,000 as tax increment revenue monies become available.

A handwritten signature in black ink, appearing to read "F. Latham".

Frederick W. Latham
City Manager

Attachment

Resolution No. 9200

RESOLUTION NO. 9200

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA AUTHORIZING THE ADVANCE FROM THE CITY OF SANTA FE SPRINGS FROM THE REDEVELOPMENT REVOLVING FUND FOR THE PURPOSES OF THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT

WHEREAS, the Community Development Commission of the City of Santa Fe Springs is undertaking certain actions which are necessary and incidental to the carrying out of the Washington Boulevard Redevelopment Plan which has previously been adopted by the City of Santa Fe Springs; and

WHEREAS, the Commission has incurred and will continue to incur obligations for such purpose; and

WHEREAS, the City of Santa Fe Springs is authorized, pursuant to Section 33600, et.seq., of the Health and Safety Code of the State of California to make loans to the Commission for the purposes of defraying said expenses;

NOW, THEREFORE, the City Council of the City of Santa Fe Springs does hereby resolve, determine and order as follows:

Section 1. Pursuant to the provisions of said Section 33600, et.seq., of the Health and Safety Code, the Commission hereby requests of the City of Santa Fe Springs an advance in the amount of \$200,000 as of July 9, 2009.

Section 2. The Commission shall accept and administer any funds loaned to it pursuant to this request in accordance with the provisions of Section 33600, et.seq., of the Health and Safety Code.

Section 3. Such loan shall be evidenced by a promissory note of the Commission containing the following terms, in addition to all usual and customary terms:

- (a) Interest at the rate of twelve percent per annum.
- (b) Payable on or before September 30, 2010.
- (c) Payable from accumulated property tax increment and sales tax increment in accordance with the "Agreement For Reimbursement of Tax Increment Funds" between the City of Santa Fe Springs, the Redevelopment Agency of the City of Santa Fe Springs and the County of Los Angeles, signed by the City and Agency on April 23, 1987.

PASSED, APPROVED AND ADOPTED this 9th day of July, 2009

Mayor

ATTEST:

City Clerk



City of Santa Fe Springs

City Council Meeting

July 9, 2009

NEW BUSINESS

Adopt Resolution 9202 Approving Responses to the Objections Submitted By the County of Los Angeles to the Adoption of the Proposed Development Plan for Amendment No. 4 to the Consolidated Redevelopment Project Area, Adopt Resolution No. 9195 Authorizing the Use of Housing Set-aside Funds Outside the Project Area, and Introduce Ordinance No. 1000

RECOMMENDATION

That the City Council approve Resolution No. 9202 responding to the written objections from the County of Los Angeles, adopt Resolution No. 9195 pertaining to Housing Set-aside Funds, and, introduce Ordinance No. 1000 adopting Amendment No. 4 to the CRPA.

BACKGROUND

In a letter dated June 24, 2009 the Chief Executive Officer of the County of Los Angeles, pursuant to Health and Safety Code Section 33362 submitted a Statement of Objections to the proposed Consolidated Redevelopment Project Area Amendment No. 4. In the letter the County takes the position that the Community Development Commission, in its Preliminary Report and Report to City Council has not complied with Community Redevelopment Law (CRL). The County submitted a detailed report expressing the objections it has to the proposed Amendment No. 4.

Whenever such written objections are received pursuant to Section 33362 the City Council must respond in writing to the written objections received before or at the noticed public. Section 33363, requires "...The written responses shall describe the disposition of the issues raised. The legislative body shall address the written objections in detail, giving reasons for not accepting specified objections and suggestions. The legislative body shall include a good-faith, reasoned analysis in its response and, for this purpose, conclusionary statements unsupported by factual information shall not suffice."

After receiving the objections from the County staff with the assistance of the CDC's redevelopment consultant, A.C. Lazzaretto & Associates began preparing responses to the objections raised by the County. As required by

Report Submitted By: A.C. Lazzaretto,

Department of Planning and Development

Date of Report: July 1, 2009

Section 33363, these responses have been prepared in good faith and reasoned analysis has been used in addressing the objections.

The analysis of the written objections is attached to the report for consideration by the City Council. The analysis has found that the majority of the objections raised by the County are without merit; furthermore the analysis establishes that there is justification for finding the area blighted under the CRL.. If the City Council concurs with the findings of the analysis, it would be in order for the Council to adopt the Resolution No. 9202 which would overrule the County's objections. Also attached is Resolution No. 9195 finding that the use of Low- and Moderate-Income Housing Funds outside the boundaries of Amendment No. 4 to the CRPA will be of benefit to the Consolidated Redevelopment Project Area. Passage of the resolution was postponed, after the written objections were received from the County.

If the Council approves Resolution No. 9202, and Resolution No. 9195, the next order of business will be to introduce Ordinance 1000 approving the Redevelopment Plan for Amendment No. 4 to the Consolidated Redevelopment Project Area.

FISCAL IMPACT

There will be no fiscal impact as a result of taking these actions.

INFRASTRUCTURE IMPACT

There will be no infrastructure impact as a result of taking these actions.



Frederick W. Latham
City Manager

Attachment(s):

Resolution No. 9202

Written Findings in Response to Written Objections of the County of Los Angeles in Conjunction with the Proposed Redevelopment Plan for CPRA Amendment No. 4

Resolution No. 9195

Ordinance No. 1000

RESOLUTION NO. 9202

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPROVING A RESPONSE TO THE OBJECTIONS TO ADOPTING AMENDMENT NO. 4 TO THE CONSOLIDATED REDEVELOPMENT PROJECT AREA SUBMITTED BY THE COUNTY OF LOS ANGELES

WHEREAS, the City Council of the City of Santa Fe Springs initiated action to amend the Consolidated Redevelopment Project Area, including the preparation of a proposed redevelopment plan accompanied by a report containing specific required analysis of the project, including a blight analysis, method of financing;

WHEREAS, As provided under Section 33458 of the California Health and Safety Code, the City Council and the Community Development Commission of the City of Santa Fe Springs held a joint public hearing on June 25, 2009 to consider adopting Amendment No. 4 to the Consolidated Redevelopment Project Area, and Notice of said joint public hearing conformed to the requirements of Section 33452 of the California Health and Safety Code;

WHEREAS, As provided under Section 33362 of the California Health and Safety Code, the County of Los Angeles submitted a Statement of Objections to the Proposed Amendment No. 4 to the Consolidated Redevelopment Project Area;

WHEREAS, As provided under Section 33363 of the California Health and Safety Code, the City of Santa Fe Springs prepared a Response to Written Objections to the Statement of Objections submitted by the County of Los Angeles, and a copy of which is attached hereto and marked Exhibit "A";

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

Section I. The City Council has evaluated the statements and information contained in Los Angeles County's Statement of Objections to the adoption of Amendment No. 4 to the Consolidated Redevelopment Project Area.

Section II. The City Council has prepared a Response to Written Objections which provides a detailed response and disposition of each of the written objections, including an reasoned analysis refuting the specific objections and suggestions.

Section III. The City Council has concluded that, notwithstanding the statements and information presented in the Statement of Objections submitted by the County of Los Angeles, there remains sufficient legal basis for the City Council to proceed with the adoption of the proposed Amendment No.4 to the Consolidated Redevelopment Project Area.

Section IV. The City Council hereby approves the Response to Written Objections contained in Exhibit "A", and hereby overrules the objections specified in the written Statement of Objections submitted by the County of Los Angeles in a transmittal letter dated June 24, 2009, and signed by Mr. William T. Fujioka, Chief Executive Officer.

Section V. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED THIS 9th DAY OF July, 2009.

Luis M. Gonzalez, Mayor

ATTEST:

Barbara Earl, City Clerk

STATEMENT OF OBJECTIONS

SUMMARY OF WRITTEN OBJECTIONS RECEIVED FROM WILLIAM T. FUJIOKA, CHIEF EXECUTIVE OFFICER OF THE COUNTY OF LOS ANGELES, AN AFFECTED TAXING AGENCY OF THE PROJECT AREA

On June 24, 2009, Mr. William T. Fujioka, Chief Executive Officer of the County of Los Angeles, submitted a letter to Barbara E. Earl, City Clerk of the City of Santa Fe Springs, objecting to the adoption of the Consolidated Redevelopment Project Area Amendment No. 4. The letter is file in the office of the City Clerk of the City of Santa Fe Springs and incorporated herein by reference.

Specifically, the County of Los Angeles had the following objections:

- (a) The blight findings presented by the Commission throughout the Preliminary Report are not substantial and lack specific evidence.
- (b) The Commission admits that "There were no truly 'Unsafe or Unhealthy' buildings identified in the Area.
- (c) The consultant's methodology presented to demonstrate physical blight is flawed because the over-broad conditions used to define "aging, deteriorating" affords no basis to determine if buildings are unsafe or unhealthy for human occupancy.
- (d) The Commission's list of parcels categorized as blighted includes numerous commercial and industrial sites where no physically or economic blight is observable.
- (e) Characterizations of parcels as "an impediment to development" or having "commercial potential" violated the Community Redevelopment Law in that blight conditions must be assessed based on existing conditions, not on the site's development potential.
- (f) The consultant believes that "lots of irregular shape and size for the designated development that do not meet market demands constitute blight under California Redevelopment Law." The County disagrees with this interpretation as the consultant fails to provide evidence that physical conditions prevents or substantially hinder the existing use of the buildings.

- (g) The consultant fails to provide data for its findings that property values are depreciated or stagnant; and that County's data indicates significant growth in assessed values in the last five years.
- (h) The findings regarding "Impaired Property Values Due to Hazardous Wastes" are inadequate, as they fail to include any specific examples of actual conditions in the Project Areas, or why recently constructed and occupied business parks should be included in this category.
- (i) The Vacancy Rate is flawed, as it appears that consultant counts entire parcels and business parks as vacant, while the actual observed conditions reveals only a few vacancies out of a large, subdivided, predominantly occupied building or business park.
- (j) It appears that the consultant believes that public infrastructure deficiencies are a category of blight. The County disagrees with this assessment, and believes that the inclusion of a public works wish list does not provide evidence of blight.
- (k) The consultant's evidence fails to show that the inclusion of non-blighted parcels is for purposes other than the City's collection of the tax increment.
- (l) The proposed Redevelopment Plan amendment No. 4 fails to comply with various time limits contained in the Community Redevelopment Law. Additionally, the Commission failed to comply with various procedural requirements.

RESPONSE TO WRITTEN OBJECTIONS

WRITTEN FINDINGS OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS IN RESPONSE TO WRITTEN AND ORAL OBJECTIONS, COMMUNICATIONS, AND SUGGESTIONS PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33363 AND 33364 IN CONNECTION WITH THE PROPOSED REDEVELOPMENT PLAN FOR THE CONSOLIDATED REDEVELOPMENT PROJECT AREA AMENDMENT NO. 4

City Council Response to County of Los Angeles

The preceding Summary of Objections (Summary) which is incorporated herein by reference is the essence of a written communication from Mr. William T. Fujioka, Chief Executive Officer of the County of Los Angeles, dated June 24, 2009, and addressed to Barbara E. Earl, City Clerk of the City of Santa Fe Springs. The letter objected to the adoption of the Consolidated Redevelopment Project Area Amendment No. 4 and stated the proposed project did not appear to be consistent with the Community Redevelopment Law on several counts. The County's objections are based on an analysis, prepared by Siefel Consulting Inc., of the Community Development Commission's (Commission or CDC) Preliminary Report.

The County's first objection, referred to in Summary as (a), to the proposed Redevelopment Plan stated that "There is an inadequate showing of blight in the project area." According to the County, the Community Redevelopment Law and case law require that the findings of blight presented by the Commission in the Preliminary Report be based on substantial evidence. However, the County argues that the Commission's findings of blight are not supported by substantial evidence, but rather "a thin collection of conclusory statements predicated on the Commission's misinterpretations of the law, and lack of specific evidence necessary to conclude that there is blight in the project area."

In response to the previous objection, the City Council finds and declares the following:

Section 33030 of the California Health and Safety Code finds that a blighted area is one that contains both an area that is predominantly urbanized, as that term is defined in Section 33320.1, and an area that is characterized by one or more conditions

set forth in any paragraph of Subdivision (a) of Section 33031, and one of more conditions set forth in any paragraph of Subdivision (b) of Section 33031.

The conditions described under Subdivision (a) include buildings in which it is unsafe or unhealthy for persons to live or work; conditions that prevent or substantially hinder the viable use or capacity of buildings or lots; adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area; and the existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by the irregular shapes and inadequate sizes.

The conditions described under Subdivision (b) describes economic conditions that cause blight, including depreciated or stagnant property values; impaired property values due in significant part to hazardous wastes on property; abnormally high business vacancies; a serious lack of necessary commercial facilities; serious residential overcrowding; an excess of bars, liquor stores or adult-oriented businesses; and a high crime rate.

The Preliminary Report and the Report to the City Council details the results of a survey conducted of parcels within the project area. The survey results show that a number of conditions of blight exist. There is no question by the County of whether the area is a predominantly urbanized area. Rather, the County appears to take issue that not all aspects of the Health and Safety code are met within Section 33031. However, it is only necessary to show evidence of one condition of physical and one condition of economic blight.

Survey results demonstrate that more than 70 % of the properties in the proposed Project Area suffered from some form of physical or economic blight. The statistics show that 58% of the properties have "aging, deteriorating, and poorly maintained buildings;" 18% of the properties are "small and irregular shaped lots under multiple ownership or are underutilized;" 34% exhibit "outdated and inefficient building configuration and design that does not meet current business needs;" 26% of the properties have "unsafe access to building parking lots or obsolete setbacks;" 4% of the buildings are metal buildings which are prohibited by the Santa Fe Springs Zoning Code; and 18% are "vacant and underutilized land or buildings". Many of the properties in question have more than one indicator of blight on site.

Only 26% of the properties in the area of Amendment No. 4 have "no planning or building deficiencies that are apparent or observed". Therefore, approximately 74% of the properties have deficiencies in the area of Amendment No. 4 and could be considered blighted as defined by California Community Redevelopment Law. The conditions found in the area of Amendment No. 4 are typical of older commercial and industrial areas that have not experienced significant private reinvestment.

Of special note is the data that shows that 18% of the properties in the area are

vacant or underutilized. In contrast, the vacancy factor in the industrial and commercial sectors of the City of Santa Fe Springs, of the city is a very low 2.5 %. The presence of a relatively high number of vacant commercial and industrial buildings in the area of Amendment No. 4 is a leading indicator of economic blight in the proposed project area.

Another prime example of blight found in area of Amendment No. 4 are properties that are known to be contaminated. Using information from the State of California, the U.S. Environmental Protection Agency, and the City of Santa Fe Springs Department of Fire-Rescue (CUPA) it was determined that there are several properties in the Amendment Area that have been identified as contaminated. These properties represent approximately 16.82% of the total.

Furthermore, due to past oil drilling activities, the entire area of proposed Amendment No. 4 lies within the area designated by the City of Santa Fe Springs as the "Methane Zone." Because of the methane zone, all the properties in the Amendment are subject to environmental conditions that are not encountered in other areas, and therefore special measures to mitigate the exposure are necessary.

In summary, using evidence gathered in mid-2008 the top three physical blighting concerns, as illustrated in the Preliminary Report and the Report to the City Council, include parcels containing aging, deteriorating and poorly maintained buildings; outdated business configuration that do not meet current needs; and unsafe access to buildings or parking lots and obsolete setbacks. The leading economic blighting conditions within the Project Area are depreciated or stagnant property values due to conditions such as vacancy and outdate business configuration, and a high number of parcels affected by hazardous waste. Because these conditions are found within the project area, it can be determined that this area is blighted.

The County's second, third and fourth objections, referred to in Summary as (b), (c) and (d), to the proposed Redevelopment Plan addresses unsafe or unhealthy buildings, as identified in the Preliminary Report. According to the County's objection letter, "The Commission admits that 'There were no truly 'Unsafe or Unhealthy' buildings identified in the area.' " Furthermore, the County claims, "The consultant's methodology presented to demonstrate physical blight is flawed because the over-broad conditions used to define 'aging, deteriorating' affords no basis to determine if buildings are unsafe or unhealthy for human occupancy." Additionally, the County states the Commission categorized numerous commercial and industrial sites as blighted when, according to the County, "no physical or economic blight is observable."

In response to the previous objection, the City Council finds and declares the following:

The Commission's admission that there are no unsafe or unhealthy buildings is one that is allowed under the California Health and Safety Code, Section 33031,

Subdivision (a). The condition, "Unsafe or unhealthy buildings" is just one of four conditions of physical blight. The law states that in addition to an area that is predominantly urbanized, a blighted area is one that contains at least one condition of physical blight and one condition of economic blight. Thus, just because the Preliminary Report states there are no "Unsafe or unhealthy" buildings does not lessen the argument that the project area is blighted.

The County's third objection touches on the "over-broad conditions used to define 'aging, deteriorating' buildings." While the County attempts to attack the credibility of the information released in the Preliminary Report by relying on case law and on information presented in past preliminary reports, the Commission's characterization of 'aging and deteriorating buildings' is one that falls within the California Health and Safe Code's conditions of blight as a means to describe a building that is unsafe or unhealthy for people to work. According to 33033, Subdivision (a), Section 1, a condition of physical blight includes, "Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation or deterioration cause by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer lines." One example of the serious building code violations that are evidence of aging and deteriorating buildings are land-locked buildings constructed several decades ago that contain little or no public right-of-way access, which presents a significant safety concern should the need arise for emergency vehicles to access a building.

The County's fifth and sixth objections, referred to in Summary as (e) and (f), address the list of parcels that contained the categorization of blight, including "conditions that prevent or hinder the effective use of buildings," and "irregular lot sizes." The County claims that statements made within the Preliminary Report, such as identifying parcels as being a "prime corner" or "has commercial potential" are not consistent with the Community Redevelopment Law. The County states, "Physical conditions causing blight do not result from factors that reduce or limit the potential of a parcel's economic viability; they must result from factors that 'prevent or substantially hinder' the viable use of the existing buildings or lots." Furthermore, the County "disagrees" with the Commission's interpretation of the CRL regarding lots of irregular shape and size as it relates to a potential obstacle to potential developers interested in revitalizing substandard properties. The County states, "The irregular shape or size must be shown to be a hindrance to the existing use, not an impediment to some future use as envisioned by the Agency."

In response to the previous objection, the City Council finds and declares the following:

The Preliminary Report does identify both commercial and industrial parcels that are currently blighted. The County is correct in noting that some of these parcels

contain irregular lot sizes, which is a condition of physical blight that falls within the Health and Safety Code 33031, Subdivision (a), condition four, which defines one element of physical blight as "The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by the irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions." The Commission's acknowledgment that a parcel may have "commercial potential" but that physical development has been impaired because of its irregular shapes is one that is allowed under the CRL.

Furthermore, the Preliminary Report finds that nearly 34 percent of the parcels surveyed in the project area have outdated and inefficient business configuration which don't meet current market demands, and 26 percent of the parcels have unsafe access to parking lots or obsolete setbacks. Among the issues that arise from these conditions include employees of these businesses parking in their front yards; no public access; and private roads that have inadequate drainage, no lighting, and according to the Department of Public Works of the City of Santa Fe Springs is prone to flooding. Not only would these conditions be considered blighted under the CRL, they also do not meet current requirements of the Santa Fe Springs General Plan or the Zoning Code.

The County's seventh and eighth objections, referred to in Summary as (g) and (h), addresses the Commission's findings relating to depreciated or stagnant property values, and impaired property values due to hazardous wastes, respectively. The County argues that there is no data showing depreciated or stagnant property values. Rather, the County of Los Angeles Assessor's Office indicate "significant assessed value growth in the Project Area, and thus cannot be seen as depreciated or stagnant," according to the County's objection letter. Regarding the impaired property values due to hazardous waste, the County stated there are no specific examples found in the Preliminary Report. Furthermore, the County states that while the Preliminary Report cites 31 properties as being classified as hazardous or potentially hazardous sites in the Project Area, there is no evidence showing these sites impair property values as required by the Community Redevelopment Law.

In response to the previous objection, the City Council finds and declares the following:

According to the Health and Safety Code Section 33031, Subdivision (b), Section (1), among the conditions that cause physical blight include depreciated or stagnant property values and impaired property values due in significant part to hazardous wastes.

Among the items leading to a depreciation of property value is the existence of hazardous waste on the property. According to the Preliminary Report, there are nearly 32 parcels, or 23 percent, in the project area that can be impacted by contamination. As noted above all the properties in the project area are within the Methane Zone which

increases the difficulty and cost of development. In addition, there are other parcels throughout the project area that are contaminated due to previous activities performed on the properties. The site by site analysis of the properties as well as the research of records of the CUPA, et al revealed the location of these properties and the information was included in the Report to the City Council.

The County's ninth objection, referred to in Summary as (i), addresses the findings in the Preliminary Report relating to abnormally high business vacancies. The County states, "The Vacancy Rate is flawed, as it appears the consultant counts entire parcels and business parks as vacant, while the actual observed conditions reveals only a few vacancies out of a large, subdivided, predominantly occupied business parks should be included in the category."

In response to the previous objection, the City Council finds and declares the following:

The Preliminary Report shows that the vacancy rates are significantly higher than the vacancy rate for the remainder of Santa Fe Springs. The vacancy rate for the City is 2.5 percent while the vacancy rate in the proposed project area was a much higher 16 percent at the time of the study. The methodology for attaining vacancy rates was to go parcel by parcel and determine whether the building was occupied. If it was not occupied then it was considered vacant. This was also true for properties that were vacant due to the demolition of former improvements. The survey was done in 2008 and the information was placed in the Preliminary Report. The County indicates that the vacancy rate is flawed. However, fluctuations in the vacancy rate can be expected to slightly vary, especially since the County did not review the findings published in the Preliminary Report until nearly one year after the data was compiled.

The County's tenth objection, referred to in Summary as (j), addresses inadequate public improvements. According to the County, "It appears that the consultant believes that public infrastructure deficiencies are a category of blight. The County disagrees with this assessment, and believes that the inclusion of a public works wish list does not provide evidence of blight." Furthermore, the County states there is nothing in the Preliminary Report to indicate that the "claimed inadequate improvements are not merely suffering from normal wear and tear and the City is not capable of funding this maintenance."

In response to the previous objection, the City Council finds and declares the following:

According to Health and Safety Code Section 33030, a blighted area is one that contains a predominantly urbanized area, one condition of physical blight and one condition of economic blight. If these conditions are met, a blighted area may also be

characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.

The Preliminary Report does include a list of proposed Redevelopment Improvement Projects. These include things such as street light deficiencies, drainage problems, and the need to replace domestic water wells. Without the help of Redevelopment Assistance, these projects would likely not be able to be completed. The proposed project area has a high percentage of properties that are 'landlocked' in that they do not have frontage on a public street. All the properties in question are served by private streets that are substandard in width, contain no curb, gutters, or sidewalks, and are not served by storm drain systems. The improvements that are included in the Preliminary Report and the Report to the City Council are not a public works wish list, but rather a list of deficiencies in the area. A list was included to illustrate the existence of inadequate public improvements as stipulated in the CRL.

The County's eleventh objection, referred to in Summary as (k), returns to an earlier addressed topic relating to the inclusion in the Preliminary Report of non-blighted parcels. The County disputed the blight categories in the Preliminary Report, and alleged the number of non-blighted parcels is understated. Therefore, the County concludes "The consultant's evidence fails to show that the inclusion of non-blighted parcels is for purposes other than the City's collection of the tax increment."

In response to the previous objection, the City Council finds and declares the following:

County's assumption that the inclusion of non-blighted parcels is only for the collection of tax increment is not accurate. CRL Section 33321 clearly permits the inclusion of non-blighted properties: "A project area need not be restricted to buildings, improvements or lands which are detrimental or inimical to the public health, safety, or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area." The properties with which the County takes issue were included in order to facilitate the redevelopment of the entire area. These non-blighted parcels are scattered throughout the future project area and removing the selected parcels would make administration of the project area much more difficult. Once again as stated in Section 33321, "A project area may include lands, buildings, or improvements which are not detrimental to the public health, safety or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part." This is the primary reason the non-blighted properties were included.

However, there is another reason such properties were included in the proposed project area, and that is the uncertainty of the market place. As witnessed in the current economic downturn, no stores are immune from going out of business. In the recent past in other parts of Santa Fe Springs, movie theaters, major retail grocery stores, national drug stores, and other similar uses have all closed. Nationally, the current

recession has wreaked havoc on the real estate market, but especially the retail industry. Once strong stores like Circuit City, Mervyns, Linens N' Things, and Levitz among many others, have disappeared from shopping areas in California. When this occurs outside a redevelopment project area the tools available to a city to overcome the blight caused by such vacancies are very limited. By including the non-blighted properties the Community Development Commission (redevelopment agency) will be assured of having the tools of redevelopment available to overcome such blighting problems.

The County's final objection, referred to in Summary as (I), is concerned with the procedural issues as laid out by the Community Redevelopment Law. The County claims that the proposed Redevelopment Plan amendment No. 4 "fails to comply with various time limits contained in the Community Redevelopment Law." Additionally, the County believes the Commission failed to document compliance relating to proper notification of affected parties.

In response to the previous objection, the City Council finds and declares the following:

The Commission has followed the procedural requirements as required by the Community Redevelopment Law. In preparation for the June 25, 2009 public hearing, the City Council and Community Development Commission were presented with documents illustrating that the procedural requirements of the CRL has been met. In response to the specific objections raised by the consultant for the County, the following actions were taken:

1. The Public Hearing notices were sent to property owners by first class as were notices to the tenants in the proposed project area. The list of tenants was obtained from the business license records of the City of Santa Fe Springs. In order to assure that the known residents in the area were notified, copies of the public hearing notices were hand delivered to the individual units.
2. The Community Development Commission addressed the need to form a Project Area Committee as required by CRL Section 33385. Evidence was presented to the CDC Board indicating that a substantial number of low-income persons or moderate-income persons did not reside in the proposed project area. Evidence was also presented showing that there were no public project planned that would displace the low- and moderate-income persons in the proposed project areas. After considering the evidence presented the CDC Board determined that it would not be necessary to form a PAC and adopted a resolution making this finding.

3. The Community Development Commission sent copies of the Preliminary report to the Department of Finance and the Department of Housing and Community Development as required by CRL Section 33360.5
4. As stated above, reports were sent to the Department of Finance and the Department of Housing and Community Development. The departments were also notified of the public hearing dates as required by the CRL.

As noted above, documentation in the form of affidavits of mailing, copies of transmittal letters, copies of resolutions, and similar documents were presented in advance to the City Council and the Community Development Commission. At the Joint Public Hearing, the documents were again presented for the public record.

Lastly, one of the procedural questions raised by the County involves the time limits required by CRL Section 33333.2 and the need to place time limits in the final plan amendment. Section 33333.2 does require time limits, however the language in the CRL stipulates that the time limits for Plan Effectiveness "*not exceed 20 years from the date of the ordinance*" and for Establishing Indebtedness "*not to exceed 20 years from the adoption of the redevelopment plan*" and for Tax Increment "*not exceed 45 years from the adoption of the redevelopment plan*". The draft plan did not have the final time limits because it was a 'draft plan'. However the text of the Preliminary Plan and the Report to the City Council explains that the time limits for Amendment No. 4 will coincide with the time limits of the existing CRPA. The redevelopment plan under consideration by the City Council has the proper time limits. The redevelopment plan time limit for Plan Effectiveness is proposed as 25 years. The redevelopment plan limit for Establishing Indebtedness is proposed to be the maximum of 20 years. This is also the reason that the tax increment projections shown in the Preliminary Plan and the Report to the City Council are presented the way they are. The reason the tax increment projections are lower than expected by the County is that the Commission does not intend to receive tax increment for an additional 45 years, but will apply the 25 year limit that now exists for the Consolidated Redevelopment Project Area.

RESOLUTION NO. 9195

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS FINDING THAT THE USE OF LOW-AND MODERATE-INCOME HOUSING FUNDS OUTSIDE THE BOUNDARIES OF AMENDMENT NO. 4 TO THE CONSOLIDATED REDEVELOPMENT PROJECT AREA WILL BE OF BENEFIT TO THE CONSOLIDATED REDEVELOPMENT PROJECT AREA

WHEREAS, the City Council of the City of Santa Fe Springs initiated action to amend the Consolidated Redevelopment Project Area. Subsequently, the Community Development Commission and the Planning Commission approved the survey area for Amendment No. 4 and selected the area to be added to the Consolidated Redevelopment Project; and

WHEREAS, California Health and Safety Code Section 33334.2(a) stipulates that not less than twenty percent (20%) of all taxes which are allocated to the redevelopment agency (Community Development Commission) shall be used for the purposes of increasing and improving the community's supply of low- and moderate-income housing; and

WHEREAS, California Health and Safety Code Section 33334.2(g) provides that the Community Development Commission may use such Low- and Moderate-Income Funds outside a project area upon adoption of a resolution by the legislative body and the redevelopment agency finding that the provision of low- and moderate-income housing outside the project area is of benefit to the Project Area; and

WHEREAS, the amount of land available for residential development within the area of Amendment No. 4 is limited or non-existent, and suitable locations for such housing are available in other parts of the community; and

WHEREAS, the Community Development Commission has adopted a resolution declaring the use of Low- and Moderate-income Funds outside of the area of Amendment No. 4 will be of benefit to the Consolidated Redevelopment Project Area.

NOW, THEREFORE, BE IT RESOLVED, that the CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. The City Council of the City of Santa Fe Springs hereby finds that all facts set forth in this resolution are true and correct.

SECTION II. Pursuant to California Health and Safety Code Section 33334.2(g) the City Council hereby determines that the provision of low- and moderate-income housing outside Amendment No. 4 and, in fact, outside the entirety of the Amended Consolidated Redevelopment Project Area, will benefit the Consolidated Redevelopment Project.

SECTION III. The City Clerk of the City of Santa Fe Springs shall certify to the adoption of the resolution.

ADOPTED AND APPROVED THIS 9th DAY OF July, 2009.

Luis M. Gonzalez, Mayor

ATTEST:

Barbara Earl, City Clerk

ORDINANCE NO. 1000

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPTING THE REDEVELOPMENT PLAN FOR AND APPROVING AMENDMENT NO. 4 TO THE AMENDED CONSOLIDATED REDEVELOPMENT PROJECT AREA

Recitals:

1. By resolution, the City Council acknowledged receipt of a resolution of the Community Development Commission of the City of Santa Fe Springs, which resolution concerned proposed Amendment No. 4 to the Amended Consolidated Redevelopment Project Area. In its resolution, the Commission consented to hold a joint public hearing with this City Council in regard to said proposed Amendment No. 4 to said project area (hereinafter referred to as the "Amendment") in accordance with Health and Safety Code Section 33458 and directed the Executive Director and Secretary of the Community Development Commission to cause notice of that joint public hearing required by law to be given upon this City Council consenting to and setting the day, hour and place for that hearing.

2. By said resolution, this City Council consented to hold a joint public hearing with the Community Development Commission in regard to the Amendment, at which hearing any and all persons having any objections to the adoption of the Amendment, or the regularity of any prior proceedings, would be allowed to appear before this City Council and show cause why the Amendment should not be adopted. Said resolution determined that the joint public hearing would occur at 6:00 p.m. on June 25, 2009 in the Council Chambers, Santa Fe Springs City Hall, 11710 Telegraph Road, Santa Fe Springs, California.

3. Notice of said joint public hearing has been given by publication and mailing as required by Health and Safety Code Section 33452. Said notices all were timely published and mailed.

4. The Community Development Commission heretofore has requested that the Planning Commission of the City of Santa Fe Springs render a report and recommendation to the Commission with respect to the Amendment. By resolution, the Planning Commission rendered its report and recommendation that the Amendment conforms to the City of Santa Fe Springs General Plan and that the Amendment be adopted.

5. A copy of the Redevelopment Plan for the Amendment is attached hereto, marked "Exhibit A" and incorporated herein by this reference. The Redevelopment Plan for the Amendment specifically describes the boundaries of the area being added to and incorporated into the Amended Consolidated Redevelopment Project Area. That area hereinafter is referred to as the "Added Area". The above-referenced redevelopment plan as amended hereby is referred to hereinafter as the "Amended Plan".

6. The joint public hearing referred to above was duly conducted on June 25, 2009 in the City Council Chambers, Santa Fe Springs City Hall, 11710 Telegraph Road, Santa Fe Springs, California, and was concluded immediately prior to the first reading of this ordinance and, at said joint public hearing, this City Council considered the Amendment.

7. All legal prerequisites to the passage of this ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Santa Fe Springs does hereby find, determine, and ordain as follows:

Section 1. All facts set forth in the Recitals of this ordinance are hereby found to be true and correct.

Section 2. The Added Area is a blighted area, the redevelopment of which is necessary to effectuate the public purpose declared in the Health and Safety Code, Division 24, Part 1.

Section 3. The Amended Plan will redevelop the Added Area in conformity with Health and Safety Code, Division 24, Part 1, and in the interests of the public peace, health, safety, and welfare.

Section 4. The adopting and implementation of the Amended Plan as applied to the Added Area is economically sound and feasible.

Section 5. The Amended Plan conforms to the General Plan of the City of Santa Fe Springs.

Section 6. The implementation of the Amended Plan as applied to the Added Area will promote the public peace, health, safety, and welfare of the City of Santa Fe Springs and will effectuate the purposes and policy of the Health and Safety Code, Division 24, Part 1.

Section 7. The condemnation of real property by the Community Development Commission in the Added Area is necessary to the execution and implementation of the Amended Plan as applied to the Added Area, and adequate provisions have been made for payment for property to be acquired as provided by law.

Section 8. The Community Development Commission has a feasible method and plan for the relocation of families and persons displaced from the Added Area if the execution of the Amended Plan should result in the temporary or permanent displacement of any occupants of housing facilities in the Added Area.

Section 9. There are or are being provided in the Added Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices with the financial means of the families and persons, if any, displaced from the Added Area, decent, safe, and sanitary dwellings equal in number to the number of available to such displaced families and persons and reasonably accessible to their places of employment.

Section 10. This City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Added Area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents

comparable to those in the City of Santa Fe Springs at the time of their displacement.

Section 11. Inclusion within the Added Area of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the Added Area, any such area included is necessary for the effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to California Health and Safety Code Section 33670 without other substantial justification for its inclusion.

Section 12. The elimination of blight and the redevelopment of the Added Area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Community Development Commission.

Section 13. The purpose and intent of this City Council with respect to the Added Area and the Amended Plan is to protect and promote the sound development of the Added Area and the general welfare of the inhabitants of the City of Santa Fe Springs by remedying the injurious conditions presently existing in the Added Area and by providing needed public facilities in the area through the application of all appropriate means.

Section 14. The effect of tax increment financing will not cause a significant financial burden or detriment on any taxing agency deriving revenues from the Added Area.

Section 15. This City Council hereby finds that the Added Area and, in fact, the entire Amended Consolidated Redevelopment Project Area, is predominately urbanized as that phrase is utilized in the California Health and Safety Code Section 33320.1

Section 16. This City Council hereby approves and adopts the Amendment attached hereto as "Exhibit A" and incorporated herein by reference and designates the Amended Plan as the official redevelopment plan for Amendment No. 4 to the Amended Consolidated Redevelopment Project Area.

Section 17. This City Council hereby authorizes and provides for the City of Santa Fe Springs' expenditure of money provided for in the Amended Plan.

Section 18. This City Council hereby declares its intention to undertake and complete any proceedings necessary to be carried out by the City of Santa Fe Springs under the provisions of the Amended Plan.

Section 19. The City Clerk of the City of Santa Fe Springs (hereinafter "City Clerk") shall cause a copy of this ordinance to be transmitted to the Community Development Commission and to the Building Department of the City of Santa Fe Springs.

Section 20. The Building Department of the City of Santa Fe Springs is hereby directed to advise all applicants for building permits within the Added Area for a period of two (2) years after the adopting of this ordinance that the site for which a building permit is sought for the construction of buildings or other improvements is within a redevelopment project area.

Section 21. The Executive Director of the Community Development Commission is hereby directed to cause the recordation and submission specified in Health and Safety Code Section 33373 and Section 33375 to occur forthwith.

Section 22. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage hereof.

PASSED AND APPROVED THIS ___ DAY OF _____ 2009 BY THE FOLLOWING ROLL CALL VOTE:

AYES: Council members:

NOES: Council members:

ABSENT: Council members:

Luis M. Gonzalez, Mayor of the City of Santa Fe Springs

ATTEST:

Barbara Earl, City Clerk of the City of Santa Fe Springs

EXHIBIT A

REDEVELOPMENT PLAN
FOR
AMENDMENT NO. 4
TO THE
AMENDED CONSOLIDATED REDEVELOPMENT PROJECT

July 9, 2009

ADOPTED:
ORDINANCE NO:
SANTE FE SPRINGS COMMUNITY REDEVELOPMENT AGENCY
SANTA FE SPRINGS, CALIFORNIA

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FOR

AMENDMENT NO. 4

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REDEVELOPMENT PLAN
FOR
AMENDMENT NO. 4
TO THE
CONSOLIDATED REDEVELOPMENT PROJECT

1.0

(100) INTRODUCTION

The Consolidated Redevelopment Project in the City of Santa Fe Springs was formed in December, 1980 by merging what were four existing smaller redevelopment projects in the City. The merged redevelopment project areas were named the Consolidated Redevelopment Project and the four existing Redevelopment Plans for those areas became "Specific Plans". In July of 1981, an Amendment to the Consolidated Redevelopment Project Area was adopted which added additional area to the Project. A second Amendment to the Project Area was adopted in April of 1984. Amendment No. 2 did not alter any project boundaries, but made changes with certain specific land uses within the Project Area. Amendment No. 4 to the Consolidated Redevelopment Project will add approximately 142.26 acres of land to the Consolidated Project.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally established for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Amended Consolidated Redevelopment Project Area. This Plan does not present a specific plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area. Indeed, specific redevelopment activities are necessarily dependent and conditioned upon the desires and abilities of Project Area property owners and tenants to participate in the project. Nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific activities will be presented, specific projects will be established and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and process with such specific plans, projects and solutions.

The accomplishment of redevelopment of the Project Area may depend upon and include the provision of proposed public improvements specified in this Plan. However, this Plan is neither dependent nor conditioned upon any specific project or activity; rather this Plan provides a means to implement specific projects and activities as these can be fully identified.

This Plan constitutes the Redevelopment Plan for Amendment No. 4 to the Amended Consolidated Redevelopment Project as is illustrated on the attached map as "Exhibit A". Amendment No. 4 is specifically illustrated on the attached legal map as "Exhibit B" and is described in the legal description as "Exhibit C". It reflects the City of Santa Fe Springs'

continuing desire to improve and revitalize those areas within the City, which are still suffering from physical, social, and economic blighting conditions.

2.0

(200) GENERAL DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

- A. "Agency" means the Community Development Commission of the City of Santa Fe Springs, California.
- B. "Amendment No. 4" means the City of Santa Fe Springs Amendment No. 4 to the Amended Consolidated Redevelopment Project.
- C. "Amended Consolidated Redevelopment Project" means the City of Santa Fe Springs Consolidated Redevelopment Project as has been amended thrice, and is hereby being further Amended.
- D. "City" means the City of Santa Fe Springs, California.
- E. "City Council" means the City Council of the City of Santa Fe Springs, California.
- F. "Code" means the California Health and Safety Code, Sections 33000 et seq. Also referred to herein as the Community Redevelopment Law.
- G. "Community" means the City of Santa Fe Springs.
- H. "County" means the county of Los Angeles, California.
- I. "Person" means individual, or any public or private entity.
- J. "Planning Commission" means the Planning Commission of the City of Santa Fe Springs.
- K. "Plan" means the Amended Consolidated Redevelopment Plan which is a redevelopment plan as described in the California Redevelopment Law.
- L. "Project" means the Amended Consolidated Redevelopment Project.
- M. "Project Area" means the area included within the boundaries of the Amended Consolidated Redevelopment Project Area as depicted on the project map as "Exhibit A".
- N. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et. seq.).

O. "State" means the State of California.

3.0

(300) PROJECT AREA BOUNDARIES

The Amended Consolidated Redevelopment Project is depicted on the project map as "Exhibit A". The boundaries of Amendment No. 4 to the Amended Consolidated Redevelopment Project are described in the legal description attached as Exhibit "C", and are illustrated on the Map, attached as Exhibit "B".

4.0

(400) REDEVELOPMENT PLAN GOALS

To encourage and assist in the development of new commercial uses on underutilized, vacant, economically and physically blighted parcels, in such a manner that will strengthen, rather than detract from, the economic vitality of the community.

To rehabilitate conforming buildings and uses in order to extend the life and quality of such existing structures.

To selectively assemble economically and physically blighted, nonconforming, or underutilized parcels, to facilitate redevelopment.

To provide adequate public improvements and utilities to better serve the community, and to improve the quality of the area's environment for the business community and the citizens of Santa Fe Springs.

To mitigate severe development limitations which result in the lack of proper utilization of the land to such an extent that it constitutes a serious physical, social or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone.

To establish development criteria and controls in accordance with modern and competitive development practices for land within redevelopment project areas.

To encourage the continued beautification of the City of Santa Fe Springs.

To further stabilize the City's tax base.

To implement the land uses and concepts of the City's General Plan and the City's Zoning Ordinance as they may be amended from time to time.

To encourage cooperation and participation of residents, business persons, public agencies, and community organizations in revitalizing the area.

To eliminate blighting influences, including deteriorating buildings, incompatible and uneconomic land uses, obsolete structures, and other environmental, economic and social deficiencies; improve the overall appearance of existing buildings, streets, parking areas and other facilities, public and private; and assure that all buildings, new and old, are safe for persons and businesses to occupy.

To provide adequate parcels and required public improvements so as to encourage new construction by private enterprise.

To provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate the public and private development, redevelopment, revitalization and enhancement of the community.

To maintain a balanced community, which meets the local needs of all residents.

5.0

(500) PROPOSED REDEVELOPMENT ACTIVITIES

A. (501) General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Project Area and the community by:

1. Permitting participation in the redevelopment process by owners and occupants properties located in the Project Area, and consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Providing relocation assistance to displaced occupants of property in the Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, or re-construction of streets, utilities, and other public facilities and improvements;
7. Disposition of property uses in accordance with this Plan and the adopted General Plan of the City;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the Project and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In accomplishing these purposes and activities and in the implementation of furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all powers now or hereafter permitted by law.

B. (502) Owner Participation and Business Re-Entry Preferences

1. (503) Opportunities for Owner Participation

The Agency is authorized to permit persons who are owners of commercial and other types of real property in the Project Area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent properties from the Agency or by purchasing other properties in the Project Area.

Persons and firms who own property within the Project Area shall be afforded the opportunity to retain and redevelop their properties consistent with the objectives and proposals of this Plan and implementation rules adopted by the Agency.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnership, corporations, or other joint entities.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the Project Area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the Project Area; and (9) the necessity to assemble areas for public and/or private development.

2. (504) Preferences for Persons Engaged in Business in the Project Area

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in the business within the redevelopment area if they otherwise meet the requirements prescribed by this Plan.

3. (505) Participation Agreements

The Agency may require that, as a condition to participate in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof. In such agreements, participants who retain real property may be required to join in the recordation of such documents as is necessary to make the provisions of this Plan applicable to their properties. In the event the owner or participant fails or refuses to

develop, or use and maintain, its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

Whether or not a participant enters in a participation agreement with the Agency, the provisions of this plan are applicable to all public and private property in the Project Area.

4. (506) Implementing Rules

The provisions of Sections 502 through 505 shall be implemented according to the rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency.

C. (507) Property Acquisition

1. (508) Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, lease, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of the Project Area.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires the structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

Any covenants, conditions, or restrictions existing on any real property within the Project Area prior to the time the Agency acquires title to such property, which covenants, conditions, or restrictions restrict or purport to restrict the use of, or building upon, such real property, shall when the Agency complies with the procedures of Section 33397 of the Community

Redevelopment Law, be void and unenforceable as to the Agency and any other subsequent owners, tenants, lessees, easement holders, mortgages, trustees, beneficiaries under a deed of trust, or any other persons or entities acquiring an interest in such real property from such time as title to the real property is acquired by the Agency.

2. (509) Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

D. (510) Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. (511) Relocation of Occupants Displaced by Agency Acquisition

1. (512) Relocation Housing Requirements

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwelling. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

In accordance with Section 33412 of the Code, permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

It is important to note that there are no permanent residential dwelling units currently within the boundaries of the Amendment No.4 Project Area. There is a transitional housing facility for the treatment of persons recovering from drug additions; this facility is located on property zoned for heavy manufacturing and has a permit to operate approved by the Planning Commission and City. While Section 512 of this Plan is written in accordance with California Health and Safety Code, the relocation of residents as a result of project implementation is not anticipated.

2. (513) Replacement Housing

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, development, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such the rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low- or moderate-income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 of the Code but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing the low- and moderate-income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

3. (514) Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns, and other displaced in the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residences or business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

4. (515) Relocation Payments

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced from property in the Project. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7460 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. (516) Payments to Taxing Agencies to Alleviate Financial Burden

Subject to the provision of Section 33401 of the Community Redevelopment Law, the Agency may make the payments specified in this Section 516. In any year during which it owns property in the Project Area, the Agency is authorized, nit not required, to pay directly to any City, County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes. The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City), any amounts of money which, in the Agency's determination, are appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

G. (517) Demolition, Clearance, Public Improvements, Building and Site Preparation

1. (518) Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. (519) Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) street and circulation improvements; (2) storm drains; (3) sewers; (4) over-and under-passes; (5) electrical, natural gas, telephone and water distribution systems; (6) parks and plazas; (7) playgrounds; (8) parking and transportation facilities; (9) landscaped areas; and (10) flood control improvements and facilities.

Specific improvements proposed at this time are listed on Table 1 of this Plan. Improvements will not be limited to those listed on Table 1; the Agency is permitted to add additional projects as required for the orderly implementation of this Plan. Table 1 is attached to the back if this Plan.

3. (520) Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

H. (521) Property Disposition and Development

1. (522) Real Property Disposition and Development

a. (523) General-

For the purpose of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing in conformance with Section 33433 of the Community Redevelopment Law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City and, where beneficial to the Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

b. (524) Disposition and Development Documents-

The Agency shall reserve powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan. To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations or restrictions, provisions of the zoning ordinance, conditional use permits, and other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All Property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement,

by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law.

c. (525) Development by the Agency or Other Public Bodies of Entities-

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City council of the City of Santa Fe Springs, pay all or part of the value of the land and for the cost of the installation and construction of any build, facility, structure, or other improvement which is publicly owner either within or outside the Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land and for the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 519 of this Plan, including those set froth in "Table 1", Proposed Public Improvements. When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into contract with the City or either public corporation under which it agrees to reimburse the City or either public corporation for all or part of the value of such land or all or part of the cost of the building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment project the Project Area, which indebtedness may be made payable out of taxes levied in the Project Area and allocated to the Agency under subdivision (b) of the Section 33670 of the California Redevelopment Law and Section 702 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing.

d. (526) Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City Codes as they are or as they may be amended from time to time. All development in the Project area must conform to the City and Agency design review procedures.

2. (527) Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

I. (528) Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Agency may seek the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by the public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to the Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by the public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structure, or other improvements (within or outside the Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to the Project.

J. (529) Rehabilitation, Conservation, and Moving of Structures

1. (530) Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of the property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as possible and to add the other economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program or assistance and enforcement to encourage owners or property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of rehabilitation in the Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible land uses as provided for in this Plan.
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of area in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area. Where there is a conflict between the building requirements set forth in this Plan and such property rehabilitation standards as may be adopted, the property rehabilitation standards shall prevail.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its option, it not economically and/or structural feasible.

2. (531) Moving Structures

As necessary to carry out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. (532) Low and Moderate Income Housing

1. (533) Authority Generally

The Agency may, inside or outside the Project Area and in accordance with the city's General Plan, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for the persons and facilities of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the Santa Fe Springs Housing Authority and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 535 herein below.

2. (534) Replacement Housing

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, where dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the community Redevelopment Law.

3. (535) Increased and Improved Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 702 of this Plan shall be used by the Agency for the purposes of increasing and improving the City's supply of low- and moderate-income housing available at affordable housing cost, as defined by Section 50052.5 of Health and Safety Code, to persons and families of low- or moderate-income, as defined in Section 55093 of the Health and Safety Code, unless on or more of the following findings are made: (1) that no need exists in the city, the provision of which would benefit the Project Area to improve or increase the supply of housing for persons and families of low- or moderate-income or very low-income households; or (2) that some percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 702 is sufficient to meet such housing need; or (3) that a substantial effort to meet low and moderate income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from the state, local, and federal sources for low- and moderate-income housing alone or in combination with the taxes allocated under Section 3334.2, is equivalent in impact to the funds otherwise required to be set aside pursuant to said Section.

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

- a. Acquire land or building sites;
- b. Improve land or building sites with on-site or off-site improvements;
- c. Donate land to private or public persons or entities;
- d. Finance insurance premiums pursuant to Section 33136;
- e. Construct buildings or structures;
- f. Acquire building or structures;

- g. Rehabilitate buildings or structures;
- h. Provide subsidies to or for the benefit of persons or families of very low-, low-, or moderate-incomes; and
- i. Develop plans, pay principal and interest on bonds, loans advances, or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the placement housing provisions in Section 534 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing shall accrue to the fund.

4. (536) New or Rehabilitated Dwelling Units Development Within the Project Area

As required by Section 33413 (b) of the Code, at least thirty percent (30) of all new or rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to person and families of low- or moderate-income. Not less than 50 percent (50 %) of the dwelling units required to be available at affordable housing cost to persons and families of low- or moderate-income shall be available at affordable housing cost to, and occupied by, very low-income households.

At least 15 percent (15 %) of all new or rehabilitated units developed within the Project Area by public or private entities or person other than the Agency, if any, shall be available at affordable housing cost to persons and families of low- or moderate-income. Not less than forty percent (40 %) of dwelling units required to be available at affordable income shall be available at affordable housing costs to very low-income households.

The percentage requirements set forth in this Section shall apply in the aggregate to housing made available pursuant to the first and second paragraphs, respectively, independently of the requirements of Section 534 and of this Section 536 and not to each individual case of rehabilitation, development or construction of dwelling units.

If all or any portion of the Project Area is developed with low- or moderate-income housing units, the agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low- and moderate-income displaced by the Project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

5. (537) Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 534 and 536 shall remain available at affordable housing cost to persons and families of low-income, moderate-income and very low-income households, respectively, for not less than the period set forth in Section 1000 for the duration of this Plan's development controls.

6.0

(600) LAND USES AND DEVELOPMENT REQUIREMENTS

A. (601) Major Land Use

Permitted land uses throughout the Amended Consolidated Redevelopment Project are those residential, commercial, industrial and other uses as shall be designated from time to time in the General Plan of the City. Specific permitted uses within the Project Area are those that are permitted, or conditionally permitted, by the City's zoning ordinance when the zoning ordinance conforms to the General Plan.

The Project Map attached for Amendment No. 4 as Exhibit B illustrates the location of the Project boundary being added and identifies the major streets within the Project Area. The proposed land uses for Amendment No. 4 are described herein below.

1. (602) Commercial

Principal uses could include shopping center facilities, neighborhood convenience stores, doctors, dentists, general and business offices, and other uses specified for or permitted within such areas by the General Plan and local codes and ordinances.

2. (603) Residential

At the present time, permanent residential uses are not permitted to be developed within the proposed Amendment No. 4. The General Plan and the City codes do not designate any area where residential units could be developed. This could change in the future if the Planning Commission and the City Council chose to amend the General Plan.

3. (604) Industrial

The majority of the land in Amendment is designated for heavy manufacturing. Principal uses in this category include warehouse-distribution, fabrication and assembly, manufacturing and processing, and other similar uses specified for or permitted within such areas by the General Plan and local codes and ordinances.

B. (605) Other Land Uses

1. (606) Public Rights-of-Way

Public streets within Amendment No. 4 are: portions of Telegraph Road, Los Nietos Road, Painter Avenue, Florence Avenue, Carmenita Road, and Shoemaker/Greenleaf. Additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for property use and/or development.

Throughout the Amended Consolidated Redevelopment Project, any changes in the existing street layout shall be in accord with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

- a. A balancing of needs of proposed and potential new development for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing development proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the participation and preferences rules adopted by the agency for the Project, and any participation agreements executed there under;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics;
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project by providing convenient, efficient vehicular access and movement; and
- d. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically founding public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. (607) Other Public, Quasi-Public, Institutional and Non-Profit Uses

Throughout the Amended Consolidated Redevelopment Project, the Agency is authorized to permit the maintenance, establishment or enlargement of public, quasi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights of way, and facilities of other similar associations or organization. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

C. (608) Conforming Properties

The Agency may, at its sole and absolute discretion, determine that certain real properties within the Project Area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate of conformance to this effect may be issued by the Agency and recorded. A conforming owner may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the Project Area.

D. (609) Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for the interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

E. (610) Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area, and abatement of such uses is not required by applicable City codes. The owner of such a property may be required to enter into a participation agreement, to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the agency, such improvements would be compatible with surrounding uses and development and are permitted under applicable City codes.

F. (611) General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. (612) Construction

All construction in the Project Area shall comply with all applicable state and local laws in effect at such time.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. (613) Limitation on the Number of Buildings

The approximate number of buildings in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

3. (614) Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

4. (615) Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as prescribed by the applicable federal, state and local statutes, ordinances and regulations.

5. (616) Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, the space around the buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to insure optimum use of living plant material.

6. (617) Signs

All signs shall conform to City requirements. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures permitted by this Plan.

7. (618) Utilities

The agency shall require that all utilities be placed underground whenever physically and economically feasible.

8. (619) Incompatible Uses

No use or structure which by reason or appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

9. (620) Non-Discrimination and Non-Segregation

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

10. (621) Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided, or re-subdivided without the approval of the Agency and the appropriate City bodies.

11. (622) Minor Variations

Under exceptional circumstances, the Agency is required to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or the intended development of the property which do not apply generally to the other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the Project.
- d. Permitting a variation will not be contrary to the objectives of the Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

12. (623) Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for property development of both private and public areas within the Project Area. These may be

established by the approval of specific developments or by the adoption of general restrictions and controls by resolution of the Agency.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency and the Planning Commission unless allowed pursuant to the procedures of Section 623. One of the objectives of this Plan is create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and otherwise architectural quality of the Project Area. The Agency and Planning Commission shall not approve any plans that do not comply with this Plan.

13. (624) Building Permits

No new permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to any existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided. Any permit that is issued hereunder must be in conformance with the provisions of this Plan.

Upon receipt of such an application, the City shall request the Agency to review the application to determine what effect, if any, the issuance thereof would have upon the Plan for said Project Area. Within 45 days thereafter the Agency shall file with the City a written report setting forth its findings of fact, including but not limited to, the following:

- a. Whether the proposed improvements would be compatible with the standards and other requirements set forth in the Plan and in terms of design; and
- b. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan and in terms of design; and
- c. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural landscape and site plans to the Agency.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for purposes of this Plan. A building permit shall be issued only after the applicant for the same has been granted all approvals required by the City and the Agency at the time of the application

(700) METHOD OF FINANCING THE PROJECT

A. (701) General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of agency-owned property, participation in development, or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Project may be provided by the city until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

Tax increment financing, as authorized by Section 702 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Project activities.

B. (702) Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, the City of Santa Fe Springs, and district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

- a. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as show upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Los Angles last equalized on the effective date of said ordinance shall be use din determining the assessed valuation of the taxable property in the Project Area on said effective date); and
- b. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be allocated to and when collected shall be paid into a special

fund of the Agency to pay the principal of the interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision (2) above is hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring or any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The portion of taxes divided and allocated to the Agency pursuant to subdivision (2) of this section shall not exceed a cumulative total of \$9,993,000,000, except by amendment of this Plan. Such limitation is exclusive of (1) any payments to taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Community Redevelopment Law and Section 516 of this Plan; and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 535 of this Plan to be deposited by the Agency to a Low and Moderate Income Housing Plan as a result of such payments to taxing agencies.

The time limit to collect tax increment shall be 25 years from the date of adoption of this Plan.

C. (703) Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivisions (2) of Section 702 above which can be outstanding at any one time shall not exceed \$850,000,000 in principal amount, except by amendment of this Plan.

Such limitation is exclusive of: (1) any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Section 33401 of the Community Redevelopment Law and Section 516 of this Plan to alleviate financial burden and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 535 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

D. (704) Time Limit on Established Indebtedness

The Agency shall not establish or incur loans, advance, or indebtedness to finance in whole or in part the Project beyond 20 years from the date of adoption of this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. Such time limitation may be extended only by amendment of this Plan.

E. (705) Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project.

8.0

(800) ACTIONS OF THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

- a. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-or-way in the Project Area. Such action by the city shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.
- b. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- c. Revision of Zoning Ordinance and/or the General Plan within the Project Area to permit the land uses and development authorized by this Plan.
- d. Imposition wherever necessary (by covenants of restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- e. Provision for administrative enforcement of this Plan by the City after development.
- f. Performance of the above actions and of all other functions and services relating to public health, safety, and physically development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.
- g. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.
- h. Provision of financial assistance in accordance with Section 700 of this Plan.
- i. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

9.0

(900) ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to other purpose of this Plan. In addition, any recorded provisions, which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

10.0

(1000) DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 25 years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations, as determined the City Council.

11.0

(1100) PROCEDURE FOR AMENDMENT

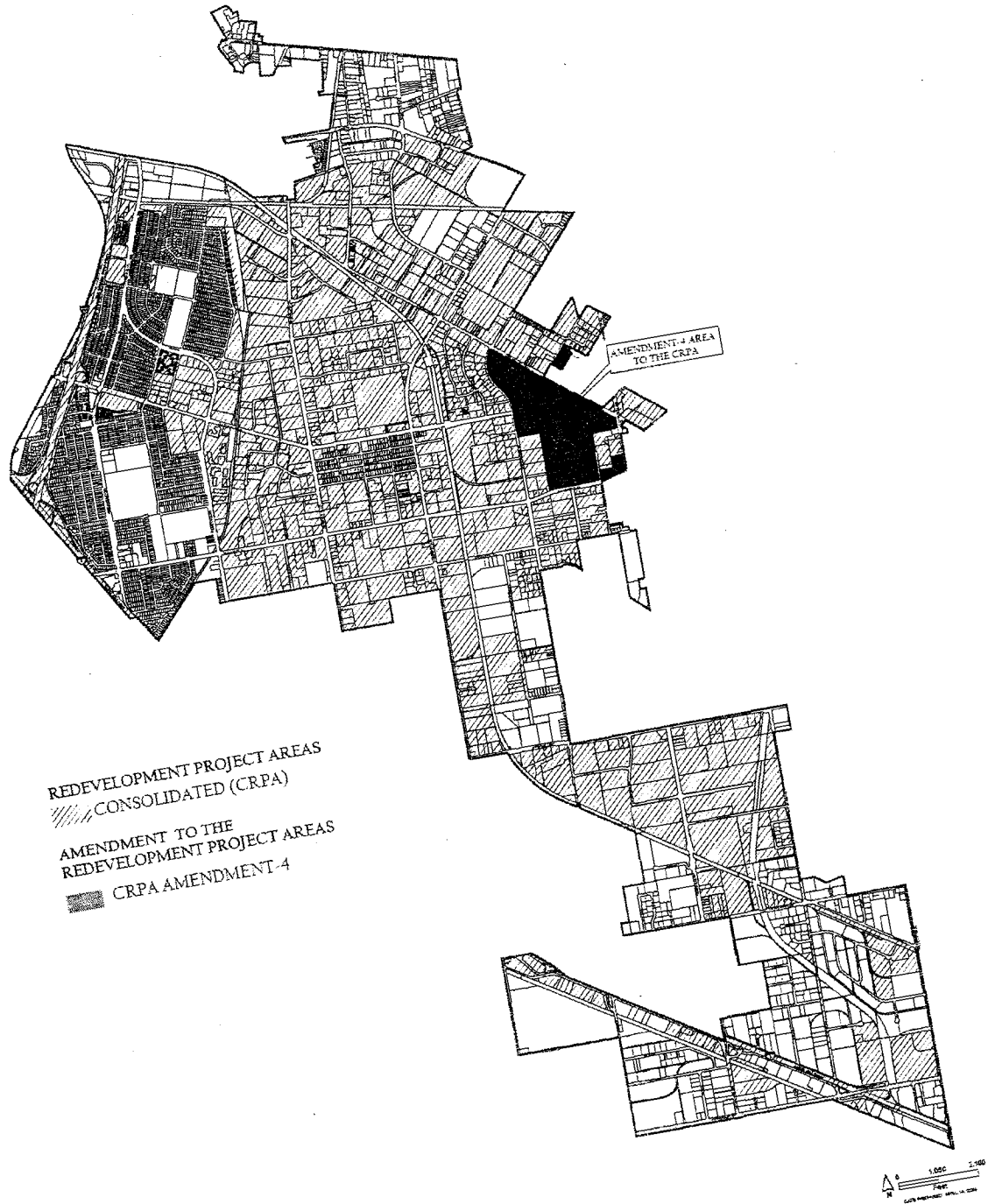
This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law, or by any other procedure hereafter established by law.

TABLE 1
PROPOSED PUBLIC IMPROVEMENTS AND ESTIMATED COSTS
THESE PROJECTS WILL BE REVISED
Proposed Amendment No. 4
to the
Consolidated Redevelopment Project Area

Activity	Estimated Cost	Possible Funding Sources	Status
Replace Water Well No. 1	\$3,500,000	RDA/Water Fund	Unfunded
Street Lighting Deficiencies and Conversions	\$1,500,000	RDA/Lighting District	Unfunded
Drainage Deficiencies on Painter and Laurel Avenues	\$1,000,000	RDA/General Fund	Unfunded
Drainage Deficiencies on Painter S/O Telegraph	\$1,000,000	RDA/General Fund	Unfunded
Traffic Signal Modifications	\$500,000	RDA/Gas Tax Funds	Unfunded
Sidewalk Installations (Painter Ave.)	\$350,000	RDA/Gas Tax Funds	Unfunded
Intersection Improvements @ Painter/Telegraph	\$1,300,000	RDA/Gas Tax Funds	Unfunded
Street Reconstruction and Rehabilitation Projects	\$3,000,000	RDA/Gas Tax Funds	Unfunded
Undergrounding of Utilities	\$850,000	RDA/General Fund	Unfunded
Totals	\$5,500,000		

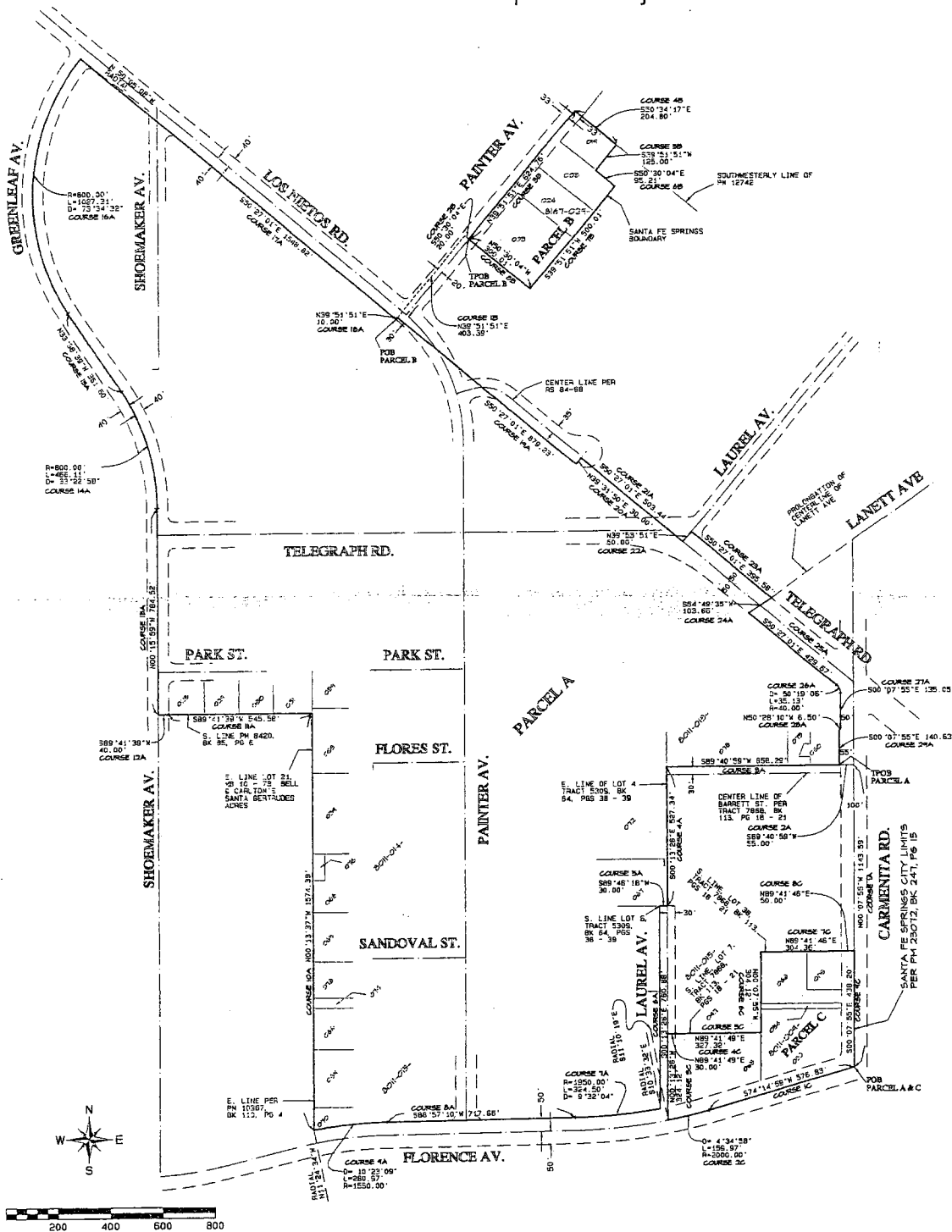
Source: City of Santa Fe Springs

EXHIBIT A
Map of the Consolidated Redevelopment Project Area
(Showing location of proposed Amendment No. 4)



**CITY OF
SANTA FE SPRINGS**

Official Map Showing Location of Proposed Amendment No. 4
to the
Consolidated Redevelopment Project Area



Civil Drawing Prepared by:
Coory Engineering
12631 E. Imperial Hwy,
Bldg F, Suite 124
Santa Fe Spring, CA 90670

EXHIBIT C
Legal Description for Proposed Amendment No. 4
to the
Consolidated Redevelopment Project Area

Boundary Description: That real property in the city of Santa Fe Springs, County of Los Angeles, and State of California described below:

**LEGAL DESCRIPTION
CONSOLIDATED REDEVELOPMENT AREA
CITY OF SANTA FE SPRINGS
PARCEL A**

BEGINNING AT A THE INTERSECTION OF THE CENTER LINES OF CARMENITA ROAD AND FLORENCE AVENUE AS SHOWN ON PARCEL MAP NO. 16131, AS PER MAP FILED IN BOOK 170, PAGE 92, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, SAID INTERSECTION BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 11 WEST OF THE SAN BERNARDINO MERIDIAN, LOS ANGELES COUNTY, STATE OF CALIFORNIA; THENCE **COURSE 1A**, NORTH 00°07'55" WEST ALONG THE CENTER LINE OF CARMENITA AVENUE, 100 FEET WIDE AS SHOWN ON SAID PARCEL MAP NO. 16131, 1,143.59 FEET TO A POINT OPPOSITE THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BARREN STREET, 60 FEET WIDE AS SHOWN ON TRACT NO. 7868, AS PER MAP FILED IN BOOK 113, PAGE 18-21, RECORDS OF SAID COUNTY; THENCE **COURSE 2A**, SOUTH 89°40'59" WEST ALONG THE EASTERLY PROLONGATION OF SAID BARREN STREET 55.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CARMENITA ROAD AND THE TRUE POINT OF BEGINNING, THENCE **COURSE 3A**, SOUTH 89°40'59" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BARREN STREET, 658.29 FEET TO THE EAST LINE OF LOT 4 OF TRACT NO. 5309, AS PER MAP FILED IN BOOK 64, PAGE 38 AND 39, RECORDS OF SAID COUNTY; THENCE **COURSE 4A**, SOUTH 00°13'26" EAST ALONG THE EAST LINE OF LOTS 4, 5 AND 6 OF SAID TRACT NO. 5309, 527.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, ALSO BEING ON THE CENTER LINE OF LAUREL AVENUE AS SHOWN ON SAID PARCEL MAP NO. 16131; THENCE **COURSE 5A**, SOUTH 89°46'18" WEST ALONG THE SOUTH LINE OF SAID LOT 6, 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LAUREL AVENUE; THENCE **COURSE 6A**, SOUTH 00°13'26" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 760.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FLORENCE AVENUE ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 10°33'32" EAST, SAID CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,950.00 FEET; THENCE **COURSE 7A**, WESTERLY 324.50 FEET ALONG SAID CURVE AS SHOWN ON PARCEL MAP NO. 8352 AS PER MAP FILED IN BOOK 85, PAGE 41, RECORDS OF SAID COUNTY, THROUGH A CENTRAL ANGLE OF 9°32'04"; THENCE **COURSE**

8A, SOUTH 88°57'10" WEST, 717.66 FEET TO THE BEGINNING OF A TANGENT CURVE AS SHOWN ON SAID PARCEL MAP NO. 8352, SAID CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,550.00 FEET; THENCE **COURSE 9A**, WESTERLY 280.97 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°23'09" TO THE BEGINNING OF A NON-TANGENT LINE TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 11°24'34" WEST AND THE EAST LINE OF PARCEL MAP NO. 10367, AS PER MAP FILED IN BOOK 110, PAGE 4, RECORDS OF SAID COUNTY; THENCE **COURSE 10A**, NORTH 00°13'37" WEST ALONG SAID EAST LINE AND THE EAST LINE OF LOTS 25, 24, 23 AND 22 OF BELL AND CARLTON'S SANTA GERTRUDES ACRES, PER MAP FILED IN BOOK 10, PAGE 73, RECORDS OF SAID COUNTY, 1,574.39 FEET TO THE SOUTH LINE OF PARCEL MAP NO. 8420, AS PER MAP FILED IN BOOK 85, PAGE 6, RECORDS OF SAID COUNTY; THENCE **COURSE 11A**, SOUTH 89°41'39" WEST ALONG THE SOUTH LINE OF SAID PARCEL MAP NO. 8420, 545.58 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SHOEMAKER AVENUE, 80 FEET WIDE; THENCE CONTINUING **COURSE 12A**, SOUTH 89°41'39" WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL MAP NO. 8420, 40.00 FEET TO THE CENTER LINE OF SHOEMAKER AVENUE; THENCE **COURSE 13A**, NORTH 00°15'59" WEST ALONG SAID CENTER LINE, 784.52 FEET TO THE BEGINNING OF A TANGENT CURVE AS SHOWN ON PARCEL MAP NO 8147, AS PER MAP FILED IN BOOK 111, PAGE 23, RECORDS OF SAID COUNTY, SAID CURVE CONCAVE WESTERLY HAVING A RADIUS OF 800.00 FEET; THENCE **COURSE 14A**, NORTHERLY 466.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°22'58"; THENCE **COURSE 15A**, NORTH 33°38'39" WEST TANGENT TO SAID CURVE, 361.60 FEET TO THE BEGINNING OF A TANGENT CURVE AS SHOWN ON SAID PARCEL MAP NO. 8147, SAID CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 800.00 FEET; THENCE **COURSE 16A**, NORTHERLY, 1,027.31 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°34'32" TO THE BEGINNING OF A NON-TANGENT LINE TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 50°05'08" WEST TO A POINT WHERE THE CENTER LINE OF SHOEMAKER AVENUE MEETS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOS NIETOS ROAD AS SHOWN ON SAID PARCEL MAP NO. 8147, LOS NIETOS ROAD BEING 80 FEET WIDE; THENCE **COURSE 17A**, SOUTH 50°27'01" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LOS NIETOS ROAD 1,548.82 FEET TO A POINT 40 FEET SOUTHWESTERLY OF THE CENTER LINE OF LOS NIETOS ROAD AND 20 FEET NORTHWESTERLY OF THE CENTER LINE OF PAINTER AVENUE; THENCE **COURSE 18A**, NORTH 39°51'51" EAST PARALLEL WITH THE CENTER LINE OF SAID PAINTER AVENUE, 10.00 FEET; THENCE **COURSE 19A**, SOUTH 50°27'01" EAST, PARALLEL WITH AND 30 FEET SOUTHWESTERLY WITH THE CENTER LINE OF LOS NIETOS ROAD AS SHOWN ON RECORD OF SURVEY, AS PER MAP FILED IN BOOK 84, PAGE 68, RECORDS OF LOS ANGELES COUNTY 879.23 FEET; THENCE **COURSE 20A**, NORTH 39°31'50" EAST, 30.00 FEET TO THE NORTHWESTERLY PROLONGATION OF THE CENTER LINE OF TELEGRAPH ROAD AS SHOWN ON SAID RECORD OF SURVEY, SAID TELEGRAPH ROAD BEING 100 FOOT WIDE; THENCE **COURSE 21A**, SOUTH 50°27'01" EAST ALONG SAID NORTHWESTERLY PROLONGATION OF SAID CENTER LINE OF TELEGRAPH ROAD, 503.44 FEET TO THE CENTER LINE OF LAUREL AVENUE AS SHOWN ON TRACT NO. 21307, AS PER MAP FILED IN BOOK 654, PAGE 72 AND

73, RECORDS OF SAID COUNTY; THENCE **COURSE 22A**, NORTH 39°53'51" EAST ALONG SAID CENTER LINE OF LAUREL AVENUE, 50.00 FEET TO THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD; THENCE **COURSE 23A**, SOUTH 50°27'01" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 395.58 FEET TO A POINT WHERE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD INTERSECTS THE SOUTHWESTERLY PROLONGATION OF THE CENTER LINE OF LANETI AVENUE AS SHOWN ON TRACT NO. 17178, AS PER MAP FILED IN BOOK 446, PAGE 12-19, RECORDS OF SAID COUNTY; THENCE **COURSE 24A**, SOUTH 54°49'35" WEST ALONG SAID SOUTHWESTERLY PROLONGATION OF THE CENTER LINE OF SAID LANETI AVENUE, 103.66 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD AS SHOWN ON SAID TRACT NO. 17178; THENCE **COURSE 25A**, SOUTH 50°27'01" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 429.67 FEET TO THE BEGINNING OF A TANGENT CURVE AS DESCRIBED IN DOCUMENT 81-779025, PAGES 3-4, RECORDS OF THE COUNTY OF LOS ANGELES, SAID CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET; THENCE **COURSE 26A**, SOUTHEASTERLY AND SOUTHERLY 35.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°19'06" TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID CARMENITA ROAD; THENCE **COURSE 27A**, SOUTH 00°07'55" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 135.05 FEET; THENCE **COURSE 28A**, NORTH 50°28'10" WEST, 6.50 FEET; THENCE **COURSE 29A**, SOUTH 00°07'55" EAST PARALLEL WITH THE CENTER LINE OF SAID CARMENITA ROAD, 140.63 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 131.97 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION
CONSOLIDATED REDEVELOPMENT AREA
CITY OF SANTA FE SPRINGS
PARCEL B**

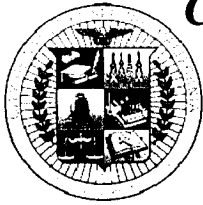
BEGINNING AT A POINT 40 FEET SOUTHWESTERLY OF THE CENTER LINE OF LOS NIETOS ROAD AND 20 FEET NORTHWESTERLY OF THE CENTER LINE OF PAINTER AVENUE AS SHOWN ON PARCEL MAP NO. 12742, AS PER MAP FILED IN BOOK 133, PAGE 51 AND 52, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE **COURSE 1B**, NORTH 39°51'51" EAST PARALLEL WITH SAID CENTER LINE OF PAINTER AVENUE, 403.39 FEET; THENCE **COURSE 2B**, SOUTH 50°30'04" EAST, 20.00 FEET TO THE CENTER LINE OF SAID PAINTER AVENUE, 66 FEET WIDE AND THE TRUE POINT OF BEGINNING; THENCE **COURSE 3B**, NORTH 39°51'51" EAST ALONG SAID CENTER LINE, 624.76 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID PARCEL MAP NO. 12742; THENCE **COURSE 4B**, SOUTH 50°34'17" EAST ALONG SAID SOUTHWESTERLY LINE OF PARCEL MAP NO. 12742, 204.80 FEET TO THE CITY BOUNDARY OF THE CITY OF SANTA FE SPRINGS; THENCE **COURSE 5B**, SOUTH 39°51'51" WEST PARALLEL WITH THE CENTER LINE OF PAINTER AVENUE, 125.00 FEET TO AN ANGLE POINT IN SAID CITY BOUNDARY; THENCE **COURSE 6B**, CONTINUING ALONG SAID BOUNDARY OF THE CITY OF SANTA FE SPRINGS SOUTH 50°30'04" EAST 95.21 FEET TO AN ANGLE POINT IN SAID CITY BOUNDARY; THENCE **COURSE 7B**, SOUTH 39°51'51" WEST PARALLEL WITH THE CENTER LINE OF SAID PAINTER AVENUE AND ALONG SAID CITY BOUNDARY 500.01 FEET TO AN ANGLE POINT IN THE BOUNDARY OF THE CITY OF SANTA FE SPRINGS; THENCE **COURSE 8B**, NORTH 50°30'04" WEST ALONG THE CITY BOUNDARY 300.01 FEET TO THE CENTER LINE OF PAINTER AVENUE AND THE **TRUE POINT OF BEGINNING**.

CONTAINING 4.03 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION
CONSOLIDATED REDEVELOPMENT AREA
CITY OF SANTA FE SPRINGS
PARCEL C**

BEGINNING AT A THE INTERSECTION OF THE CENTER LINES OF CARMENITA ROAD AND FLORENCE AVENUE AS SHOWN ON PARCEL MAP NO. 16131, AS PER MAP FILED IN BOOK 170, PAGE 92, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, SAID INTERSECTION BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 11 WEST OF THE SAN BERNARDINO MERIDIAN, LOS ANGELES COUNTY, STATE OF CALIFORNIA; THENCE **COURSE 1C**, SOUTH $74^{\circ}14'59''$ WEST ALONG THE CENTER LINE OF SAID FLORENCE AVENUE, 100 FEET WIDE, 576.83 FEET TO THE BEGINNING OF A TANGENT CURVE AS SHOWN ON SAID PARCEL MAP NO. 16131, SAID CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2000.00 FEET; THENCE **COURSE 2C**, WESTERLY 159.97 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $4^{\circ}34'58''$ TO THE BEGINNING OF A NON-TANGENT LINE TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH $11^{\circ}10'19''$ EAST AND THE CENTER LINE OF LAUREL AVENUE AS SHOWN ON SAID PARCEL MAP NO. 16131; THENCE **COURSE 3C**, NORTH $00^{\circ}13'26''$ WEST, 324.12 FEET; THENCE **COURSE 4C**, NORTH $89^{\circ}41'49''$ EAST, 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAUREL AVENUE AND THE SOUTHWEST CORNER OF LOT 7 OF TRACT NO. 7868, AS PER MAP FILED IN BOOK 113, PAGE 18, RECORDS OF SAID COUNTY; THENCE **COURSE 5C**, NORTH $89^{\circ}41'49''$ EAST ALONG THE SOUTH LINE OF SAID LOT 7, 327.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE **COURSE 6C**, NORTH $00^{\circ}07'55''$ WEST ALONG THE EAST LINE OF SAID LOT 7 AND ITS PROLONGATION 304.12 FEET TO THE SOUTHWEST CORNER LOT 38 OF SAID TRACT NO. 7868; THENCE **COURSE 7C**, NORTH $89^{\circ}41'46''$ EAST ALONG THE SOUTH LINE OF SAID LOT 38, 304.36 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID CARMENITA ROAD; THENCE **COURSE 8C**, NORTH $89^{\circ}41'46''$ EAST ALONG A PROLONGATION OF THE SOUTH LINE OF SAID LOT 38, 50.00 FEET TO THE CENTER LINE OF CARMENITA ROAD; THENCE **COURSE 9C**, SOUTH $00^{\circ}07'55''$ EAST ALONG SAID CENTER LINE 438.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.26 ACRES, MORE OR LESS.



City of Santa Fe Springs

City Council Meeting

July 9, 2009

NEW BUSINESS

Adopt Resolution 9203 Approving Responses to the Objections Submitted By the County of Los Angeles to the Adoption of the Proposed Development Plan for Amendment No. 2 to the Washington Boulevard Project Area, Adopt Resolution No. 9197 Authorizing the Use of Housing Set-aside Funds Outside the Project Area, and Introduce Ordinance No. 1001

RECOMMENDATION

That the City Council approve Resolution No. 9203 responding to the written objections from the County of Los Angeles, adopt Resolution No. 9197 pertaining to Housing Set-aside Funds, and, introduce Ordinance No. 1001 adopting Amendment No. 4 to the WBPA.

BACKGROUND

In a letter dated June 24, 2009 the Chief Executive Officer of the County of Los Angeles, pursuant to Health and Safety Code Section 33362 submitted a Statement of Objections to the proposed Washington Boulevard Project Area Amendment No. 2. In the letter the County takes the position that the Community Development Commission, in its Preliminary Report and Report to City Council has not complied with Community Redevelopment Law (CRL). The County submitted a detailed report expressing the objections it has to the proposed Amendment No. 2.

Whenever such written objections are received pursuant to Section 33362 the City Council must respond in writing to the written objections received before or at the noticed public. Section 33363, requires "...The written responses shall describe the disposition of the issues raised. The legislative body shall address the written objections in detail, giving reasons for not accepting specified objections and suggestions. The legislative body shall include a good-faith, reasoned analysis in its response and, for this purpose, conclusionary statements unsupported by factual information shall not suffice."

After receiving the objections from the County staff with the assistance of the CDC's redevelopment consultant, A.C. Lazzaretto & Associates began preparing responses to the objections raised by the County. As required by

Section 33363, these responses have been prepared in good faith and reasoned analysis has been used in addressing the objections.

The analysis of the written objections is attached to the report for consideration by the City Council. The analysis has found that the majority of the objections raised by the County are without merit; furthermore, the analysis establishes that there is justification for finding the area blighted under the CRL. If the City Council concurs with the findings of the analysis, it would be in order for the Council to adopt the Resolution No. 9203 which would overrule the County's objections. Also attached is Resolution No. 9197 finding that the use of Low- and Moderate-Income Housing Funds outside the boundaries of Amendment No. 2 to the WBPA will be of benefit to the Washington Boulevard Project Area. Passage of the resolution was postponed, after the written objections were received from the County.

If the Council approves Resolution No. 9203, and Resolution No. 9197, the next order of business will be to introduce Ordinance 1001 approving the Redevelopment Plan for Amendment No. 2 to the Washington Boulevard Project Area.

FISCAL IMPACT

There will be no fiscal impact as a result of taking these actions.

INFRASTRUCTURE IMPACT

There will be no infrastructure impact as a result of taking these actions.



Frederick W. Latham
City Manager

Attachment(s):

Resolution No. 9203

Written Findings in Response to Written Objections of the County of Los Angeles in Conjunction with the Proposed Redevelopment Plan for WBRA Amendment No. 2

Resolution No. 9197

Ordinance No. 1001

RESOLUTION NO. 9203

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPROVING A RESPONSE TO THE OBJECTIONS TO ADOPTING AMENDMENT NO. 2 TO THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA SUBMITTED BY THE COUNTY OF LOS ANGELES

WHEREAS, the City Council of the City of Santa Fe Springs initiated action to amend the Washington Boulevard Redevelopment Project Area, including the preparation of a proposed redevelopment plan accompanied by a report containing specific required analysis of the project, including a blight analysis, method of financing;

WHEREAS, As provided under Section 33458 of the California Health and Safety Code, the City Council and the Community Development Commission of the City of Santa Fe Springs held a joint public hearing on June 25, 2009 to consider adopting Amendment No. 2 to the Washington Boulevard Redevelopment Project Area, and Notice of said joint public hearing conformed to the requirements of Section 33452 of the California Health and Safety Code;

WHEREAS, As provided under Section 33362 of the California Health and Safety Code, the County of Los Angeles submitted a Statement of Objections to the Proposed Amendment No. 2 to the Washington Boulevard Redevelopment Project Area;

WHEREAS, As provided under Section 33363 of the California Health and Safety Code, the City of Santa Fe Springs prepared a Response to Written Objections to the Statement of Objections submitted by the County of Los Angeles, and a copy of which is attached hereto and marked Exhibit "A";

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

Section I. The City Council has evaluated the statements and information contained in Los Angeles County's Statement of Objections to the adoption of Amendment No. 2 to the Washington Boulevard Redevelopment Project Area.

Section II. The City Council has prepared a Response to Written Objections which provides a detailed response and disposition of each of the written objections, including an reasoned analysis refuting the specific objections and suggestions.

Section III. The City Council has concluded that, notwithstanding the statements and information presented in the Statement of Objections submitted by the County of Los Angeles, there remains sufficient legal basis for the City Council to proceed with the adoption of the proposed Amendment No.2 to the Washington Boulevard Redevelopment Project Area.

Section IV. The City Council hereby approves the Response to Written Objections contained in Exhibit "A", and hereby overrules the objections specified in the written Statement of Objections submitted by the County of Los Angeles in a transmittal letter dated June 24, 2009, and signed by Mr. William T. Fujioka, Chief Executive Officer.

.Section V. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED THIS ____9th____ DAY OF ____ July____, 2009.

Luis M. Gonzalez, Mayor

ATTEST:

Barbara Earl, City Clerk

STATEMENT OF OBJECTIONS

SUMMARY OF WRITTEN OBJECTIONS RECEIVED FROM WILLIAM FUJIOKA, CHIEF EXECUTIVE OFFICER OF THE COUNTY OF LOS ANGELES, AN AFFECTED TAXING AGENCY OF THE PROJECT AREA

On June 24, 2009, Mr. William T. Fujioka, Chief Executive Officer of the County of Los Angeles, submitted a letter to Barbara E. Earl, City Clerk of the City of Santa Fe Springs, objecting to the adoption of the Washington Boulevard Project Area Amendment No. 2. The letter is on file in the office of the City Clerk of the City of Santa Fe Springs and incorporated herein by reference.

Specifically, the County of Los Angeles had the following objections:

- (a) The blight findings presented by the Commission throughout the Preliminary Report are not substantial and lack specific evidence.
- (b) The consultant admits that "There were few 'Unsafe or Unhealthy' buildings identified in the Area."
- (c) The consultant's methodology presented to demonstrate physical blight is flawed because the over-broad conditions used to define "aging, deteriorating" affords no basis to determine if buildings are unsafe or unhealthy for human occupancy.
- (d) The Commission's list of parcels categorized as blighted includes numerous commercial and industrial sites where no physically or economic blight is observable.
- (e) Characterizations of parcels as "an impediment to development" or having "commercial potential" violated the Community Redevelopment Law in that blight conditions must be assessed based on existing conditions, not on the site's development potential.
- (f) The consultant believes that "lots of irregular shape and size for the designated development that do not meet market demands constitute blight under California Redevelopment Law." The County disagrees with this interpretation as the consultant fails to provide evidence that physical conditions prevents or substantially hinder the existing use of the buildings.

- (g) The consultant fails to provide data for its findings that property values are depreciated or stagnant; and that County's data indicates significant growth in assessed values in the last five years.
- (h) The findings regarding "Impaired Property Values Due to Hazardous Wastes" are inadequate, as they fail to include any specific examples of actual conditions in the Project Areas, or why recently constructed and occupied business parks should be included in this category.
- (i) The Vacancy Rate is flawed, as it appears that consultant counts entire parcels and business parks as vacant, while the actual observed conditions reveals only a few vacancies out of a large, subdivided, predominantly occupied building or business park.
- (j) It appears that the consultant believes that public infrastructure deficiencies are a category of blight. The County disagrees with this assessment, and believes that the inclusion of a public works wish list does not provide evidence of blight.
- (k) The consultant's evidence fails to show that the inclusion of non-blighted parcels is for purposes other than the City's collection of the tax increment.
- (l) The proposed Redevelopment Plan amendment No. 2 fails to comply with various time limits contained in the Community Redevelopment Law. Additionally, the Commission failed to comply with various procedural requirements.

RESPONSE TO WRITTEN OBJECTIONS

WRITTEN FINDINGS OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS IN RESPONSE TO WRITTEN OBJECTIONS, COMMUNICATIONS, AND SUGGESTIONS PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33363 AND 33364 IN CONNECTION WITH THE PROPOSED REDEVELOPMENT PLAN FOR THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2

City Council Response to the County of Los Angeles

The preceding Summary of Objections (Summary) which is incorporated herein is the essence of a written communication from Mr. William T. Fujioka, Chief Executive Officer of the County of Los Angeles, dated June 24, 2009, and addressed to Barbara E. Earl, City Clerk of the City of Santa Fe Springs. The letter objected to the adoption of the Washington Boulevard Project Area Amendment No. 2 and stated the proposed project did not appear to be consistent with the Community Redevelopment Law on several counts. The County's objections are based on an analysis, prepared by Siefel Consulting Inc., of the Community Development Commission's (Commission or CDC) Preliminary Report.

The County's first objection, referred to in Summary as (a), to the proposed Redevelopment Plan stated that "There is an inadequate showing of blight in the project area." According to the County, the Community Redevelopment Law (CRL) and case law require that the findings of blight presented by the Commission in the Preliminary Report be based on substantial evidence. However, the County argues that the Commission's findings of blight are not supported by substantial evidence, but rather, "a thin collection of conclusory statements predicated on the Commission's misinterpretations of the law, and lack of specific evidence necessary to conclude that there is blight in the project area."

In response to the previous objection, the City Council finds and declares the following:

Section 33030 of the California Health and Safety Code finds that a blighted area is one that contains both an area that is predominantly urbanized, as that term is defined in Section 33320.1, and an area that is characterized by one or more conditions set forth in any paragraph of Subdivision (a) of Section 33031, and one or more conditions set forth in any paragraph of Subdivision (b) of Section 33031.

The conditions described under Subdivision (a) include buildings in which it is unsafe or unhealthy for persons to live or work; conditions that prevent or substantially hinder the viable use or capacity of buildings or lots; adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area; and the existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by the irregular shapes and inadequate sizes.

The conditions described under Subdivision (b) describes economic conditions that cause blight, including depreciated or stagnant property values; impaired property values due in significant part to hazardous wastes on property; abnormally high business vacancies; a serious lack of necessary commercial facilities; serious residential overcrowding; an excess of bars, liquor stores or adult-oriented businesses; and a high crime rate.

The Preliminary Report details the results of a survey conducted of parcels within the project area. The survey results show that a number of conditions of blight exist. There is no question by the County of whether the area is a predominantly urbanized area. Rather, the County appears to take issue that not all aspects of the Health and Safety code are met within Section 33031. However, it is only necessary to show evidence of one condition of physical and one condition of economic blight.

As noted in the Preliminary Report and also in the Report to the City Council a parcel-by-parcel survey of the areas was conducted by evaluators and actual site conditions were recorded. When possible other factors such as inadequate infrastructure or public facilities, and adjacent incompatible uses, were noted. After the field surveys were completed, records of the City of Santa Fe Springs were consulted. These records revealed the presence of several problems such as 1) multiple ownership situations, and 2) lots characterized by their irregular shapes and inadequate sizes given present general plan, zoning, and building development standards. Also collected was information on the absence of curb, gutter and sidewalk, street lights, storm drains, as well as other substandard infrastructure conditions.

The results of this survey determined 95 % of the properties in the proposed Project Area suffered from some form of physical or economic blight. The statistics show that 62% of the properties have "aging, deteriorating, and poorly maintained buildings;" 44% of the properties are "small and irregular shaped lots under multiple ownership or are underutilized;" 61% exhibit "outdated and inefficient building configuration and design that does not meet current business needs;" 42% of the properties have "unsafe access to building parking lots or obsolete setbacks;" 2% of the buildings are metal buildings which are prohibited by the Santa Fe Springs Zoning Code; and 16% are "vacant and underutilized land or buildings". The survey revealed that many of the properties in question had more than one indicator of blight on site.

In order to establish the veracity of the survey results, the Santa Fe Springs

Planning Commission toured the area in question. The Planning Commission subsequently reviewed and approved the Report to the City Council and recommended adopting Amendment No. 2.

In summary, using evidence gathered in mid-2008 the top three physical blighting concerns, according to the Preliminary Report and the Report to the City Council, include parcels containing aging, deteriorating and poorly maintained buildings; outdated business configuration that do not meet current needs; and unsafe access to buildings or parking lots and obsolete setbacks. The leading economic blighting conditions within the Project Area are depreciated or stagnant property values due to conditions such as vacancy and outdated business configuration, and a high number of parcels affected by hazardous waste.

The County's second, third and fourth objections, referred to in Summary as (b), (c) and (d), to the proposed Redevelopment Plan addresses unsafe or unhealthy buildings, as identified in the Preliminary Report. According to the County's objection letter, "The consultant admits that 'There were only a few 'Unsafe or Unhealthy' buildings identified in the area.' " Furthermore, the County claims, "The consultant's methodology presented to demonstrate physical blight is flawed because the over-broad conditions used to define 'aging, deteriorating' affords no basis to determine if buildings are unsafe or unhealthy for human occupancy." Additionally, the County states the Commission categorized numerous commercial and industrial sites as blighted when, according to the County, "no physical or economic blight is observable."

In response to the previous objection, the City Council finds and declares the following:

The Commission's admission that there are few unsafe or unhealthy buildings is one that is allowed under the California Health and Safety Code, Section 33031, Subdivision (a). The condition, "Unsafe or unhealthy buildings" is just one of four conditions of physical blight. The law states that in addition to an area that is predominantly urbanized, a blighted area is one that contains at least one condition of physical blight and one condition of economic blight. Thus, just because the Preliminary Report states there are few "Unsafe or unhealthy" buildings does not lessen the argument that the project area is blighted.

The County's third objection touches on the "over-broad conditions used to define 'aging, deteriorating' buildings." While the County attempts to attack the credibility of the information released in the Preliminary Report by relying on case law and on information presented in past preliminary reports, the Commission's characterization of 'aging and deteriorating buildings' is one that falls within the California Health and Safe Code's conditions of blight as a means to describe a building that is unsafe or unhealthy for people to work. According to 33033, Subdivision (a), Section 1, a condition of physical blight includes, "Buildings in which it is unsafe or

unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation or deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer lines." A prime example of the serious building code violations that are evidence of aging and deteriorating buildings are land-locked buildings constructed several decades ago that contain little or no public right-of-way access, which presents a significant safety concern should the need arise for emergency vehicles to access a building.

The County's fifth and sixth objections, referred to in Summary as (e) and (f), address the list of parcels that contained the categorization of blight, including "conditions that prevent or hinder the effective use of buildings," and "irregular lot sizes." The County claims that statements made within the Preliminary Report, such as identifying parcels as being a "prime corner" or "has commercial potential" are not consistent with the Community Redevelopment Law. The County states, "Physical conditions causing blight do not result from factors that reduce or limit the potential of a parcel's economic viability; they must result from factors that 'prevent or substantially hinder' the viable use of the existing buildings or lots." Furthermore, the County "disagrees" with the Commission's interpretation of the CRL regarding lots of irregular shape and size as it relates to a potential obstacle to potential developers interested in revitalizing substandard properties. The County states, "The irregular shape or size must be shown to be a hindrance to the existing use, not an impediment to some future use as envisioned by the Agency."

In response to the previous objection, the City Council finds and declares the following:

The Preliminary Report and other support documents identify both commercial and industrial parcels that are currently blighted. The County is correct in noting that some of these parcels contain irregular lot sizes, which is a condition of physical blight that falls within the Health and Safety Code 33031, Subdivision (a), condition four, which defines one element of physical blight as "The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by the irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions." The Commission's acknowledgment that a parcel may have "commercial potential" but that physical development has been impaired because of its irregular shapes is one that is allowed under the CRL.

Furthermore, the Preliminary Report finds that nearly 34 percent of the parcels surveyed in the project area have outdated and inefficient business configuration which don't meet current market demand and 26 percent of the parcels have unsafe access to parking lots and truck loading doors, or obsolete setbacks. Among the issues that arise from these conditions include employees of these businesses parking in front yards setbacks; no public access; severe lack of on-site (off street) parking; no sidewalks or

landscaping; private roads that have inadequate drainage, no lighting, and based on the records of the City of Santa Fe Springs Department of Public Works, are prone to flooding. Not only would these conditions be considered blighted under the CRL, they also do not meet current requirements of the Santa Fe Springs General Plan or the Zoning Code.

The County's seventh and eighth objections, referred to in Summary as (g) and (h), addresses the Commission's findings relating to depreciated or stagnant property values, and impaired property values due to hazardous wastes, respectively. The County argues that there is no data showing depreciated or stagnant property values. Rather, the County of Los Angeles Assessor's Office indicate "significant assessed value growth in the Project Area, and thus cannot be seen as depreciated or stagnant," according to the County's objection letter. Regarding the impaired property values due to hazardous waste, the County stated there are no specific examples found in the Preliminary Report. Furthermore, the County states, there is no evidence showing these sites impair property values as required by the Community Redevelopment Law.

In response to the previous objection, the City Council finds and declares the following:

According to the Health and Safety Code Section 33031, Subdivision (b), Section (2), among the conditions that cause physical blight includes depreciated or stagnant property values and impaired property values due in significant part to hazardous wastes. Both of these exist in the project area. While the County claims that there is no data showing depreciated or stagnant property values, the Preliminary Report shows otherwise. The Preliminary Report and the Report to the City Council contain maps that identify the location of the contaminated parcels; of special note are two sizable parcels one on Washington Boulevard and the other on Sorensen Avenue that are vacant and have been vacant for several years. These properties have not been able to be developed due to the onsite contamination.

Among the items leading to a depreciation of property value is the existence of hazardous waste on the property. According to the Preliminary Report, approximately 6.7 percent, of the property in the project area are known to be contaminated. Furthermore, an additional major source of contamination in the entire area is a plume of contaminated groundwater coming from the Omega Chemical site in Whittier; the Omega site is a federal Superfund site. The contaminate groundwater plume extends throughout Santa Fe Springs, and impacts hundreds of properties. This same groundwater plume is responsible for forcing the closure of the City's domestic water well in the area. The fact that the City has been forced to take the well off-line impacts the supply of domestic water throughout the area.

The County's ninth objection, referred to in Summary as (i), addresses the findings in the Preliminary Report relating to abnormally high business vacancies. The

County states, "The Vacancy Rate is flawed, as it appears the consultant counts entire parcels and business parks as vacant, while the actual observed conditions reveals only a few vacancies out of a large, subdivided, predominantly occupied business parks should be included in the category."

In response to the previous objection, the City Council finds and declares the following:

The Preliminary Report shows that the vacancy rates are significantly higher than the vacancy rate for the remainder of Santa Fe Springs. The vacancy rate for the City is 2.5 percent while the vacancy rate in the proposed project area was a much higher 16 percent at the time of the study. The methodology for attaining vacancy rates was to go parcel by parcel and determine whether the building was occupied. If it was not occupied then it was considered vacant. This was also true for properties that were vacant due to the demolition of former improvements. The survey was done in 2008 and the information was placed in the Preliminary Report. The County indicates that the vacancy rate is flawed. However, fluctuations in the vacancy rate can be expected to slightly vary, especially since the County did not review the findings published in the Preliminary Report until nearly one year after the data was collected.

The County's tenth objection referred to in Summary as (j), addresses inadequate public improvements. According to the County, "It appears that the consultant believes that public infrastructure deficiencies are a category of blight. The County disagrees with this assessment, and believes that the inclusion of a public works wish list does not provide evidence of blight." Furthermore, the County states there is nothing in the Preliminary Report to indicate that the "claimed inadequate improvements are not merely suffering from normal wear and tear and the City is not capable of funding this maintenance."

In response to the previous objection, the City Council finds and declares the following:

According to Health and Safety Code Section 33030, a blighted area is one that contains a predominantly urbanized area, one condition of physical blight and one condition of economic blight. If these conditions are met, a blighted area may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.

The Preliminary Report does include a list of proposed Redevelopment Improvement Projects. These include things such as street light deficiencies, drainage problems, and the need to replace domestic water wells. Without the help of Redevelopment Assistance, these projects would likely not be able to be completed. The proposed project area has a high percentage of properties that are 'landlocked' in that they do not have frontage on a public street. All the properties in question are

served by private streets that are substandard in width, contain no curb, gutters, or sidewalks, and are not served by storm drain systems. The improvements that are included in the Preliminary Report and the Report to the City Council are not a public works wish list, but rather a list of deficiencies in the area. A list was included to illustrate the existence of inadequate public improvements as stipulated in the CRL.

The County's eleventh objection, referred to in Summary as (k), returns to an earlier addressed topic relating to the inclusion in the Preliminary Report of non-blighted parcels. The County disputed the blight categories in the Preliminary Report, and alleged the number of non-blighted parcels is understated. Therefore, the County concludes "The consultant's evidence fails to show that the inclusion of non-blighted parcels is for purposes other than the City's collection of the tax increment."

In response to the previous objection, the City Council finds and declares the following:

County's assumption that the inclusion of non-blighted parcels is only for the collection of tax increment is not accurate. CRL Section 33321 clearly permits the inclusion of non-blighted properties: "A project area need not be restricted to buildings, improvements or lands which are detrimental or inimical to the public health, safety, or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area." The properties with which the County takes issue were included in order to facilitate the redevelopment of the entire area. These non-blighted parcels are scattered throughout the future project area and removing the selected parcels would make administration of the project area much more difficult. Once again as stated in Section 33321, "A project area may include lands, buildings, or improvements which are not detrimental to the public health, safety or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part." This is the primary reason the non-blighted properties were included.

However, there is another reason such properties were included in the proposed project area, and that is the uncertainty of the market place. As witnessed in the current economic downturn, no stores are immune from going out of business. In the recent past in other parts of Santa Fe Springs, movie theaters, major retail grocery stores, national drug stores, and other similar uses have all closed. Nationally, the current recession has wreaked havoc on the real estate market, but especially the retail industry. Once strong stores like Circuit City, Mervyns, Linens N' Things, and Levitz among many others, have disappeared from shopping areas in California. When this occurs outside a redevelopment project area the tools available to a city to overcome the blight caused by such vacancies are very limited. By including the non-blighted properties the Community Development Commission (redevelopment agency) will be assured of having the tools of redevelopment available to overcome such blighting problems.

The County's final objection, referred to in Summary as (I), is concerned with the procedural issues as laid out by the Community Redevelopment Law. The County claims that the proposed Redevelopment Plan Amendment No. 2 "fails to comply with various time limits contained in the Community Redevelopment Law." Additionally, the County believes the Commission failed to document compliance relating to proper notification of affected parties.

In response to the previous objection, the City Council finds and declares the following:

The Commission has followed the procedural requirements as required by the Community Redevelopment Law. In preparation for the June 25, 2009 public hearing, the City Council and Community Development Commission were presented with documents illustrating that the procedural requirements of the CRL has been met. In response to the specific objections raised by the consultant for the County, the following actions were taken:

1. The Public Hearing notices were sent to property owners by first class as were notices to the tenants in the proposed project area. The list of tenants was obtained from the business license records of the City of Santa Fe Springs. In order to assure that the known residents in the area were notified, copies of the public hearing notices were hand delivered to the individual units.
2. The Community Development Commission addressed the need to form a Project Area Committee as required by CRL Section 33385. Evidence was presented to the CDC Board indicating that a substantial number of low-income persons or moderate-income persons did not reside in the proposed project area. Evidence was also presented showing that there were no public project planned that would displace the low- and moderate-income persons in the proposed project areas. After considering the evidence presented the CDC Board determined that it would not be necessary to form a PAC and adopted a resolution making this finding.
3. The Community Development Commission sent copies of the Preliminary report to the Department of Finance and the Department of Housing and Community Development as required by CRL Section 33360.5
4. As stated above, reports were sent to the Department of Finance and the Department of Housing and Community Development. The departments were also notified of the public hearing dates as required by the CRL.

As noted above, documentation in the form of affidavits of mailing, copies of transmittal letters, copies of resolutions, and similar documents were presented in advance to the

City Council and the Community Development Commission. At the Joint Public Hearing, the documents were again presented for the public record.

Lastly, one of the procedural questions raised by the County involves the time limits required by CRL Section 33333.2 and the need to place time limits in the final plan amendment. Section 33333.2 does require time limits, however the language in the CRL stipulates that the time limits for Plan Effectiveness "*not exceed 20 years from the date of the ordinance*" and for Establishing Indebtedness "*not to exceed 20 years from the adoption of the redevelopment plan*" and for Tax Increment "*not exceed 45 years from the adoption of the redevelopment plan*". The draft plan did not have the final time limits because it was a 'draft plan'. However the text of the Preliminary Plan and the Report to the City Council explains that the time limits for Amendment No. 2 will coincide with the time limits of the existing WBPA. The redevelopment plan under consideration by the City Council has the proper time limits. The redevelopment plan time limit for Plan Effectiveness is proposed as 28 years. The redevelopment plan limit for Establishing Indebtedness is proposed to be the maximum of 20 years. This is also the reason that the tax increment projections shown in the Preliminary Plan and the Report to the City Council are presented the way they are. The reason the tax increment projections are lower than expected by the County is that the Commission does not intend to receive tax increment for an additional 45 years, but will apply the 28 year limit that now exists for the Washington Boulevard Project Area.

RESOLUTION NO. 9197

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS FINDING THAT THE USE OF LOW-AND MODERATE-INCOME HOUSING FUNDS OUTSIDE THE BOUNDARIES OF AMENDMENT NO. 2 TO WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA WILL BE OF BENEFIT TO THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA

WHEREAS, the City Council of the City of Santa Fe Springs initiated action to amend the Washington Boulevard Redevelopment Project Area. Subsequently, the Community Development Commission and the Planning Commission approved the survey area for Amendment No. 2 and selected the area to be added to the Washington Boulevard Redevelopment Project; and

WHEREAS, California Health and Safety Code Section 33334.2(a) stipulates that not less than twenty percent (20%) of all taxes which are allocated to the redevelopment agency (Community Development Commission) shall be used for the purposes of increasing and improving the community's supply of low- and moderate-income housing; and

WHEREAS, California Health and Safety Code Section 33334.2(g) provides that the Community Development Commission may use such Low- and Moderate-Income Funds outside a project area upon adoption of a resolution by the legislative body and the redevelopment agency finding that the provision of low- and moderate-income housing outside the project area is of benefit to the Project Area; and

WHEREAS, the amount of land available for residential development within the area of Amendment No. 2 is limited or non-existent, and suitable locations for such housing are available in other parts of the community; and

WHEREAS, the Community Development Commission has adopted a resolution declaring the use of Low- and Moderate-income Funds outside of the area of Amendment No. 2 will be of benefit to the Washington Boulevard Redevelopment Project Area.

NOW, THEREFORE, BE IT RESOLVED, that the CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. The City Council of the City of Santa Fe Springs hereby finds that all facts set forth in this resolution are true and correct.

SECTION II. Pursuant to California Health and Safety Code Section 33334.2(g) the City Council hereby determines that the provision of low- and moderate-income housing outside Amendment No. 2 and, in fact, outside the entirety of the Washington Boulevard Redevelopment Project Area, will benefit the Washington Boulevard Redevelopment Project.

SECTION III. The City Clerk of the City of Santa Fe Springs shall certify to the adoption of the resolution.

ADOPTED AND APPROVED THIS 9th DAY OF JULY, 2009.

Luis M. Gonzalez, Mayor

ATTEST:

Barbara Earl, City Clerk

ORDINANCE NO. 1001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPTING THE REDEVELOPMENT PLAN FOR AND APPROVING AMENDMENT NO. 2 TO THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA

Recitals:

1. By resolution, the City Council acknowledged receipt of a resolution of the Community Development Commission of the City of Santa Fe Springs, which resolution concerned proposed Amendment No. 2 to the Washington Boulevard Redevelopment Project Area. In its resolution, the Commission consented to hold a joint public hearing with this City Council in regard to said proposed Amendment No. 2 to said project area (hereinafter referred to as the "Amendment") in accordance with Health and Safety Code Section 33458 and directed the Executive Director and Secretary of the Community Development Commission to cause notice of that joint public hearing required by law to be given upon this City Council consenting to and setting the day, hour and place for that hearing.

2. By said resolution, this City Council consented to hold a joint public hearing with the Community Development Commission in regard to the Amendment, at which hearing any and all persons having any objections to the adoption of the Amendment, or the regularity of any prior proceedings, would be allowed to appear before this City Council and show cause why the Amendment should not be adopted. Said resolution determined that the joint public hearing would occur at 6:00 p.m. on June 25, 2009 in the Council Chambers, Santa Fe Springs City Hall, 11710 Telegraph Road, Santa Fe Springs, California.

3. Notice of said joint public hearing has been given by publication and mailing as required by Health and Safety Code Section 33452. Said notices all were timely published and mailed.

4. The Community Development Commission heretofore has requested that the Planning Commission of the City of Santa Fe Springs render a report and recommendation to the Commission with respect to the Amendment. By resolution, the Planning Commission rendered its report and recommendation that the Amendment conforms to the City of Santa Fe Springs General Plan and that the Amendment be adopted.

5. A copy of the Redevelopment Plan for the Amendment is attached hereto, marked "Exhibit A" and incorporated herein by this reference. The Redevelopment Plan for the Amendment specifically describes the boundaries of the area being added to and incorporated into the Washington Boulevard Redevelopment Project Area. That area hereinafter is referred to as the "Added Area". The above-referenced redevelopment plan as amended hereby is referred to hereinafter as the "Amended Plan".

6. The join public hearing referred to above was duly conducted on June 25, 2009 in the City Council Chambers, Santa Fe Springs City Hall, 11710 Telegraph Road, Santa Fe Springs, California, and was concluded immediately prior to the first reading of this ordinance and, at said joint public hearing, this City Council considered the Amendment.

7. All legal prerequisites to the passage of this ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Santa Fe Springs does hereby find, determine, and ordain as follows:

Section 1. All facts set forth in the Recitals of this ordinance are hereby found to be true and correct.

Section 2. The Added Area is a blighted area, the redevelopment of which is necessary to effectuate the public purpose declared in the Health and Safety Code, Division 24, Part 1.

Section 3. The Amended Plan will redevelop the Added Area in conformity with Health and Safety Code, Division 24, Part 1, and in the interests of the public peace, health, safety, and welfare.

Section 4. The adopting and implementation of the Amended Plan as applied to the Added Area is economically sound and feasible.

Section 5. The Amended Plan conforms to the General Plan of the City of Santa Fe Springs.

Section 6. The implementation of the Amended Plan as applied to the Added Area will promote the public peace, health, safety, and welfare of the City of Santa Fe Springs and will effectuate the purposes and policy of the Health and Safety Code, Division 24, Part 1.

Section 7. The condemnation of real property by the Community Development Commission in the Added Area is necessary to the execution and implementation of the Amended Plan as applied to the Added Area, and adequate provisions have been made for payment for property to be acquired as provided by law.

Section 8. The Community Development Commission has a feasible method and plan for the relocation of families and persons displaced from the Added Area if the execution of the Amended Plan should result in the temporary or permanent displacement of any occupants of housing facilities in the Added Area.

Section 9. There are or are being provided in the Added Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices with the financial means of the families and persons, if any, displaced from the Added Area, decent, safe, and sanitary dwellings equal in number to the number of available to such displaced families and persons and reasonably accessible to their places of employment.

Section 10. This City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Added Area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents

comparable to those in the City of Santa Fe Springs at the time of their displacement.

Section 11. Inclusion within the Added Area of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the Added Area, any such area included is necessary for the effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to California Health and Safety Code Section 33670 without other substantial justification for its inclusion.

Section 12. The elimination of blight and the redevelopment of the Added Area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Community Development Commission.

Section 13. The purpose and intent of this City Council with respect to the Added Area and the Amended Plan is to protect and promote the sound development of the Added Area and the general welfare of the inhabitants of the City of Santa Fe Springs by remedying the injurious conditions presently existing in the Added Area and by providing needed public facilities in the area through the application of all appropriate means.

Section 14. The effect of tax increment financing will not cause a significant financial burden or detriment on any taxing agency deriving revenues from the Added Area.

Section 15. This City Council hereby finds that the Added Area and, in fact, the entire Washington Boulevard Redevelopment Project Area, is predominately urbanized as that phrase is utilized in the California Health and Safety Code Section 33320.1

Section 16. This City Council hereby approves and adopts the Amendment attached hereto as "Exhibit A" and incorporated herein by reference and designates the Amended Plan as the official redevelopment plan for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area.

Section 17. This City Council hereby authorizes and provides for the City of Santa Fe Springs' expenditure of money provided for in the Amended Plan.

Section 18. This City Council hereby declares its intention to undertake and complete any proceedings necessary to be carried out by the City of Santa Fe Springs under the provisions of the Amended Plan.

Section 19. The City Clerk of the City of Santa Fe Springs (hereinafter "City Clerk") shall cause a copy of this ordinance to be transmitted to the Community Development Commission and to the Building Department of the City of Santa Fe Springs.

Section 20. The Building Department of the City of Santa Fe Springs is hereby directed to advise all applicants for building permits within the Added Area for a period of two (2) years after the adopting of this ordinance that the site for which a building permit is sought for the construction of buildings or other improvements is within a redevelopment project area.

Section 21. The Executive Director of the Community Development Commission is hereby directed to cause the recordation and submission specified in Health and Safety Code Section 33373 and Section 33375 to occur forthwith.

Section 22. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage hereof.

PASSED AND APPROVED THIS ___ DAY OF _____ 2009 BY THE FOLLOWING ROLL CALL VOTE:

AYES: Council members:

NOES: Council members:

ABSENT: Council members:

Luis M. Gonzalez, Mayor of the City of Santa Fe Springs

ATTEST:

Barbara Earl, City Clerk of the City of Santa Fe Springs

EXHIBIT A

EXHIBIT A

REDEVELOPMENT PLAN
FOR
AMENDMENT NO. 2
TO THE
WASHINGTON BOULEVARD REDEVELOPMENT PROJECT

July 9, 2009

ADOPTED:
ORDINANCE NO:
SANTE FE SPRINGS COMMUNITY REDEVELOPMENT AGENCY

SANTA FE SPRINGS, CALIFORNIA
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FOR
AMENDMENT NO. 2
TO THE
WASHINGTON BOULEVARD REDEVELOPMENT PROJECT

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REDEVELOPMENT PLAN
FOR
AMENDMENT NO. 2
TO THE
WASHINGTON BOULEVARD REDEVELOPMENT PROJECT

1.0

(100) INTRODUCTION

The Washington Boulevard Redevelopment Project in the City of Santa Fe Springs was formed on July 16, 1986, when the City Council adopted the Ordinance No. 696. Amendment No. 1 was approved by the City Council on May 12, 2001, by Ordinance No. 917, and did not alter any project boundaries, but made changes to the Redevelopment Plan by extending the powers of eminent domain for a period of twelve (12) years within the Project Area. Amendment No. 2 to the Washington Boulevard Redevelopment Project will add approximately 186.46 acres of land to the Washington Boulevard Project.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally established for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Washington Boulevard Redevelopment Project Area. This Plan does not present a specific plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area. Indeed, specific redevelopment activities are necessarily dependent and conditioned upon the desires and abilities of Project Area property owners and tenants to participate in the project. Nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific activities will be presented, specific projects will be established and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and process with such specific plans, projects and solutions.

The accomplishment of redevelopment of the Project Area may depend upon and include the provision of proposed public improvements specified in this Plan. However, this Plan is neither dependent nor conditioned upon any specific project or activity; rather this Plan provides a means to implement specific projects and activities as these can be fully identified.

This Plan constitutes the Redevelopment Plan for Amendment No. 2 to the Washington Boulevard Redevelopment Project as is illustrated on the attached map as "Exhibit A". Amendment No. 2 is specifically illustrated on the attached legal map as

“Exhibit B” and is described in the legal description as “Exhibit C”. It reflects the City of Santa Fe Springs’ continuing desire to improve and revitalize those areas within the City, which are still suffering from physical, social, and economic blighting conditions.

2.0

(200) GENERAL DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

- A. “Agency” means the Community Development Commission of the City of Santa Fe Springs, California.
- B. “Amendment No. 2” means the City of Santa Fe Springs Amendment No. 2 to the Washington Boulevard Redevelopment Project.
- C. “Washington Boulevard Redevelopment Project” means the City of Santa Fe Springs Washington Boulevard Redevelopment Project as has been amended and is hereby being further Amended.
- D. “City” means the City of Santa Fe Springs, California.
- E. “City Council” means the City Council of the City of Santa Fe Springs, California.
- F. “Code” means the California Health and Safety Code, Sections 33000 et seq. Also referred to herein as the Community Redevelopment Law.
- G. “Community” means the City of Santa Fe Springs.
- H. “County” means the county of Los Angeles, California.
- I. “Person” means individual, or any public or private entity.
- J. “Planning Commission” means the Planning Commission of the City of Santa Fe Springs.
- K. “Plan” means the Washington Boulevard Redevelopment Plan which is a redevelopment plan as described in the California Redevelopment Law.
- L. “Project” means the Washington Boulevard Redevelopment Project.
- M. “Project Area” means the area included within the boundaries of the Washington Boulevard Redevelopment Project Area as depicted on the project map as “Exhibit A”.

- N. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et. seq.).
- O. "State" means the State of California.

3.0

(300) PROJECT AREA BOUNDARIES

The Washington Boulevard Redevelopment Project is depicted on the project map as "Exhibit A". The boundaries of Amendment No. 2 to the Washington Boulevard Redevelopment Project are described in the legal description attached as Exhibit "C", and are illustrated on the Map, attached as Exhibit "B".

4.0

(400) REDEVELOPMENT PLAN GOALS

To encourage and assist in the development of new commercial uses on underutilized, vacant, economically and physically blighted parcels, in such a manner that will strengthen, rather than detract from, the economic vitality of the community.

To rehabilitate conforming buildings and uses in order to extend the life and quality of such existing structures.

To selectively assemble economically and physically blighted, nonconforming, or underutilized parcels, to facilitate redevelopment.

To provide adequate public improvements and utilities to better serve the community, and to improve the quality of the area's environment for the business community and the citizens of Santa Fe Springs.

To mitigate severe development limitations which result in the lack of proper utilization of the land to such an extent that it constitutes a serious physical, social or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone.

To establish development criteria and controls in accordance with modern and competitive development practices for land within redevelopment project areas.

To encourage the continued beautification of the City of Santa Fe Springs.

To further stabilize the City's tax base.

To implement the land uses and concepts of the City's General Plan and the City's Zoning Ordinance as they may be amended from time to time.

To encourage cooperation and participation of residents, business persons, public agencies, and community organizations in revitalizing the area.

To eliminate blighting influences, including deteriorating buildings, incompatible and uneconomic land uses, obsolete structures, and other environmental, economic and social deficiencies; improve the overall appearance of existing buildings, streets, parking areas and other facilities, public and private; and assure that all buildings, new and old, are safe for persons and businesses to occupy.

To provide adequate parcels and required public improvements so as to encourage new construction by private enterprise.

To provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate the public and private development, redevelopment, revitalization and enhancement of the community.

To maintain a balanced community, which meets the local needs of all residents.

5.0

(500) PROPOSED REDEVELOPMENT ACTIVITIES

A. (501) General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Project Area and the community by:

1. Permitting participation in the redevelopment process by owners and occupants properties located in the Project Area, and consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Providing relocation assistance to displaced occupants of property in the Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, or re-construction of streets, utilities, and other public facilities and improvements;
7. Disposition of property uses in accordance with this Plan and the adopted General Plan of the City;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the Project and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In accomplishing these purposes and activities and in the implementation of furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all powers now or hereafter permitted by law.

B. (502) Owner Participation and Business Re-Entry Preferences

1. (503) Opportunities for Owner Participation

The Agency is authorized to permit persons who are owners of commercial and other types of real property in the Project Area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements, or by new development by retaining all or a portion of their properties, by acquiring adjacent properties from the Agency or by purchasing other properties in the Project Area.

Persons and firms who own property within the Project Area shall be afforded the opportunity to retain and redevelop their properties consistent with the objectives and proposals of this Plan and implementation rules adopted by the Agency.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnership, corporations, or other joint entities.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the Project Area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the Project Area; and (9) the necessity to assemble areas for public and/or private development.

2. (504) Preferences for Persons Engaged in Business in the Project Area

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in the business within the redevelopment area if they otherwise meet the requirements prescribed by this Plan.

3. (505) Participation Agreements

The Agency may require that, as a condition to participate in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof. In such agreements, participants

who retain real property may be required to join in the recordation of such documents as is necessary to make the provisions of this Plan applicable to their properties. In the event the owner or participant fails or refuses to develop, or use and maintain, its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

Whether or not a participant enters in a participation agreement with the Agency, the provisions of this plan are applicable to all public and private property in the Project Area.

4. (506) Implementing Rules

The provisions of Sections 502 through 505 shall be implemented according to the rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency.

C. (507) Property Acquisition

1. (508) Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, lease, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of the Project Area.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires the structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the

standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

Any covenants, conditions, or restrictions existing on any real property within the Project Area prior to the time the Agency acquires title to such property, which covenants, conditions, or restrictions restrict or purport to restrict the use of, or building upon, such real property, shall when the Agency complies with the procedures of Section 33397 of the Community Redevelopment Law, be void and unenforceable as to the Agency and any other subsequent owners, tenants, lessees, easement holders, mortgages, trustees, beneficiaries under a deed of trust, or any other persons or entities acquiring an interest in such real property from such time as title to the real property is acquired by the Agency.

2. (509) Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

D. (510) Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. (511) Relocation of Occupants Displaced by Agency Acquisition

1. (512) Relocation Housing Requirements

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwelling. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

In accordance with Section 33412 of the Code, permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

It is important to note that although there are a few residential dwelling units currently within the boundaries of the Amendment No.2 Project Area. All the dwelling units are contained in a travel trailer park. While Section 512 of this Plan is written in accordance with California Health and Safety Code, the relocation of residents as a result of project implementation is not anticipated.

2. (513) Replacement Housing

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, development, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such the rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low- or moderate-income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 of the Code but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing the low- and moderate-income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

3. (514) Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns, and other displaced in the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residences or business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

4. (515) Relocation Payments

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced from property in the Project. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7460 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. (516) Payments to Taxing Agencies to Alleviate Financial Burden

Subject to the provision of Section 33401 of the Community Redevelopment Law, the Agency may make the payments specified in this Section 516. In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any City, County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes. The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City), any amounts of money which, in the Agency's determination, are appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

G. (517) Demolition, Clearance, Public Improvements, Building and Site Preparation

1. (518) Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. (519) Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) street and circulation improvements; (2) storm drains; (3) sewers; (4) over-and under-passes; (5) electrical, natural gas, telephone and water distribution systems; (6) parks and plazas; (7) playgrounds; (8) parking and transportation facilities; (9) landscaped areas; and (10) flood control improvements and facilities.

Specific improvements proposed at this time are listed on Table 1 of this Plan. Improvements will not be limited to those listed on Table 1; the Agency is permitted to add additional projects as required for the orderly implementation of this Plan. Table 1 is attached to the back of this Plan.

3. (520) Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

H. (521) Property Disposition and Development

1. (522) Real Property Disposition and Development

a. (523) General

For the purpose of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing in conformance with Section 33433 of the Community Redevelopment Law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City and, where beneficial to the Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

b. (524) Disposition and Development Documents

The Agency shall reserve powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of

property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan. To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations or restrictions, provisions of the zoning ordinance, conditional use permits, and other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All Property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law.

c. (525) Development by the Agency or Other Public Bodies of Entities

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City council of the City of Santa Fe Springs, pay all or part of the value of the land and for the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land and for the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 519 of this Plan, including those set forth in "Table 1", Proposed Public Improvements. When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into contract with the City or either public corporation under which it agrees to reimburse the City or either public corporation for all or part of

the value of such land or all or part of the cost of the building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment project the Project Area, which indebtedness may be made payable out of taxes levied in the Project Area and allocated to the Agency under subdivision (b) of the Section 33670 of the California Redevelopment Law and Section 702 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing.

d. (526) Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City Codes as they are or as they may be amended from time to time. All development in the Project area must conform to the City and Agency design review procedures.

2. (527) Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

I. (528) Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Agency may seek the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by the public bodies without the consent of such public bodies. The Agency, however, will see

the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to the Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by the public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structure, or other improvements (within or outside the Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to the Project.

J. (529) Rehabilitation, Conservation, and Moving of Structures

1. (530) Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of the property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as possible and to add the other economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program or assistance and enforcement to encourage owners or property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of rehabilitation in the Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible land uses as provided for in this Plan.
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of area in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area. Where there is a conflict between the building requirements set forth in this Plan and such property rehabilitation standards as may be adopted, the property rehabilitation standards shall prevail.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its option, it not economically and/or structural feasible.

2. (531) Moving Structures

As necessary to carry out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. (532) Low and Moderate Income Housing

1. (533) Authority Generally

The Agency may, inside or outside the Project Area and in accordance with the city's General Plan, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for the persons and facilities of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the Santa Fe Springs Housing Authority and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 535 herein below.

2. (534) Replacement Housing

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, where dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units at affordable housing costs within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the community Redevelopment Law.

3. (535) Increased and Improved Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 702 of this Plan shall be used by the Agency for the purposes of increasing and improving the

City's supply of low- and moderate-income housing available at affordable housing cost, as defined by Section 50052.5 of Health and Safety Code, to persons and families of low- or moderate-income, as defined in Section 55093 of the Health and Safety Code, unless on or more of the following findings are made: (1) that no need exists in the city, the provision of which would benefit the Project Area to improve or increase the supply of housing for persons and families of low- or moderate-income or very low income households; or (2) that some percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 702 is sufficient to meet such housing need; or (3) that a substantial effort to meet low- and moderate-income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from the state, local, and federal sources for low- and moderate-income housing alone or in combination with the taxes allocated under Section 3334.2, is equivalent in impact to the funds other required to be set aside pursuant to said Section.

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

- a. Acquire land or building sites;
- b. Improve land or building sites with on-site or off-site improvements;
- c. Donate land to private or public persons or entities;
- d. Finance insurance premiums pursuant to Section 33136;
- e. Construct buildings or structures;
- f. Acquire building or structures;
- g. Rehabilitate buildings or structures;
- h. Provide subsidies to or for the benefit of persons or families of very low-, low-, or moderate-incomes; and
- i. Develop plans, pay principal and interest on bonds, loans advances, or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the placement housing provisions in Section 534 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing shall accrue to the fund.

4. (536) New or Rehabilitated Dwelling Units Development Within the Project Area

As required by Section 33413 (b) of the Code, at least thirty percent (30) of all new or rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to person and families of low or moderate income. Not less than 50 percent (50 %) of the dwelling units required to be available at affordable housing cost to persons and families of low- or moderate-income shall be available at affordable housing cost to, and occupied by, very low-income households.

At least 15 percent (15 %) of all new or rehabilitated units developed within the Project Area by public or private entities or person other than the Agency, if any, shall be available at affordable housing cost to persons and families of low- or moderate-income. Not less than forty percent (40 %) of dwelling units required to be available at affordable income shall be available at affordable housing costs to very low-income households.

The percentage requirements set forth in this Section shall apply in the aggregate to housing made available pursuant to the first and second paragraphs, respectively, independently of the requirements of Section 534 and of this Section 536 and not to each individual case of rehabilitation, development or construction of dwelling units.

If all or any portion of the Project Area is developed with low- or moderate-income housing units, the agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low- and moderate-income displaced by the Project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

5. (537) Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 534 and 536 shall remain available at affordable housing cost to persons and families of low-income, moderate-income and very low-income households, respectively, for not less than the period set forth in Section 1000 for the duration of this Plan's development controls.

6.0

(600) LAND USES AND DEVELOPMENT REQUIREMENTS

A. (601) Major Land Use

Permitted land uses throughout the Washington Boulevard Redevelopment Project are those residential, commercial, industrial and other uses as shall be designated from time to time in the General Plan of the City. Specific permitted uses within the Project Area are those that are permitted, or conditionally permitted, by the City's zoning ordinance when the zoning ordinance conforms to the General Plan.

The Project Map attached for Amendment No. 2 as Exhibit B illustrates the location of the Project boundary being added and identifies the major streets within the Project Area. The proposed land uses for Amendment No. 2 are described herein below.

1. (602) Commercial

Principal uses could include shopping center facilities, neighborhood convenience stores, doctors, dentists, general and business office, and other uses specified for or permitted within such areas by the General Plan and local codes and ordinances.

2. (603) Residential

At the present time, permanent residential uses are permitted within an existing travel trailer park. No new residential uses are expected to be developed within the proposed Amendment No. 2. The General Plan and the City codes do not designate any area where residential units could be developed. This could change in the future if the Planning Commission and the City Council chose to amend the General Plan.

3. (604) Industrial

The majority of the land in Amendment is designated for heavy manufacturing. Principal uses in this category include warehouse-distribution, fabrication and assembly, manufacturing and processing, and other similar uses specified for or permitted within such areas by the General Plan and local codes and ordinances.

B. (605) Other Land Uses

1. (606) Public Rights-of-Way

Public streets within Amendment No. 2 are portions of: Washington Boulevard, Slauson Avenue, and Sorensen Avenue. Additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for property use and/or development.

Throughout the Washington Boulevard Redevelopment Project, any changes in the existing street layout shall be in accord with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

- a. A balancing of needs of proposed and potential new development for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing development proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the participation and preferences rules adopted by the agency for the Project, and any participation agreements executed there under;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics;
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project by providing convenient, efficient vehicular access and movement; and
- d. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically founding public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. (607) Other Public, Quasi-Public, Institutional and Non-Profit Uses

Throughout the Washington Boulevard Redevelopment Project, the Agency is authorized to permit the maintenance, establishment or enlargement of public, quasi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights of way, and facilities of other similar associations or organization. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

C. (608) Conforming Properties

The Agency may, at its sole and absolute discretion, determine that certain real properties within the Project Area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate

of conformance to this effect may be issued by the Agency and recorded. A Conforming owner may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the Project Area.

D. (609) Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for the interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

E. (610) Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area, and abatement of such uses is not required by applicable City codes. The owner of such a property may be required to enter into a participation agreement, to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the agency, such improvements would be compatible with surrounding uses and development and are permitted under applicable City codes.

F. (611) General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. (612) Construction

All construction in the Project Area shall comply with all applicable state and local laws in effect at such time.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development

standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. (613) Limitation on the Number of Buildings

The approximate number of buildings in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

3. (614) Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

4. (615) Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as prescribed by the applicable federal, state and local statutes, ordinances and regulations.

5. (616) Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, the space around the buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to insure optimum use of living plant material.

6. (617) Signs

All signs shall conform to City requirements. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures permitted by this Plan.

7. (618) Utilities

The agency shall require that all utilities be placed underground whenever physically and economically feasible.

8. (619) Incompatible Uses

No use or structure which by reason or appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

9. (620) Non-Discrimination and Non-Segregation

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

10. (621) Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided, or re-subdivided without the approval of the Agency and the appropriate City bodies.

11. (622) Minor Variations

Under exceptional circumstances, the Agency is required to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or the intended development of the property which do not apply generally to the other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the Project.
- d. Permitting a variation will not be contrary to the objectives of the Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

12. (623) Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for property development of both private and public areas within the

Project Area. These may be established by the approval of specific developments or by the adoption of general restrictions and controls by resolution of the Agency.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency and the Planning Commission unless allowed pursuant to the procedures of Section 623. One of the objectives of this Plan is create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and otherwise architectural quality of the Project Area. The Agency and Planning Commission shall not approve any plans that do not comply with this Plan.

13. (624) Building Permits

No new permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to any existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided. Any permit that is issued hereunder must be in conformance with the provisions of this Plan.

Upon receipt of such an application, the City shall request the Agency to review the application to determine what effect, if any, the issuance thereof would have upon the Plan for said Project Area. Within 45 days thereafter the Agency shall file with the City a written report setting forth its findings of fact, including but not limited to, the following:

- a. Whether the proposed improvements would be compatible with the standards and other requirements set forth in the Plan and in terms of design; and
- b. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan and in terms of design; and
- c. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural landscape and site plans to the Agency.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for purposes of this Plan. A building permit shall be issued only after the applicant for the same has been granted all approvals required by the City and the Agency at the time of the application

7.0

(700) METHOD OF FINANCING THE PROJECT

A. (701) General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of agency-owned property, participation in development, or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Project may be provided by the city until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

Tax increment financing, as authorized by Section 702 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Project activities.

B. (702) Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, the City of Santa Fe Springs, and district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

- a. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as show upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Los Angles last equalized on the effective date of said ordinance shall be use din determining the

assessed valuation of the taxable property in the Project Area on said effective date); and

- b. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of the interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision (2) above is hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring or any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The portion of taxes divided and allocated to the Agency pursuant to subdivision (2) of this section shall not exceed a cumulative total of \$50,200,000, except by amendment of this Plan. Such limitation is exclusive of (1) any payments to taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Community Redevelopment Law and Section 516 of this Plan; and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 535 of this Plan to be deposited by the Agency to a Low and Moderate Income Housing Plan as a result of such payments to taxing agencies.

The time limit to collect tax increment shall be 28 years from the date of adoption of this Plan.

C. (703) Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivisions (2) of Section 702 above which can be outstanding at any one time shall not exceed \$9,500,000 in principal amount, except by amendment of this Plan. Such limitation is exclusive of: (1) any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Section 33401 of the Community Redevelopment Law and Section 516 of this Plan to alleviate financial burden and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 535 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

D. (704) Time Limit on Established Indebtedness

The Agency shall not establish or incur loans, advance, or indebtedness to finance in whole or in part the Project beyond 20 years from the date of adoption of this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. Such time limitation may be extended only by amendment of this Plan.

E. (705) Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project.

8.0

(800) ACTIONS OF THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

- a. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-or-way in the Project Area. Such action by the city shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.
- b. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- c. Revision of Zoning Ordinance and/or the General Plan within the Project Area to permit the land uses and development authorized by this Plan.
- d. Imposition wherever necessary (by covenants of restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- e. Provision for administrative enforcement of this Plan by the City after development.
- f. Performance of the above actions and of all other functions and services relating to public health, safety, and physically development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.
- g. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.
- h. Provision of financial assistance in accordance with Section 700 of this Plan.
- i. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

9.0

(900) ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to other purpose of this Plan. In addition, any recorded provisions, which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

10.0

(1000) DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 28 years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations, as determined the City Council.

11.0

(1100) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law, or by any other procedure hereafter established by law.

TABLE 1
PROPOSED PUBLIC IMPROVEMENTS AND ESTIMATED COSTS

Proposed Amendment No. 2
to the
Washington Boulevard Redevelopment Project Area

Activity	Estimated Cost	Possible Funding Sources	Status
Replace Water Well No. 1	\$3,500,000	RDA/Water Fund	Unfunded
Street Deficiencies-Allport Ave.	\$2,000,000	RDA and Gas Tax Fund	Unfunded
Street Deficiencies-Freestone Ave.	\$1,400,000	RDA and Gas Tax Fund	Unfunded
Drainage Deficiencies-Allport/ Freestone Ave	\$250,000	RDA/General Fund	Unfunded
Right-of-Way Acquisition- Allport/ Freestone Ave	\$3,000,000	RDA and Gas Tax Fund	Unfunded
Street Deficiencies-Secura Way	\$1,000,000	RDA and Gas Tax Fund	Unfunded
Drainage Deficiencies-Secura Way	\$550,000	RDA/General Fund	Unfunded
Right-of-Way Acquisition-Secura Way	\$3,800,000	RDA and Gas Tax Fund	Unfunded
Totals	\$15,500,000		

Source: City of Santa Fe Springs

EXHIBIT A

Location Map of the Washington Boulevard Redevelopment Project Area (Showing location of proposed Amendment No. 2)

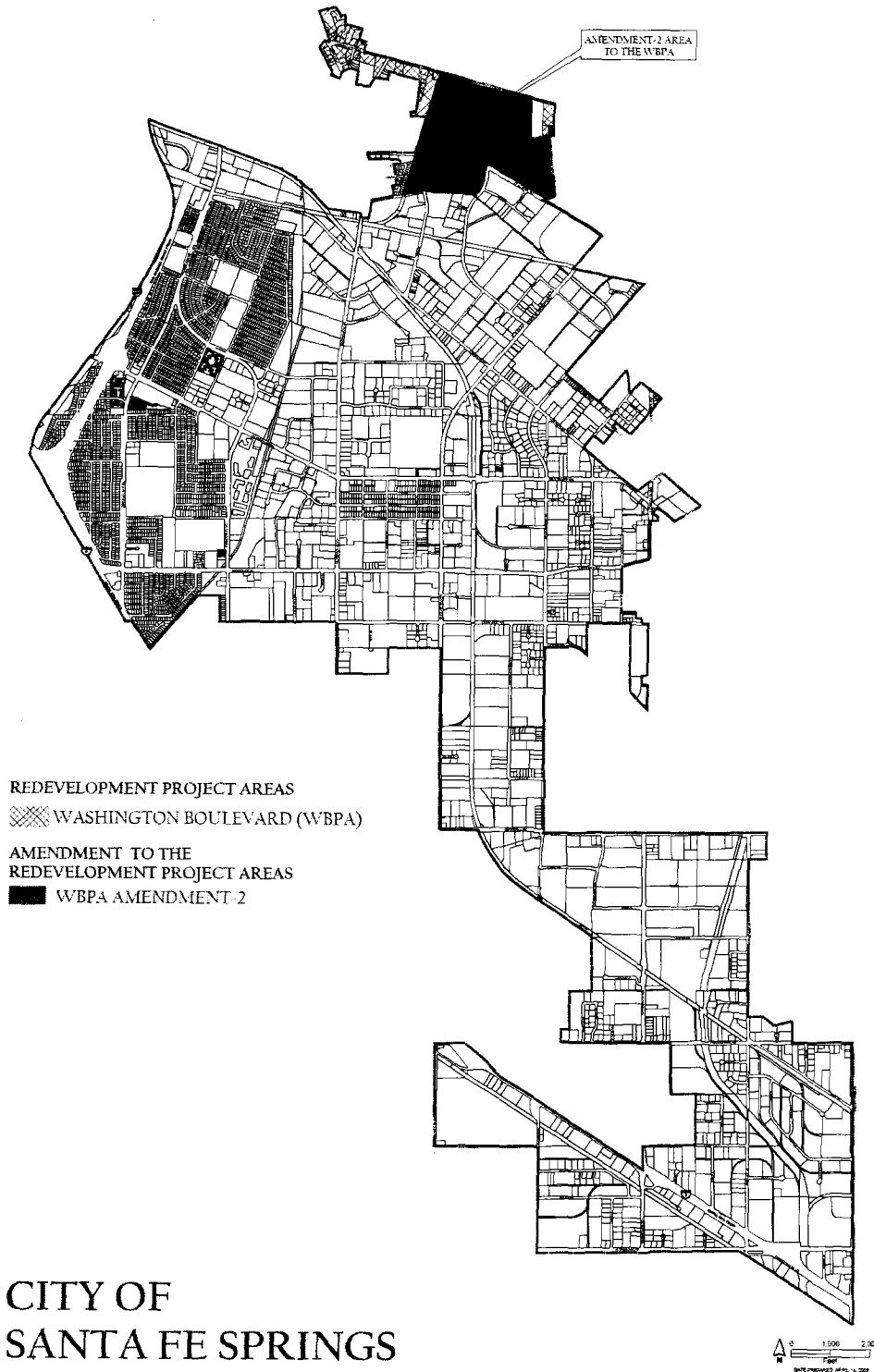


EXHIBIT B
Official Map Showing Location of Proposed Amendment No. 2
to the
Washington Boulevard Redevelopment Project Area

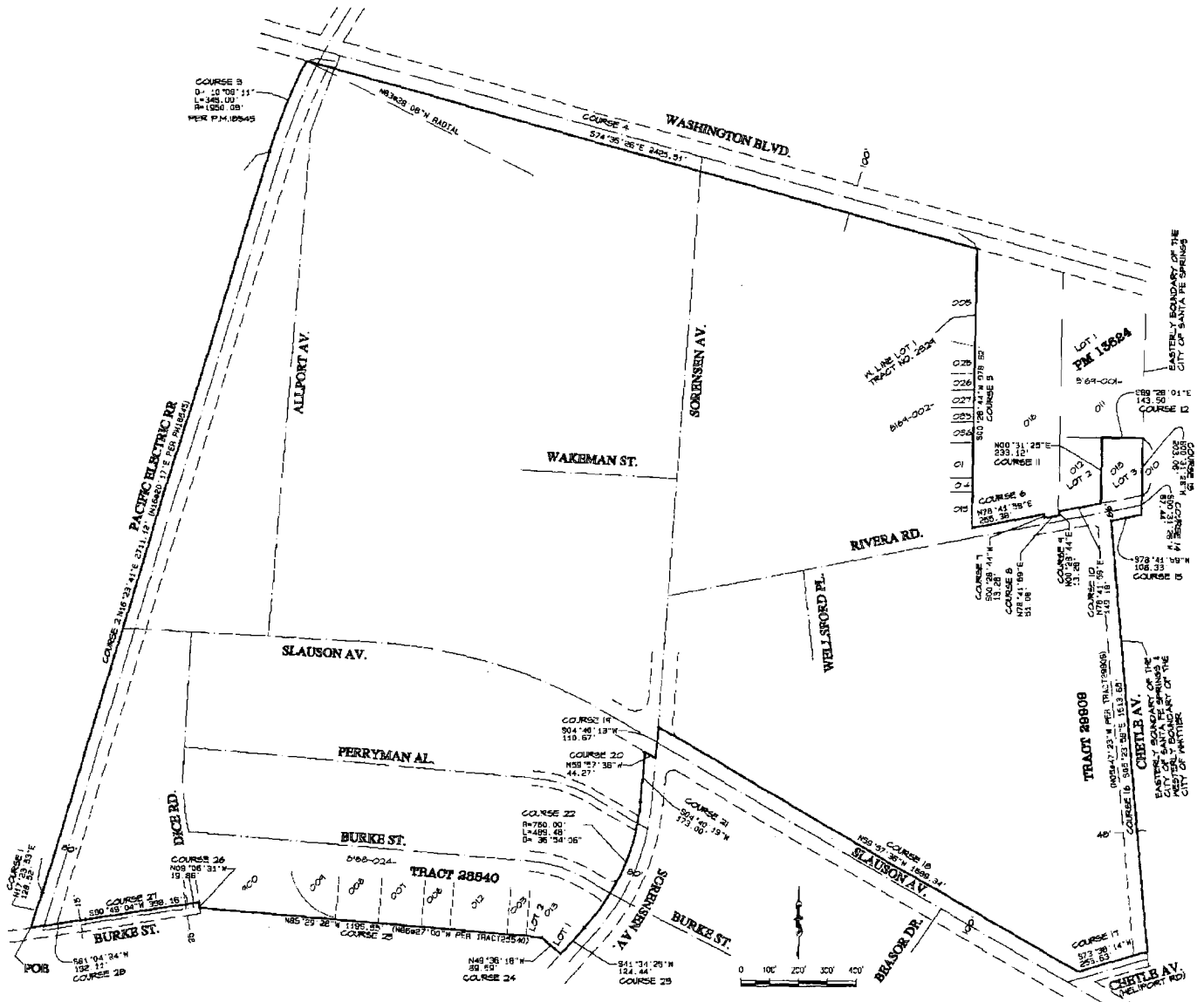


EXHIBIT C

Legal Description for Proposed Amendment No. 2
to the
Washington Boulevard Redevelopment Project Area

Boundary Description:

That real property in the city of Santa Fe Springs, County of Los Angeles, State of California described as follows:

**AMENDMENT NO.2 TO THE WASHINGTON BLVD. REDEVELOPMENT AREA
CITY OF SANTA FE SPRINGS, CALIFORNIA**

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BURKE STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY AS SHOWN ON TRACT NO. 25827, AS PER MAP FILED IN BOOK 671, PAGE 19 AND 20, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA; THENCE **COURSE 1**, NORTH 17°23'53" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PACIFIC ELECTRIC RAILWAY COMPANY 128.52 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE AS SHOWN ON SAID TRACT NO. 25827; THENCE **COURSE 2**, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE NORTH 16°23'41" EAST TO THE BEGINNING OF A TANGENT CURVE AS SHOWN ON PARCEL MAP NO. 18545, AS PER MAP FILED IN BOOK 209, PAGE 81, RECORDS OF SAID COUNTY, SAID CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,950.08 FEET; THENCE **COURSE 3**, NORTHERLY 345.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°08'11" TO THE BEGINNING OF A NON-TANGENT LINE TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 63°28'08" WEST, SAID BEGINNING ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD, 100 FEET WIDE AS SHOWN ON SAID PARCEL MAP NO. 18545; THENCE **COURSE 4**, SOUTH 74°35'26" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD, 2,425.51 FEET TO THE WESTERLY LINE OF LOT 1 AS SHOWN ON TRACT NO. 2329, AS PER MAP FILED IN BOOK 26, PAGE 2, RECORDS OF SAID COUNTY; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD **COURSE 5**, SOUTH 00°28'44" WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 978.62 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERA ROAD, 66 FEET WIDE AS SHOWN ON RECORD OF SURVEY AS PER MAP FILED IN BOOK 153, PAGE 26, RECORDS OF SAID COUNTY; THENCE **COURSE 6**, NORTH 78°41'59" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RIVERA ROAD 255.38 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE AS SHOWN ON SAID RECORD OF SURVEY; THENCE **COURSE 7**, SOUTH 00°28'44" WEST 13.28 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE **COURSE 8**, NORTH 78°41'59" EAST 51.08 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE **COURSE 9**, NORTH

00°28'44" EAST 13.28 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PARCEL MAP NO. 13624, AS PER MAP FILED IN BOOK 142, PAGE 44, RECORDS OF SAID COUNTY; THENCE **COURSE 10**, NORTH 78°41'59" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2, 149.18 FEET TO THE EASTERLY LINE OF SAID LOT 2 ALSO BEING THE WESTERLY LINE OF LOT 3 OF SAID PARCEL MAP NO. 13624; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF RIVERA ROAD **COURSE 11**, NORTH 00°31'25" EAST ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 3, 233.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE **COURSE 12**, SOUTH 89°28'01" EAST ALONG THE NORTH LINE OF SAID LOT 3, 143.50 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 3 AND THE EASTERLY BOUNDARY LINE OF THE CITY OF SANTA FE SPRINGS; THENCE **COURSE 13**, SOUTH 00°31'26" WEST ALONG THE EAST LINE OF SAID LOT 3, 203.06 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERA ROAD; THENCE CONTINUING **COURSE 14**, SOUTH 00°31'26" WEST ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 3, 67.44 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVERA ROAD; THENCE **COURSE 15**, SOUTH 78°41'59" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIVERA ROAD AS SHOWN ON SAID PARCEL MAP NO. 13624, 108.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHETLE AVENUE, 48 FEET WIDE AS SHOWN ON TRACT NO. 29909, AS PER MAP FILED IN BOOK 805, PAGE 94 RECORDS OF SAID COUNTY; THENCE **COURSE 16**, SOUTH 05°23'59" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CHETLE AVENUE 1,513.66 FEET TO NORTHWESTERLY RIGHT-OF-WAY LINE OF CHETLE AVENUE (FORMERLY HELIPORT ROAD) AS SHOWN ON SAID TRACT NO. 29909; THENCE **COURSE 17**, SOUTH 73°38'14" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHETLE AVENUE, 253.63 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SLAUSON AVENUE, 100 FEET WIDE AS SHOWN ON SAID TRACT NO. 29909; THENCE **COURSE 18**, NORTH 59°57'36" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SLAUSON AVENUE 1,689.34 FEET TO THE CENTER LINE OF SORENSON AVENUE, 80 FEET WIDE, AS SHOWN ON PARCEL MAP NO. 20926, AS PER MAP FILED IN BOOK 235, PAGE 56, RECORDS OF SAID COUNTY; THENCE **COURSE 19**, SOUTH 04°40'19" WEST ALONG SAID CENTER LINE OF SORENSON AVENUE, 110.67 FEET TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SLAUSON AVENUE; THENCE **COURSE 20**, NORTH 59°57'36" WEST ALONG SAID NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE 44.27 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SORENSON AVENUE AS SHOWN ON SAID PARCEL MAP NO. 20926; THENCE **COURSE 21**, SOUTH 04°40'19" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 173.00 FEET TO THE BEGINNING OF A TANGENT CURVE AS SHOWN ON TRACT NO. 25540, AS PER MAP FILED IN BOOK 692, PAGE 65 THROUGH 68, RECORDS OF SAID COUNTY, SAID CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 760.00 FEET; THENCE **COURSE 22**, SOUTHWESTERLY 489.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°54'06"; THENCE **COURSE 23**, SOUTH 41°34'25" WEST TANGENT TO SAID CURVE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 124.44

FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT NO. 25540; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SORENSON AVENUE **COURSE 24**, NORTH 49°36'18" WEST ALONG THE SOUTHWESTERLY LINE OF LOTS 1 AND 2 OF SAID TRACT NO. 25540, 89.59 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF LOT 2; THENCE **COURSE 25**, NORTH 85°29'28" WEST ALONG THE SOUTHERLY LINE OF LOTS 2 THROUGH 11, AS SHOWN ON SAID TRACT NO. 25540, 1,196.55 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DICE ROAD, 40 FEET WIDE AS SHOWN ON SAID TRACT NO. 25540; THENCE **COURSE 26**, NORTH 09°06'31" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 19.86 FEET TO THE NORTHEASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BURKE STREET, 40 FEET WIDE; THENCE **COURSE 27**, SOUTH 80°49'04" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 398.16 FEET TO AN ANGLE POINT IN SAID NORTHERLY RIGHT-OF-WAY LINE OF BURKE STREET AS SHOWN ON TRACT NO. 25827 AS PER MAP FILED IN BOOK 671, PAGE 19 AND 20, RECORDS OF SAID COUNTY; THENCE **COURSE 28**, SOUTH 81°04'24" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 192.11 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 186.46 ACRES, MORE OR LESS.



City of Santa Fe Springs

City Council Meeting

July 9, 2009

PRESENTATION

To Hope Orozco upon Her Retirement

BACKGROUND

Hope Orozco retired on April 29, 2009 after almost 52 years of employment with the City. Hope worked in the Department of Police Services. She and her family have been invited to tonight's Council meeting to be recognized for her years of service to this community. The Mayor may wish to call upon Fernando Tarin, Director of Police Services, to assist with this presentation.

A handwritten signature in black ink, appearing to read "F. W. Latham".

Frederick W. Latham
City Manager



City of Santa Fe Springs

City Council Meeting

July 9, 2009

PRESENTATION

To Mario (Richard) Morga upon His Retirement

BACKGROUND

Mario (Richard) Morga retired on June 19, 2009 after over 23 years of employment with the City. Richard worked in the Department of Planning & Development in the Home Repair Program. Richard and his family have been invited to tonight's Council meeting to be recognized for his years of service to this community. The Mayor may wish to call upon Paul Ashworth, Director of Planning and Development, to assist with this presentation.

A handwritten signature in black ink, appearing to read "F. Latham".

Frederick W. Latham
City Manager



City of Santa Fe Springs

City Council Meeting

July 9, 2009

PRESENTATION

To Ismael (Miles) Portillo upon His Retirement

BACKGROUND

Ismael (Miles) Portillo retired on June 28, 2009 after about 26 years of employment with the City. Miles worked in the Department of Planning & Development in the Home Repair Program. Miles and his family have been invited to tonight's Council meeting to be recognized for his years of service to this community. The Mayor may wish to call upon Paul Ashworth, Director of Planning and Development, to assist with this presentation.

A handwritten signature in black ink, appearing to read "F. Latham".

Frederick W. Latham
City Manager



City of Santa Fe Springs

City Council Meeting

July 9, 2009

PRESENTATION

To Felix Garcia upon His Retirement

BACKGROUND

Felix Garcia retired on June 26, 2009 after almost 30 years of employment with the City. Felix worked in the Department of Public Works, in the Maintenance Division. Felix and his family have been invited to tonight's Council meeting to be recognized for his years of service to this community. The Mayor may wish to call upon Don Jensen, Director of Public Works, to assist with this presentation.

A handwritten signature in black ink, appearing to read "F. Latham".

Frederick W. Latham
City Manager



City of Santa Fe Springs

City Council Meeting

July 9, 2009

PROCLAMATION

Proclaiming the Month of July as "Parks and Recreation Month"

BACKGROUND

Since 1985, the National Recreation and Park Association has designated the month of July as Parks and Recreation Month. Recreation facilities and parks across the country annually commemorate the month of July to kick off summer programming to pull communities together to volunteer, get involved in great outdoor physical activities, and advocate for public parks and recreation programs.

As we observe Parks and Recreation Month, we recognize the vital contributions of employees and volunteers throughout the country who assist public parks and recreation facilities. These dedicated supporters keep public parks clean and safe for visitors, organize and coach youth sports teams, provide educational programming, and advocate for open space preservation. They ensure that public parks and recreation facilities are safe and accessible places for all citizens to "play." Their efforts work hand-in-hand with the Parks and Recreation Services Division's motto to "Create Community through People, Parks, and Programs."

This evening, volunteers, children and parents who utilize Parks and Recreation Services programs and classes, and members of the Parks and Recreation Advisory Committee have been invited to accept the proclamation. The Mayor may call upon Director of Community Services Ana Alvarez to assist in the presentation.

A handwritten signature in black ink, appearing to read "F. Latham".

Frederick W. Latham
City Manager

Attachment(s)
Proclamation

PROCLAMATION FOR PARKS AND RECREATION MONTH

WHEREAS, the City of Santa Fe Springs Department of Community Services and its recreation professionals "Create Community through People, Parks, and Programs;" and

WHEREAS, our parks help to preserve and protect the natural and cultural resources of California; and

WHEREAS, Parks and Recreation strengthens community image and sense of place, and increases cultural unity; and

WHEREAS, Parks and Recreation promotes health and wellness, and reduces health care costs; and

WHEREAS, Parks and Recreation fosters human development, helping young people develop and grow into healthy adults, and helping adults continue to live longer; and

WHEREAS, Parks and Recreation facilitates community problem solving; and

WHEREAS, Parks and Recreation strengthens safety and security and reduces juvenile crime; and

WHEREAS, hundreds of Santa Fe Springs children, adults, and seniors benefit from the wide range of services, facilities and programs provided by the City of Santa Fe Springs;

NOW, THEREFORE, I, Louie González, Mayor of the City of Santa Fe Springs, on behalf of the City Council, do hereby proclaim the month of July as

PARKS AND RECREATION MONTH

in the City of Santa Fe Springs and urges all residents to enjoy and recognize the social, physical, mental, economic, environmental, and community benefits derived from our parks and recreation programs, services, and facilities which provide something of value to everyone.

Dated this 9th day of July 2009.

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council Meeting

July 9, 2009

PRESENTATION

Community Oriented Policing (COPPS) and Geographical Deployment

RECOMMENDATION

The Mayor may wish to call upon Fernando Tarin, Director of Police Services, to talk about Community Oriented Policing (COPPS) enhancements and the Geographical Deployment of Santa Fe Springs Policing Team.

The City of Santa Fe Springs Department of Police Services and the Whittier Police Department have prepared a PowerPoint presentation which reflects enhancements to its existing Community Oriented Policing (COPPS) and the implementation of Geographical Deployment of existing Whittier Police Department and Department of Police Services' resources.



Frederick W. Latham
City Manager



City of Santa Fe Springs

City Council Meeting

July 9, 2009

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

Committee Re-Appointments

According to the standard committee by-laws, one-half of the membership on each committee will have terms expiring June 30, 2009. The terms were originally picked by random drawing. For this reason, some Councilmembers may have only one person up for re-appointment on a certain committee while other Councilmembers may have two or three people up for re-appointment on the same committee.

Attached for each individual Councilmember is a sheet listing the names of those committee members whose terms expire this year. There are two columns under each committee heading. The left column lists the names of those members who are requesting re-appointment. The column on the right lists those members whose terms are up but are not interested in re-appointment.

Also attached for your reference are updated Committee Lists as well as an updated Prospective Member List.

Any questions regarding this report can be directed to the City Clerk.

A handwritten signature in black ink, appearing to read "F. Latham".

Frederick W. Latham
City Manager

Attachment(s):

Committee Re-appointment Lists

Committee Lists

Prospective Member List

COUNCILMEMBER WILLIAM ROUNDS

Interested

Not Interested

Beautification Committee

Annette Ledesma
Paula Minnehan
Vacancies (3)

Community Program Committee

Denise Vega
Annette Rodriguez

Family and Human Services Advisory Committee

Janie Aguirre
Michele Carbajal

Historical Committee

Mark Scoggins
Janice smith

Parks and Recreation Advisory Committee

Don Mette
Francis Carbajal

Senior Citizens Advisory Committee

Gloria Vasquez
Lorena Huitron
Vacancies (2)

Connie Stimmell

Sister City Committee

Ted Radoumis
Jose Avila

Youth Leadership Committee

Vacancies (1)

MAYOR PRO TEM BETTY PUTNAM

Interested

Not Interested

Beautification Committee

Lupe Lopez
Guadalupe Placencia
Ruth Gray
Vacancies (1)

Community Program Committee

Mary Jo Haller
Lynda Short
Jose Zamora

Family and Human Services Advisory Committee

Laurie Rios
Margaret Bustos

Historical Committee

Vacancies (4)

Parks and Recreation Advisory Committee

Frank Regalado
Carlene Zamora
Hilda Zamora

Senior Citizens Advisory Committee

Pete Vallejo
Vacancies (2)

Sister City Committee

Mary Reed
Peggy Jo Radoumis
Jeannette Wolfe

Youth Leadership Committee

Vacancies (1)

COUNCILMEMBER JOSEPH D. SERRANO, SR.

Interested

Not Interested

Beautification Committee

Vada Conrad
Vacancies (2)

Community Program Committee

Mary Anderson
Dolores Romero
Vacancies (2)

Sally Gaitan

Family and Human Services Advisory Committee

Francis Carbajal
Modesta Viero

Historical Committee

Larry Oblea
Vacancies (2)

Parks and Recreation Advisory Committee

Juanita Trujillo
Sally Gaitan

Senior Citizens Advisory Committee

Amelia Acosta
Jessie Serrano

Sister City Committee

Laurie Rios
Doris Yarwood
Juanita Trujillo
Vacancies (1)

Youth Leadership Committee

Vacancies (1)

COUNCILMEMBER GUSTAVO R. VELASCO

Interested

Not Interested

Beautification Committee

Rosalie Miller
A.J. Hayes

Community Program Committee

Wanda Leong
Lisa Sanchez
Vacancies (1)

Family and Human Services Advisory Committee

Alicia Mora

Historical Committee

Susan Johnston
Vacancies (1)

Parks and Recreation Advisory Committee

Art Escobedo
Jose Zamora

Senior Citizens Advisory Committee

Modesta Viero
Gilbert Aguirre
Margaret Bustos

Sister City Committee

Dolores Romero
Marcella Obregon
Vacancies (2)

Youth Leadership Committee

Vacancies (3)

MAYOR LOUIE GONZALEZ

Interested

Not Interested

Beautification Committee

May Sharp
Marlene Vernava

Community Program Committee

Vacancies (3)

Family & Human Services Committee

Toni Vallejo

Historical Committee

Gilbert Aguirre
Janie Aguirre
Sally Gaifan

Parks and Recreation Advisory Committee

Ruben Madrid
Michael Madrigal
Vacancies (1)

Senior Citizens Advisory Committee

Toni Vallejo
Janie Aguirre
Vacancies (1)

Sister City Committee

Hanh Ly
Jimmy Mendoza
Vacancies (1)

Youth Leadership Committee

Vacancies (1)

BEAUTIFICATION COMMITTEE

Membership: 25

() indicates term expiration date

Appointed by:

Name

Gonzalez

Juanita Montes (10)
Irene Pasillas (10)
May Sharp (11)
Jesse Serrano (10)
Marlene Vernava (11)

Putnam

Lupe Lopez (11)
Guadalupe Placencia (11)
Juliet Ray (10)
Ruth Gray (11)
_____ (10)

Rounds

Annette Ledesma (11)
_____ (11)
_____ (10)
_____ (10)
Paula Minnehan * (11)

Serrano

Wanda Leong (10)
Vada Conrad (11)
Martha Ohanesian (10)
_____ (11)
_____ (10)

Velasco

Rosalie Miller (11)
Sylvia Takata (10)
Eleanor Connelly (10)
Margaret Bustos* (10)
A. J. Hayes (11)

The Beautification Committee meets the fourth Wednesday of each month, except in the months of July, August and December, at 9:30 a.m. at Town Center Hall.

***Asterisk indicates person serves on three committees**

COMMUNITY PROGRAM COMMITTEE

Membership: 25

() indicates term expiration date

Appointed by:

Name

Gonzalez

_____ (11)
_____ (11)
A.J. Hayes (10)
_____ (11)
Annette Ledesma (10)

Putnam

Mary Jo Haller (11)
Rosalie Miller (10)
Lynda Short (11)
Jose Zamora (11)
Luigi Trujillo (10)

Rounds

Mark Scoggins (10)
Denise Vega (11)
Marlene Vernava (10)
Sylvia Takata (10)
Annette Rodriguez (11)

Serrano

_____ (11)
Mary Anderson (11)
Dolores H. Romero * (11)
_____ (11)
Ruth Gray (10)

Velasco

Eleanor Connelly (10)
_____ (11)
Hilda Zamora (10)
Lisa Sanchez (11)
Naomi Torres (10)

The Community Program Committee meets the third Wednesday of every other month beginning in January at 7:00 p.m. in City Hall. The committee is dark during the months of June, July and August.

***Asterisk indicates person serves on three committees**

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Membership: 15 residents appointed by Council
5 social service agency representatives appointed by the Committee

() indicates term expiration date

Appointed by:

Name:

González

Mercedes Diaz (10)
Toni Vallejo (11)
Josephine Santa-Anna (10)

Putnam

Laurie Rios* (11)
Arcelia Miranda (10)
Margaret Bustos (11)

Rounds

Annette Rodriguez (10)
Janie Aguirre (11)
Michele Carbajal (11)

Serrano

Lydia Gonzales (10)
Francis Carbajal* (11)
Modesta Viero (11)

Velasco

Alicia Mora (11)
Dolores Romero (10)
Gloria Duran (10)

Organizational
Representatives:

Nancy Stowe
Evelyn Castro-Guillen
Irene Redondo Churchward/
SPIRRIT Family Services

The Family & Human Services Advisory Committee meets the third Wednesday of every month at 5:30 p.m. at the Neighborhood Center.

***Asterisk indicates person serves on three committees**

HERITAGE ARTS ADVISORY COMMITTEE

Membership: 9 voting and 6 non-voting members

Appointed by:

Gonzalez

Putnam

Rounds

Serrano

Velasco

Name:

Laurie Rios *

May Sharp

Amat Barcelon

Paula Minnehan *

Amparo Oblea

Beautification Committee
Historical Committee
Planning Commission
Chamber of Commerce

Sylvia Takata
Larry Oblea
Richard Moore
Tom Summerfield

Betty Putnam, Councilmember
Frederick W. Latham, City Manager
Ana Alvarez, Director of Community Services
Paul Ashworth, Director of Planning and Development

The Heritage Arts Advisory Committee meets the last Tuesday of the month, except in December, at 9:30 a.m. at the Train Depot.

***Asterisk indicates person serves on three committees**

HISTORICAL COMMITTEE

Membership: 20

() indicates term expiration date

Appointed by:

Name:

Gonzalez

Gilbert Aguirre (11)
Janie Aguirre (11)
Sally Gaitan* (11)
Jessica Belmonte (10)

Putnam

_____ (10)
_____ (10)
_____ (11)
_____ (11)

Rounds

Art Escobedo (10)
Mark Scoggins (11)
Janice Smith (11)
Paula Minnehan * (10)

Serrano

Gloria Duran (10)
_____ (10)
Larry Oblea (11)
_____ (10)

Velasco

_____ (11)
Marv Clegg (10)
Susan Johnston (11)
Alma Martinez (10)

The Historical Committee meets quarterly (the first Wednesday of the month in the months of April, July and October; the second Wednesday in January) at 5:30 p.m. at the Train Depot.

***Asterisk indicates person serves on three committees**

PARKS & RECREATION ADVISORY COMMITTEE

Membership: 25

() indicates term expiration date

Appointed by:

Name

Gonzalez

Ruben Madrid (11)
Jennie Carlos (10)
Frank Leader (10)
Michael Madrigal (11)
_____ (10)

Putnam

Frank Regalado (11)
Carlene Zamora (11)
Jimmy Mendoza (10)
Hilda Zamora (11)
Michele Carbajal (10)

Rounds

Kenneth Arnold (10)
Richard Legarreta, Sr. (10)
Don Mette (11)
Luigi Trujillo (10)
Francis Carbajal* (11)

Serrano

Lynda Short (10)
Juanita Trujillo (11)
Joe Avila (10)
Sally Gaitan* (11)
Bernie Landin (10)

Velasco

Art Escobedo (11)
Annette Ledesma (10)
Lillian Puentes (10)
Jose Zamora (11)
Arcelia Miranda (10)

The Parks and Recreation Committee meets the first Wednesday of the month, except for July, August and December. The subcommittee meets at 6:00 p.m. and the regular committee at 7:00 p.m. in Council Chambers.

***Asterisk indicates person serves on three committees**

PERSONNEL ADVISORY BOARD

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

Appointed by:

Name:

Personnel Advisory Board

Jim Contreras

Council

Angel Munoz

Council

Ron Biggs

Firemen's Association

Wayne Tomlinson

Employees' Association

Donn Ramirez

The Personnel Advisory Board meets quarterly on an as-needed basis.

PLANNING COMMISSION

Membership: 5 residents appointed by Council

Appointed by:

Name:

Gonzalez

Laurie Rios

Putnam

Larry Oblea

Rounds

Richard Moore

Serrano

Michael Madrigal

Velasco

Lillian Puentes

The Planning Commission meets the second and fourth Mondays of every month at 4:30 p.m. in Council Chambers.

SENIOR CITIZENS ADVISORY COMMITTEE

Membership: 25

() indicates term expiration date

Appointed by:

Name:

González

_____ (10)
Gloria Duran* (10)
Toni Vallejo (11)
Josephine Santa-Anna (10)
Janie Aguirre (11)

Putnam

_____ (10)
Pete Vallejo (11)
Jennie Valli (10)
_____ (10)
Martha Ohanesian (10)

Rounds

_____ (10)
Josephine G. Ramirez (10)
Gloria Vasquez (11)
_____ (11)
Lorena Huitron (11)

Serrano

Gusta Vicuna(10)
Amelia Acosta (11)
Louis Serrano (10)
Mary Bravo (10)
Jessie Serrano (11)

Velasco

Modesta Viero (11)
Gilbert Aguirre (11)
Julia Butler (10)
Margaret Bustos (11)
James Hogan (10)

The Senior Citizens Advisory Committee meets the second Wednesday of every month at 10:00 a.m. at the Neighborhood Center.

***Asterisk indicates person serves on three committees**

SISTER CITY COMMITTEE

Membership: 25 appointed by Council

() indicates year term expires year

<u>Appointed By:</u>	<u>Name</u>		<u>Expiration</u>
González	Luigi	Trujillo	(10)
	Hank	Hanh Ly	(11)
	Jimmy	Mendoza	(11)
	Kimberly	Mette	(10)
	<hr/>		(10)
Putnam	Mary K.	Reed	(11)
	Peggy Jo	Radoumis	(11)
	Jeannette	Wolfe	(11)
	Martha	Villanueva	(10)
	Gloria	Duran	(10)
Rounds	Manny	Zevallos	(10)
	Ted	Radoumis	(11)
	Jose	Avila	(11)
	Susan	Johnston	(10)
	Francis	Carbajal	(10)
Serrano	Laurie	Rios*	(11)
	Doris	Yarwood	(11)
	Charlotte	Zevallos	(10)
	Juanita	Trujillo	(11)
	<hr/>		(10)
Velasco	<hr/>		(11)
	Dolores	Romero*	(11)
	Alicia	Mora*	(10)
	<hr/>		(10)
	Marcella	Obregon	(11)

The Sister City Committee meets the first Monday of every month at 6:30 p.m. in Town Center Hall, Meeting Room #1. When the meeting falls on a Monday holiday, the meeting is held on the second Monday of the month. No meeting is held in the month of December.

***Asterisk indicates person serves on three committees**

TRAFFIC COMMISSION

Membership: 5 residents appointed by Council

Appointed by:

Name:

Gonzalez

Arcelia Valenzuela

Putnam

Manny Zevallos

Rounds

Ted Radoumis

Serrano

Sally Gaitan

Velasco

Sarah Garcia

The Traffic Commission meets the third Thursday of every month at 7:00 p.m. in Council Chambers.

YOUTH LEADERSHIP COMMITTEE

Membership: 20 **residents** of Santa Fe Springs between the ages of 13 and 18

Appointed by:

Name:

Gonzalez

Victor Becerra (2011)
Jessica Aguilar (2011)
Jeanneth Guerrero (2011)

Putnam

Ashley Ortiz (2010)

Lupe Pasillas (2010)
Krystal Aguilar (2010)

Rounds

Carina Gonzalez (2011)

Stephanie Gilbert (2011)
Karina Saucedo (2012)

Serrano

Kimberly Romero (2011)
Alyssa Trujillo (2011)
Alyssa Berg (2011)

Velasco

Madalin Marquez (2011)

The Youth Leadership Committee meets the first Monday of every month at 6:00 p.m. in Council Chambers.

PROSPECTIVE MEMBERS FOR VARIOUS COMMITTEES/COMMISSIONS

Beautification

Community Program

Family & Human Services

A.J. Hayes
Jimmy Mendoza
Jessica Belmonte
Jose Avila
Gilbert Aguirre

Heritage Arts

Mary Jo Haller
Mary Clegg
Jessica Belmonte

Historical

Personnel Advisory Board

Parks & Recreation

Mark Scoggins

Planning Commission

Art Escobedo
Lynda Short

Senior Citizens Advisory

Sister City

Frank Carbajal, Sr.
Michele Carbajal

Traffic Commission

Art Escobedo
Jose Zamora

Youth Leadership

Overall interest in the City