



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

OCTOBER 8, 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.

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

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City 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.

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, Commissioner/Councilmember
Joseph D. Serrano, Commissioner/Councilmember
Gustavo R. Velasco, Commissioner/Councilmember
Betty Putnam, Vice-Chairperson/Mayor Pro Tem
Luis M. Gonzalez, Chairperson/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 September 24, 2009

Recommendation: That the Commission approve the Minutes as submitted.

PUBLIC HEARING

5. A Public Hearing to Consider Comments on Three (3) Draft Grant Applications to the U.S. Environmental Protection Agency for Brownfields Cleanup Grants to Assist Cleaning up Properties within the MC&C Commerce Center Sites III and IV

Recommendation: That the Commission consider comments from the public on the three (3) draft grant applications to the U.S. Environmental Protection Agency (EPA) for Brownfields Cleanup Grants and direct staff to include the public comments and staff response to the public comments as part of the grant application packages.

NEW BUSINESS

6. Authorization to Negotiate and Approve a Change Order with Erickson-Hall Construction Company – Library Renovation and Enhancement Project – Phase 1

Recommendation: That the Commission authorize the City Engineer to negotiate and approve a Change Order with Erickson-Hall Construction Company (EHCC) for the Library Renovation and Enhancement Project – Phase 1.

7. Request for Appropriation of Funds for Telegraph Corridor Screenage Project

Recommendation: That the Commission appropriate \$23,500 to fund the Telegraph Corridor Screenage Project.

CLOSED SESSION

8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: CDC-owned land at the northwest corner of Laurel Avenue and Lakeland Road

Negotiating Parties: Staff and Potential Developer

Under Negotiation: Terms of Development

JOINT COMMUNITY DEVELOPMENT COMMISSION/CITY COUNCIL

NEW BUSINESS

9. Approval of Parkway Sign Permit and Related Lease Agreements with Comstock Homes for Marketing Signs for the Villages at Heritage Springs Housing Development

Recommendation: That the Commission and City Council jointly approve the City Manager's issuance of a permit to Comstock Homes for the placement of signs in the parkway as detailed in the Permitted Parkway Signage Application; that the Commission approve the Signage Lease allowing for the placement of signs on CDC-owned property located at the northwest and southwest corners of Norwalk Boulevard and Telegraph Road; and that the Council approve the Banner Signage Lease allowing for the placement of banners on City-owned banner sign posts located along Telegraph Road between Bloomfield Avenue and Heritage Park Drive.

CITY COUNCIL

CLOSED SESSION

10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Property Acquisition for the Valley View Grade Separation Project

Negotiating Parties: Staff and Potential Sellers and/or Buyers

Under Negotiation: Just Compensation for Acquisition of Property

CLOSED SESSION

11. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Name of Case: City of Santa Fe Springs vs. Office Depot (U.S. Communities)

12. 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 September 24, 2009

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

PUBLIC HEARING

- 13.** Resolution Nos. 9217, 9218, 9219 and 9220 and Ordinance No. 1004 – Community Facilities District No. 2009-01 (Villages at Heritage Springs)

Recommendation: That the City Council conduct the public hearings; adopt Resolution No. 9217 – Resolution of Formation for City of Santa Fe Springs Community Facilities District No. 2009-01; adopt Resolution No. 9218 – Resolution Determining Necessity to Incur Bonded Indebtedness for City of Santa Fe Springs Community Facilities District No. 2009-01; adopt Resolution No. 9219 – Resolution Calling Special Election for City of Santa Fe Springs Community Facilities District No. 2009-01; adopt Resolution No. 9220 – Resolution Declaring the Results of the Special Election and Directing the Recording of the Notice of Special Tax Lien for City of Santa Fe Springs Community Facilities District No. 2009-01; and authorize the first reading of Ordinance No. 1004 entitled “An Ordinance of the City Council of the City of Santa Fe Springs Levying Special Taxes within City of Santa Fe Springs Community Facilities District No. 2009-01.

NEW BUSINESS

- 14.** Appropriation of Funds for Resurfacing Los Nietos Park Wading Pool

Recommendation: That the City Council appropriate \$10,000 from the General Fund Contingency Reserve to resurface the wading pool at Los Nietos Park.

- 15.** Los Angeles Gateway Region Integrated Regional Water Management Authority

Recommendation: That the City Council re-appoint the Director of Public Works to serve as the governing board representative for the City of Santa Fe Springs and appoint the Director of Municipal and Utility Services as the alternate.

- 16.** Resolution No. 9216 – Approval of Program Supplement Agreement No. 003-N for the Use of Federal Funds for the Resurfacing/Reconstruction of Various Commercial and Industrial Streets Project

Recommendation: That the City Council adopt Resolution No. 9216 approving the Program Supplement Agreement No. 003-N for the use of Federal funds for the Resurfacing/Reconstruction of Various Commercial and Industrial Streets Project and authorize the Director of Public Works to execute the agreement.

17. Resolution No. 9221 – Parking Restrictions on Charlesworth Road and Alburdis Avenue Adjacent to Rancho Santa Gertrudes School

Recommendation: That the City Council adopt Resolution No. 9221, which would prohibit parking of vehicles between the hours of 7:30 a.m. and 3:30 p.m., Mondays through Fridays, on school days on the north side of Charlesworth Road from Jersey Avenue to Alburdis Avenue and on the west side of Alburdis Avenue from Charlesworth Road to a point 340 feet north of Charlesworth Road.

18. Resolution No. 9222 – Request for Parking Restrictions on Greenstone Avenue

Recommendation: That the City Council adopt Resolution No. 9222, which would prohibit parking of vehicles weighing over 6,000 pounds on the east side of Greenstone Avenue beginning at a point 470 feet south of the centerline of Lakeland Road to a point 940 feet south of the centerline of Lakeland Road and implement a tow-away zone for vehicles that violate the restriction.

19. Resolution No. 9223 – Re-designating the Los Angeles County Department of Public Health, Environmental Health, Solid Waste Management Program as the Local Enforcement Agency Responsible for Enforcing all Laws and Regulations Pertaining to the Management of Solid Waste within the City of Santa Fe Springs

Recommendation: That the City Council adopt Resolution No. 9223 re-designating the Los Angeles County Department of Public Health, Environmental Health, Solid Waste Management Program to act as the Local Enforcement Agency within Santa Fe Springs for the purpose of enforcing all laws and regulations relating to solid waste management.

20. Approval of Voluntary Furlough and Voluntary Reduction in Pay Programs

Recommendation: That the City Council approve the Voluntary Furlough Program for employees who are paid on an hourly basis and the Voluntary Reduction in Pay Program for employees who are exempt from overtime and are paid on a salary basis.

21. Emergency Employee Policy and Procedures

Recommendation: That the City Council adopt the proposed administrative policy and procedures that designate City employees as Disaster Service Workers in the event of an officially declared disaster or emergency.

Please note: *Item Nos. 22 - 35 will commence in the 7:00 hour*

22. **INVOCATION**

23. **PLEDGE OF ALLEGIANCE**

INTRODUCTIONS

24. Representatives from the Youth Leadership Committee

25. Representatives from the Chamber of Commerce

26. **ANNOUNCEMENTS**

PRESENTATIONS

27. Recognition of Participants of 2009 Summer Skills Institute – Family and Youth Intervention Program

28. Proclaiming October 19-23, 2009 “Red Ribbon Week”

29. Healthy Habits Program

30. Proclaiming October 2009 as “National Breast Cancer Awareness Month”

31. **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**
Committee Appointments

32. Council Sub-Committee Appointments

33. **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.

34. **EXECUTIVE TEAM REPORTS**

35. **ADJOURNMENT**

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

September 30, 2009
Date

MINUTES

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

**CITY OF SANTA FE SPRINGS
SEPTEMBER 24, 2009**

1. CALL TO ORDER

Vice-Chairperson/Mayor Pro Tem Putnam, at 6:02 p.m., called the Public Financing Authority, Water Utility Authority, Community Development Commission and City Council meetings to order.

2. ROLL CALL

Present: Directors/Commissioners/Councilmembers Rounds, Serrano, Velasco, Vice-Chairperson/Mayor Pro Tem Putnam

Not Present: 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; Hilary Keith, Director of Library and Cultural Services; Jose Gomez, Director of Finance & Administrative Services; Alex Rodriguez, Fire Chief

PUBLIC FINANCING AUTHORITY

3. APPROVAL OF MINUTES

Public Financing Authority Meeting of August 27, 2009

Recommendation: That the Authority approve the Minutes as submitted.

Director Serrano moved to approve the Minutes. Director Rounds 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 Serrano moved to receive and file the report. Director Rounds seconded the motion, which carried unanimously.

WATER UTILITY AUTHORITY

APPROVAL OF MINUTES

5. Water Utility Authority Meeting of August 27, 2009

Recommendation: That the Authority approve the Minutes as submitted.

Director Rounds moved to approve the Minutes. Director Serrano seconded the motion, which carried unanimously.

CITY ENGINEER'S REPORT

6. Authorization to Advertise for the Residential Water Main Replacements

Recommendation: That the Authority authorize the City Engineer to advertise for construction bids for the Residential Water Main Replacement.

Director Rounds moved the recommendation. Director Serrano seconded the motion, which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

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

No reports were given.

8. **CONSENT AGENDA**

A. **Minutes**

Minutes of the Regular Community Development Commission Meeting of September 9, 2009

Recommendation: That the Commission approve the Minutes as submitted.

Commissioner Rounds moved to approve the Minutes. Commissioner Serrano seconded the motion, which carried unanimously.

NEW BUSINESS

9. Request for Authorization to Submit a Grant Application to the U.S. Environmental Protection Agency for Brownfields Cleanup Grants

Recommendation: That the Commission authorize the City Manager to submit up to three (3) Grant Applications to the U.S. Environmental Protection Agency for Brownfields Cleanup Grants of up to \$200,000 each to assist in cleaning properties that fall within the MC & C

Commerce Center Sites III and IV, located on the north and south side of Telegraph Road and east of Bloomfield; and if the EPA grants are awarded to the City, authorize the City Manager to provide a 20% cost share for each grant (\$40,000 per grant) up to a total cost share of \$120,000.

10. Resolution No. 241-2009 – Request for Advances to the Community Development Commission for Purposes of the Consolidated Redevelopment Project

Recommendation: That the Commission adopt Resolution No. 241-2009 requesting such advances and authorize the Chairperson to execute two promissory notes in the amount of \$5,152,000 and \$3,494,000.

11. Resolution No. 242-2009 – Request for Advance to the Community Development Commission for Purposes of the Washington Boulevard Project

Recommendation: That the Commission adopt Resolution No. 242-2009 requesting such advance and authorize the Chairperson to execute the promissory note in the amount of \$200,000.

12. Authorization for Sole-Source Acquisition of Library Self-Checkout System

Recommendation: That the City Council authorize the Director of Purchasing Services to purchase a Library Self-Checkout System from Integrated Technology Group (ITG) as a sole-source acquisition for an amount not to exceed \$120,000.

18. Resolution No. 9214 – A Resolution Authorizing Advances from the City of Santa Fe Springs for Purposes of the Consolidated Redevelopment Project

Recommendation: That the City Council adopt Resolution No. 9214 authorizing advances in the amount of \$5,152,000 to fund the administrative, operational and capital needs of the Consolidated Redevelopment Project and carry over \$3,494,000 from an outstanding advance of \$6,600,000 that was loaned for purposes of land assembly in the Consolidated Redevelopment Project.

19. Resolution No. 9215 – A Resolution Authorizing an Advance from the City of Santa Fe Springs for Purposes of the Washington Boulevard Redevelopment Project

Recommendation: That the City Council adopt Resolution No. 9215 authorizing an advance in the amount of \$200,000 to assist in funding the administrative, operational and capital needs of the Washington Boulevard Redevelopment Project.

Councilmember Rounds moved to approve Item Nos. 9, 10, 11, 12, 18 and 19.
Councilmember Serrano seconded the motion, which carried unanimously.

15. CONSENT AGENDA

Minutes

- A. Minutes of the Regular City Council Meeting of September 9, 2009

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

Approval of Agreement

- B. Agreement with Los Angeles County Department of Public Works for Inclusion of City Arterials in the County's Traffic Signal Synchronization Program (TSSP)

Recommendation: That the City Council approve the Agreement with Los Angeles County Department of Public Works to include City Arterials in the County's Traffic Signal Synchronization Program; and authorize the City Manager to execute the Agreement on behalf of the City.

Award of Bid

- C. Award Bid to Altec Industries, Inc. for a Thirty-Seven-Foot Aerial Device

Recommendation: That the City Council award a bid to Altec Industries, Inc.; and authorize the Director of Purchasing Services to issue a purchase order to process the transaction.

- D. Authorization to Advertise for Construction of the Norwalk/Santa Fe Springs Transportation Center Parking Improvements Project

Recommendation: That the City Council authorize the City Engineer to advertise for construction bids for the Norwalk/Santa Fe Springs Transportation Center Parking Improvements Project.

Councilmember Velasco moved to approve Item No. 15, including Item Nos. 15-A, 15-B, 15-C and 15-D. Councilmember Velasco seconded the motion, which carried unanimously.

Councilmember Serrano inquired as to whether the agreement with the County for inclusion of the City's arterials in the Traffic Signal Synchronization Program will have a fiscal impact on the City.

Tom Lopez, Assistant Director of Public Works, stated there was no fiscal impact; the program was a continuous collaboration with other cities through the COG.

UNFINISHED BUSINESS

16. Proposed Change of Traffic Collision Reporting Procedures

Councilmember Serrano requested that Council wait to act upon Item No. 16 until the full Council was present.

NEW BUSINESS

17. Approval to Purchase a Portion of the Property Located at 13939 Borate Street, APN 8069-007-023, from Hospira, Inc.

Recommendation: That the City Council approve a Purchase and Sale Agreement to acquire 12,700 square feet of Assessor's Parcel No. 8069-007-023 at a cost of \$30 per square foot (\$381,000) and authorize the City Attorney, City Manager, and City Engineer to prepare and sign all required documents.

20. Authorize the Purchase of Replacement HP-3000 Mini-Computer

Recommendation: That the City Council allow the Director of Purchasing Services to issue a purchase order for the procurement of a replacement HP-3000 Mini-Computer.

21. Approval of Administrative and Procedural Actions to Comply with CalPERS Audit Findings Including the Approval of Side Letter #3, Amending the Current Memorandum of Understanding between the City of Santa Fe Springs and the Santa Fe Springs Fire Association

Recommendation: That the City Council authorize the City Manager to take the necessary administrative and procedural actions to comply with the CalPERS audit findings as outlined in the staff report.

Councilmember Rounds moved to approve Item Nos. 17, 20 and 21. Councilmember Serrano seconded the motion, which carried unanimously.

Jose Gomez, Director of Finance, advised Council there had been a slight change to the document; the date had been changed to September 28.

RECESS

Vice-Chairperson/Mayor Pro Tem Putnam, at 6:12 p.m., recessed the meetings to go into Closed Session.

COMMUNITY DEVELOPMENT COMMISSION

CLOSED SESSION

13. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
County of Los Angeles Challenge of Redevelopment Project Area Amendments
Cases: 2

CITY COUNCIL

CLOSED SESSION

14. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
City of Santa Fe Springs v. Spicy Gentlemen's Club

RECONVENE

Mayor Pro Tem Putnam, at 7:03 p.m., reconvened the meetings.

22. INVOCATION

Councilmember Serrano gave the Invocation.

23. PLEDGE OF ALLEGIANCE

Members of the Youth Leadership Committee led the Pledge of Allegiance.

INTRODUCTIONS

24. Representatives from the Youth Leadership Committee

Those present introduced themselves.

25. Representatives from the Chamber of Commerce

Raman Venkat, LeFiell Manufacturing, was present.

26. ANNOUNCEMENTS

Hilary Keith, Director of Library and Cultural Services, updated the Community Events Calendar.

Doris Yarwood, representing the Salvation Army, made a presentation to Council thanking them for their ongoing support.

PRESENTATIONS

27. Presentation to City Council by Heritage Art Program Grant Recipient

Monica Johnson, Principal, Jersey Avenue Elementary School, thanked Council and the Heritage Arts Advisory Committee for their support through the art grants program. Ms. Johnson introduced three groups of second graders who demonstrated what they had learned through the program, including Polynesian dance and artwork; pictures with the Council, Committee, school staff and family members were taken.

28. Proclamation Declaring October 4-10, 2009 as "Fire Prevention Week"

Christa King, Fire Inspector, and Sparky the Dog gave an overview of Fire Prevention Week and accepted the proclamation read by City Clerk Barbara Earl; pictures with Council were taken.

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

29. Committee Appointments

No appointments were made.

30. ORAL COMMUNICATIONS

Raman Venkat, Chamber representative, thanked City staff for participating in the Annual Chamber Workshop and commented that Santa Fe Springs is the best business-friendly city.

31. **EXECUTIVE TEAM REPORTS**

City Manager Fred Latham gave an update on the High Speed Rail Project.

Wayne Morrell, Principal Planner, gave a status report on the Villages Housing Project.

Ms. Keith introduced the members of the Heritage Arts Advisory Committee as follows: Larry Oblea, Amparo Oblea, May Sharp, Laurie Rios, Richard Moore, Paula Minnehan, and the newest member, Gus Velasco.

Mayor Gonzalez entered the proceedings.

Thaddeus McCormack, Assistant to the City Manager, announced that Santa Fe Springs is one of five finalists for a Los Angeles Economic Development Commission award in the "Most Business Friendly City" category for cities with populations under sixty thousand; the dinner and presentation of awards will occur on Thursday, November 12.

Alex Rodriguez, Fire Chief, gave an update on the Southern California fires and the Fire-Rescue Department's level of involvement; he reported that two crews had gone to Fillmore and will be returning home tonight; there has been containment on both the Station and the Fillmore fires.

UNFINISHED BUSINESS

16. Proposed Change of Traffic Collision Reporting Procedures

Recommendation: That the City Council adopt the proposed traffic collision reporting procedures in Santa Fe Springs when dealing with property damage only incidents and approve the implementation of the "Accident Information Exchange Card."

Councilmember Serrano initiated discussion surrounding the proposed procedures.

Aviv Bar, Whittier Police Department, stated that officers respond to all traffic collisions. Every accident is treated the same; there is no difference between an injury accident and a property damage accident. He further stated that the Vehicle Code required that a report be taken when there are injuries involved. He further assured the Council that officer responses will not be reduced; an officer will always be on-scene to facilitate the exchange of information.

City Attorney Skolnik advised that with no motion, the current police department policy will remain in place.

Councilmember Velasco moved the recommendation. Councilmember Rounds seconded the motion, which was defeated by the following roll call vote:

AYES: Rounds, Velasco

NOES: Serrano, Gonzalez, Putnam

ABSENT:

ABSTAIN:

COMMITTEE APPOINTMENTS

Mayor Gonzalez apologized for his late arrival and stated that he would like to appoint Marilyn Llanos to the Youth Leadership Committee.

32. ADJOURNMENT

Vice-Chairperson/Mayor Pro Tem Putnam, at 8:10 p.m., adjourned the Public Financing Authority, Water Utility Authority, Community Development Commission and City Council meetings in the memories of Dave Tanner, former Planning Commissioner, and Firefighters Ted Hall and Arnie Quinones who were fatalities of the Station fire.

Luis M. Gonzalez
Chairperson/Mayor

ATTEST:

Barbara Earl, CMC, City Clerk



City of Santa Fe Springs

Community Development Committee Meeting

October 8, 2009

PUBLIC HEARING

A Public Hearing to Consider Comments on Three (3) Draft Grant Applications to the U.S. Environmental Protection Agency for Brownfields Cleanup Grants to Assist Cleaning Up Properties within the MC&C Commerce Center Sites III and IV.

RECOMMENDATION

It is recommended that the Community Development Commission:

Consider comments from the public on the three (3) draft grant applications to the U.S. Environmental Protection Agency (EPA) for Brownfields Cleanup Grants and direct staff to include the public comments, and staff response to the public comments, as part of the grant application packages.

BACKGROUND

At its September 24, 2009 meeting, the Community Development Commission authorized staff to submit three (3) grant applications to the EPA for Brownfields Cleanup Grants of up to \$200,000 each to assist in cleaning up properties that are contaminated, including those containing petroleum products.

The grant application process requires the applicant agency to provide the community with notice of its intent to apply for an EPA Brownfields grant and request comments on the draft proposal. In addition, the applicant must provide a summary of the received comments and its response to those comments to the EPA. Furthermore, the applicant agency must hold a public hearing to discuss the draft proposal and consider public comments.

Staff prepared and placed a Notice of Public Hearing in the Whittier Daily News which was published on Friday, October 2, 2009 and which complied with the EPA grant proposal notification deadline.

Due to the size and volume of the three (3) draft Brownfields grant applications, copies of these documents are available to the Community Development Commission in the City Clerks Office effective Monday, October 5, 2009. Copies of the three (3) draft grant applications are available for public examination in the offices of the Department of Planning and Development during regular business hours.

Staff is proposing to submit three grant applications for the parcels that fall within the 18.6 acres of the proposed MC&C Commerce Center Sites III and IV, located at the north and south sides of Telegraph Road and east of Bloomfield Avenues. For purposes of the application, the parcels will be divided into three groups to maximize the possibility of receiving a grant. These parcels are contaminated with petroleum products and will require soil remediation and oil well abandonment and re-abandonment prior to redevelopment. These parcels are within the Consolidated Redevelopment Project Area. The grant applications will seek funding for well abandonment and re-abandonment work and related clean-up costs to make the properties ready for development. The EPA requires the applicant to cost-share up to 20% for each grant, or up to \$40,000 per \$200,000 grant.

FISCAL IMPACT

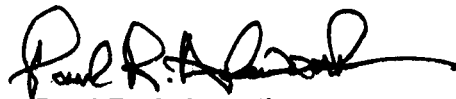
If the EPA grants are awarded to the City, the City will be required to cost-share up to \$120,000 of CDC funds. If the grants are approved, it is recommended that up to \$120,000 be appropriated from available taxable bond funds.

INFRASTRUCTURE IMPACT

There is no infrastructure impact.



Frederick W. Latham
City Manager



Paul R. Ashworth
Executive Director

Attachment: None



City of Santa Fe Springs

Community Development Commission Meeting

October 8, 2009

NEW BUSINESS

Authorization to Negotiate and Approve a Change Order with Erickson-Hall Construction Company - Library Renovation and Enhancement Project – Phase I

RECOMMENDATION

That the Community Development Commission authorize the City Engineer to negotiate and approve a Change Order with Erickson – Hall Construction Company (EHCC) for the Library Renovation and Enhancement Project – Phase I.

BACKGROUND

The Community Development Commission awarded a construction contract to Erickson-Hall Construction Company on April 23, 2009 for the construction of the proposed improvements per plans and specifications for the Library Renovation and Enhancement Project – Phase I. EHCC began construction on July 20, 2009 and is currently on schedule with the library modifications. During the course of the demolition of the interior of the building, various pre-existing building assemblies were exposed that are inconsistent with current building codes.

The unforeseen building assemblies were submitted to LPA, the project architect, to assess the structure and coordinate a proper course of action with the Building Department. The original library structure was constructed with exposed wood framing members within the attic space and roof rafters. At the time that the library addition was constructed, the building classification and original structure remained unmodified to building code standards in place.

The pre-existing building conditions require that significant building modifications be made in order to meet current building codes. These modifications consist of a two-hour fire rated occupancy separation, removal of suspended wood joist, mechanical system upgrades, draft-stops and installation of insulation in accessible roof rafter areas. The proposed significant building modifications of the library will assure the structure meets current building standards.

Staff is recommending that the Commission authorize the City Engineer negotiate and approve a Change Order with EHCC to upgrade the library structure as approved by to be in compliance with current building codes.

FISCAL IMPACT

This project is included in the Six-Year Capital Improvement Program FY 2006-2007 through FY 2011-2012.

INFRASTRUCTURE IMPACT

Construction of the proposed building improvements will improve the building and safety to library patrons.

Frederick W. Latham
City Manager

Paul Ashworth
Executive Director

Attachment(s):

None.



NEW BUSINESS

Request for Appropriation of Funds for Telegraph Corridor Screenage Project

RECOMMENDATION

That the Board appropriate \$23,500 to fund the Telegraph Corridor Screenage Project as defined in the body of this report.

BACKGROUND

As the Commission is aware, the CDC and City have made great strives, not to mention a significant investment, in providing for major aesthetic and infrastructure improvements along the Telegraph Corridor. Currently, there are several projects either under construction or in the planning design Phase. Among these are; the former Bowling Alley site at Telegraph Rd. and Painter Ave.; the northwest corner of Bloomfield Ave. and Telegraph Rd., and; the former Chevron site at the northwest corner of Telegraph and Norwalk Blvd. These three sites are in varying degrees of vacancy, ranging from an empty lot (former Chevron site), to a vacated building and deteriorating parking lot (former Bowling Alley site), to a site that will soon see construction activity (Bloomfield/Telegraph). In all three instances, they are in need of some type screening.

Staff, working with Simpson Advertising, has come up with a design that can be imprinted on mesh-screen material that will both provide the needed visual concealment of the various sites, as well as send a message to onlookers and passer-byers that these sites are not merely vacant, but are the future sites of exciting developments. The design incorporates a collage of images of the type of high-quality developments that have become the norm in Santa Fe Springs, centering around a night-time image of the Bridge and Office Buildings at Norwalk Blvd. and Telegraph Rd., with the theme of "The Future is Underway."

The full design scheme comprises three 8-foot panels and is inscribed with the message, "Telegraph Corridor Project" as well as with the Tag Line, "Santa Fe Springs...Perfect Blend of Community, Commerce and Culture." Depending on the linear dimensions of the respective sites, staff recommends using a combination of the three-panel spread with single-panels being interspersed to fill-out foot-print of the overall screenage. (see attachments for the various site plan/elevations).

FISCAL IMPACT

The total cost for designing, fabricating and installing the screening for all three sites, including the purchase of replacement panels, is \$23,500 (see attached Project Budget).



Frederick W. Latham
City Manager



Paul Ashworth
Executive Director

Attachment

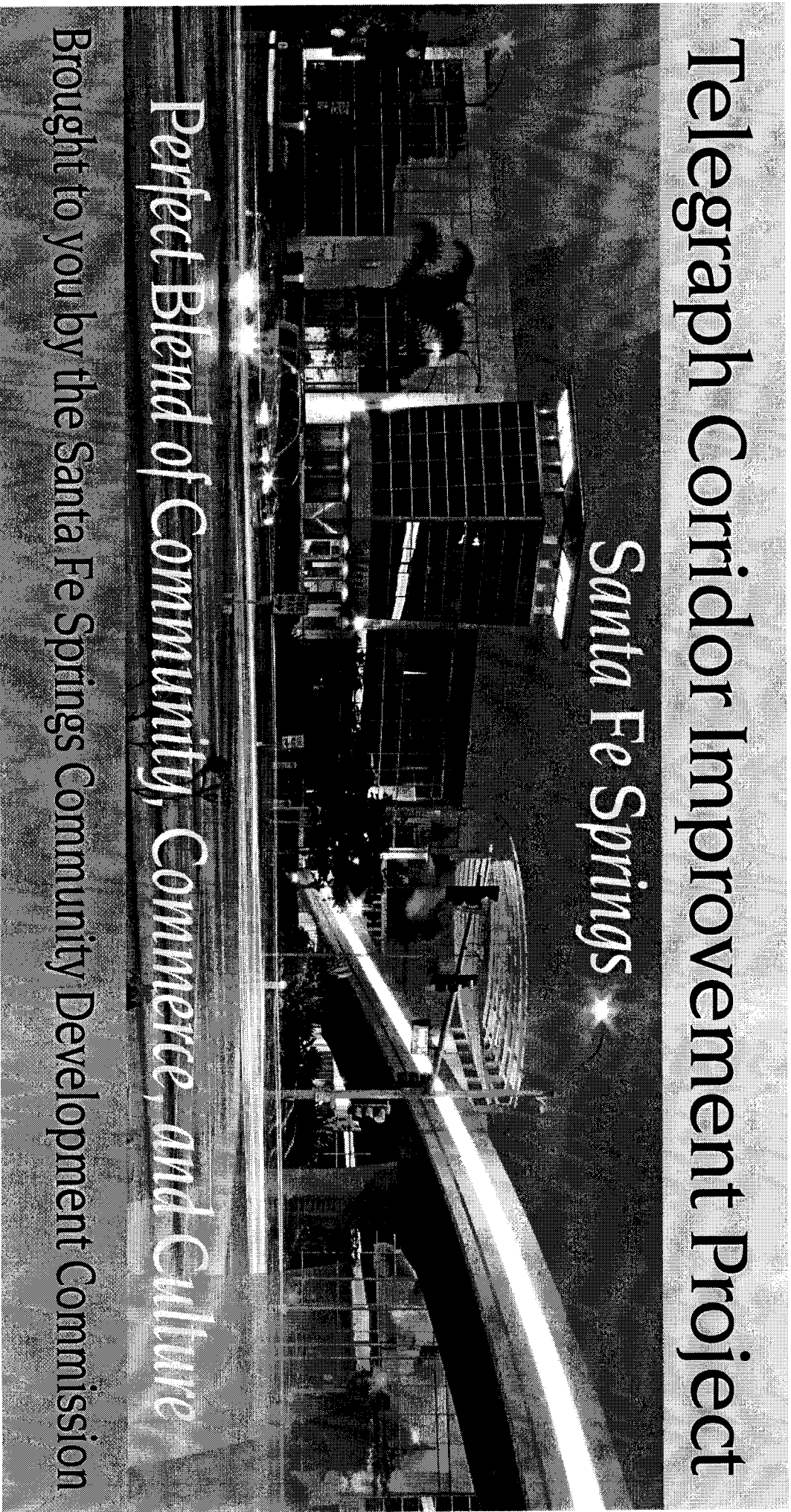
Telegraph/Painter Site Plan/Elevation
Bloomfield/Telegraph Site Plan/Elevation
Norwalk/Telegraph Site Plan/Elevation
Project Budget

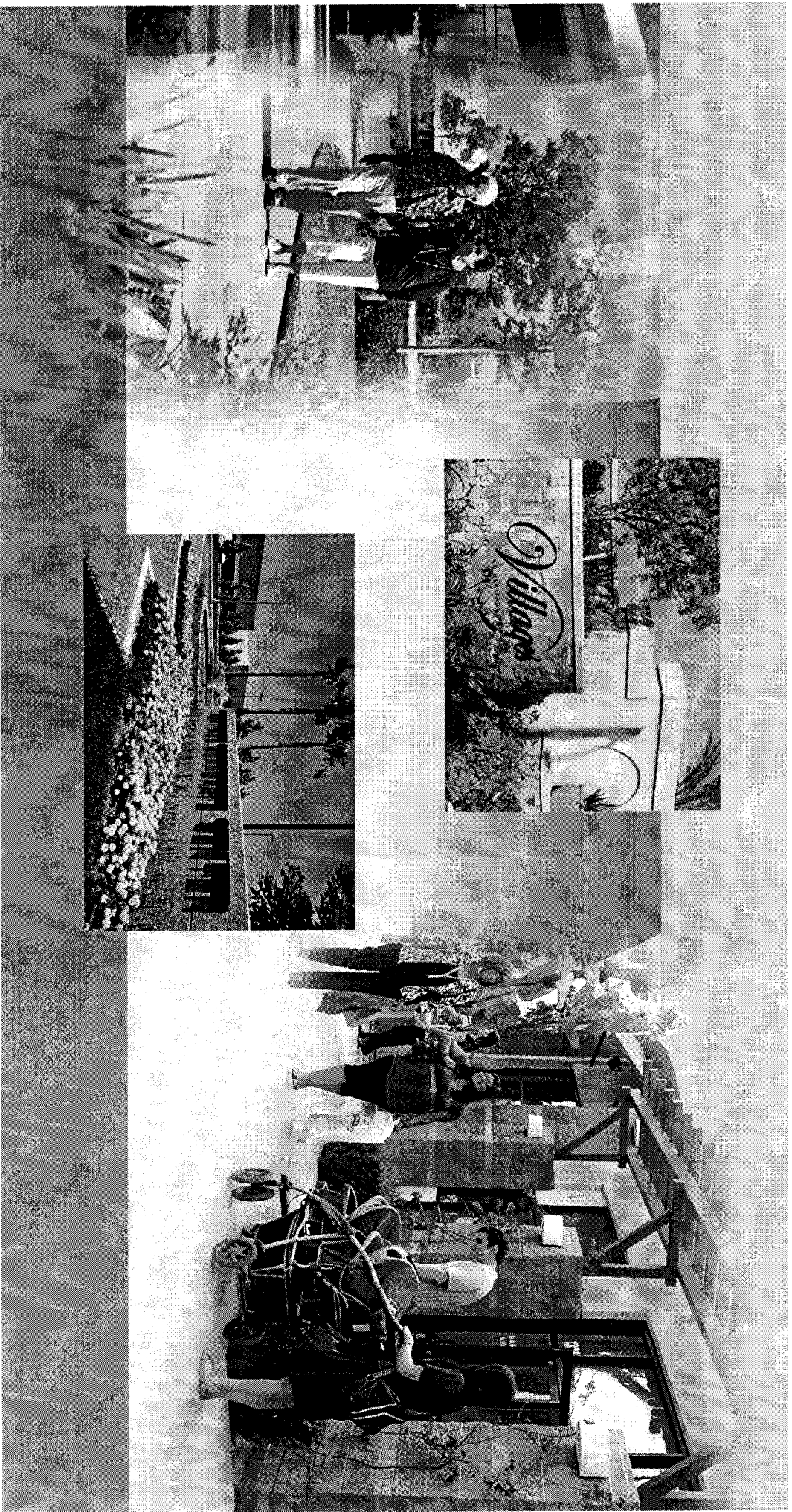
Telegraph Corridor Improvement Project

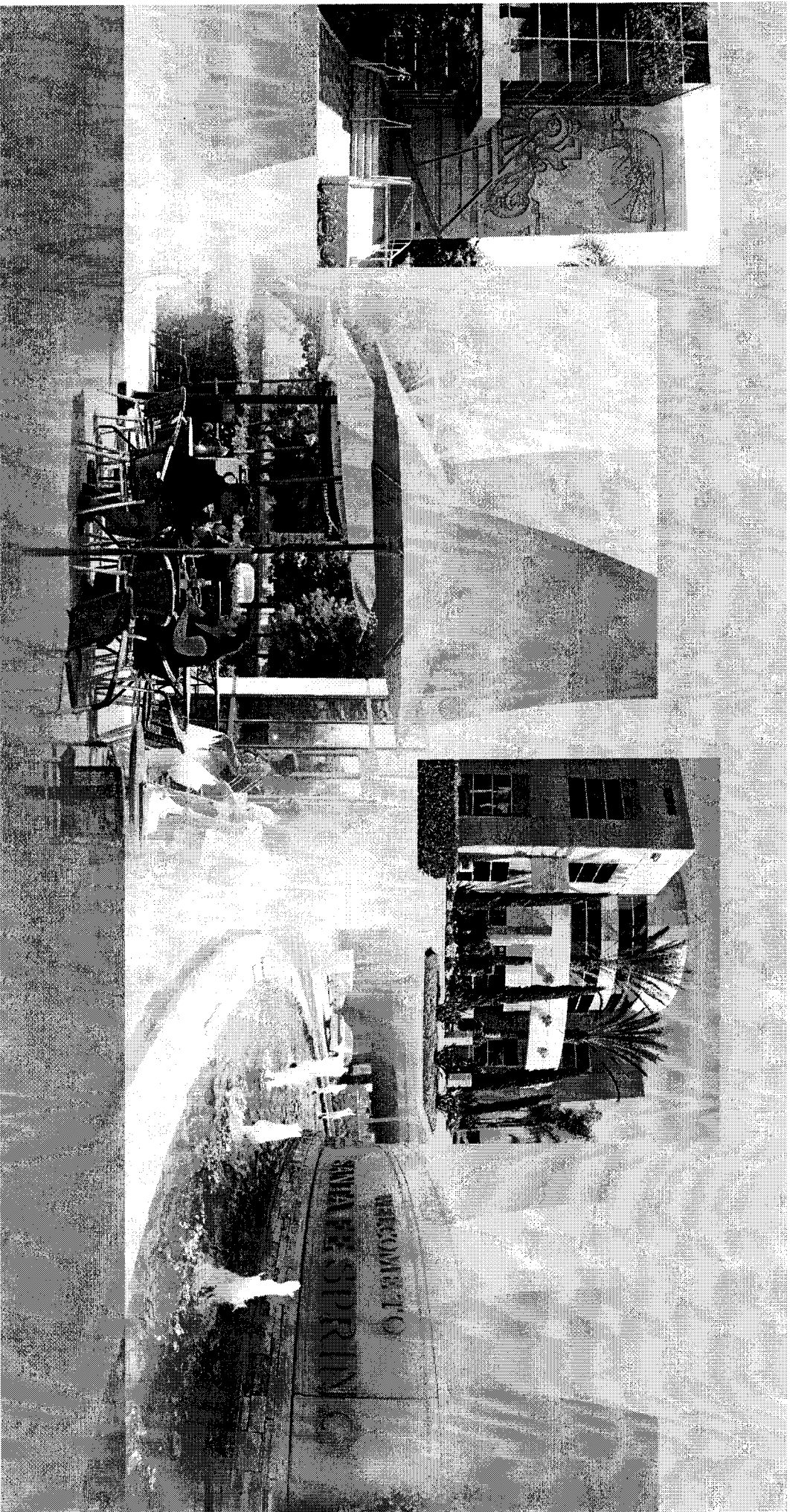
Santa Fe Springs ★

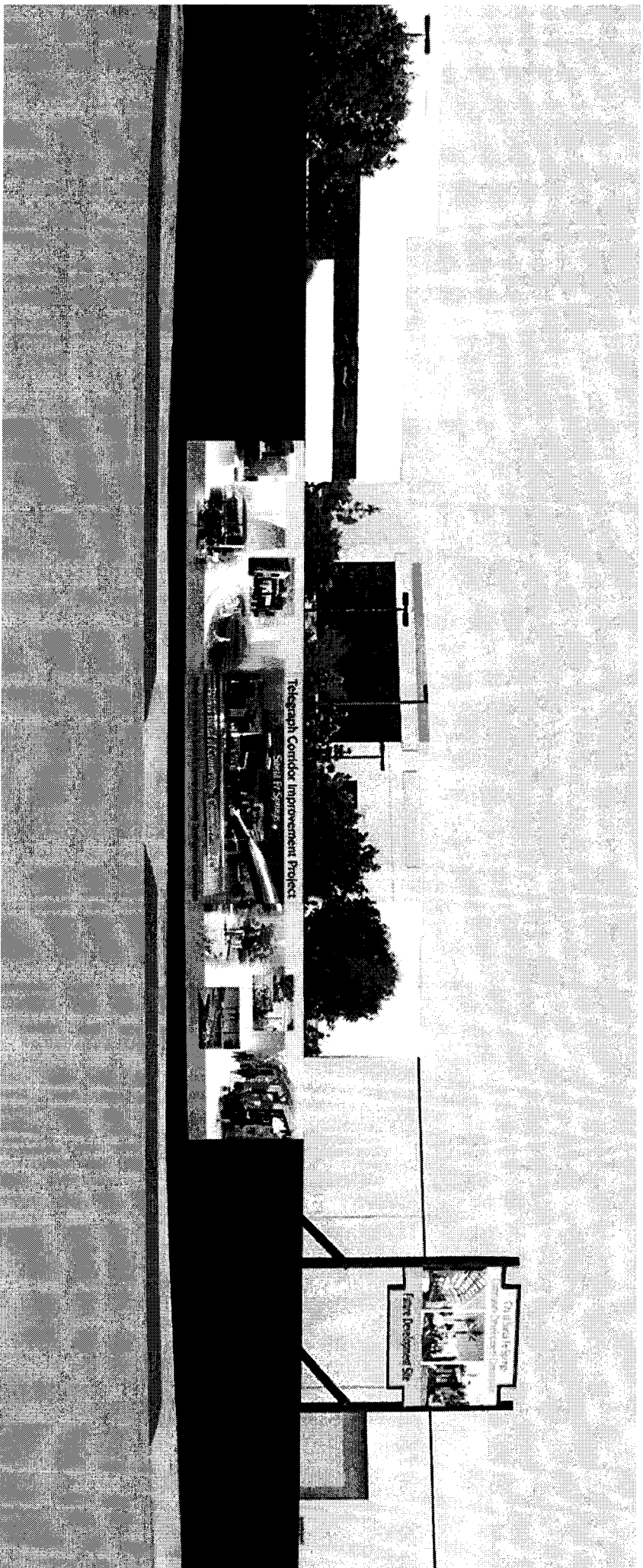
Perfect Blend of Community, Commerce, and Culture

Brought to you by the Santa Fe Springs Community Development Commission









City of Santa Fe Springs



City Council/Community Development Commission Meeting October 8, 2009

NEW BUSINESS

Approval of Parkway Sign Permit and related Lease Agreements with Comstock Homes for Marketing Signs for the Villages at Heritage Springs Housing Development.

RECOMMENDATIONS

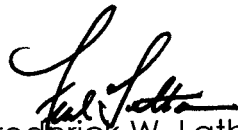
1. That the CDC and City Council jointly approve of the City Manager's issuance of a permit to Comstock Homes for the placement of signs in the parkway as detailed in the attached "Permitted Parkway Signage Application", and imposes the following conditions to said permit:
 - A. That the Permit shall remain in effect for up to one year from the issuance of the Permit;
 - B. That Comstock Homes may request an extension of the Permit after nine months from the issuance of the Permit
 - C. That the City can terminate, without cause, the Permit through written notice, thus requiring the removal of the subject signs no less than 30 days from the issuance of the written notice; and,
 - D. That the City may effectuate the removal of any or all of the subject signs immediately if said signs pose a threat to the public's safety.
2. That the CDC approves the attached "Signage Lease" allowing for the placement of signs on CDC-owned property located at the northwest and southwest corners of Norwalk Blvd. and Telegraph Rd.
3. That the City Council approves the attached "Banner Signage Lease" allowing for the placement of banners on City-owned banner sign posts located along Telegraph Rd. between Bloomfield Ave. and Heritage Park Dr.

BACKGROUND

Section 96.03 of the City's Municipal Code allows for issuance of permits for the placement of signs in parkways, subject to the approval of the City Manager, as well as to any conditions imposed by the City Council. The City Manager has received an application for such a permit from Comstock Homes for a number of signs around and near to the periphery of the Villages at Heritage Springs housing development. Attached to this report as "Permitted Parkway Signage Application" are the specific details as to the type, size and location of the various signs.

The City Manager is satisfied that the conditions enumerated in section 96.03 have been met by the applicant and, through this report, authorizes the issuance of a permit to Comstock Homes for the placing of signs in the parkway as indicated in the attachments to this report. Furthermore, the City Manager would authorize that successive renewals of the permit be granted, such that the subject signs would be allowed to exist in the parkway for up to a year, with the understanding that the applicant could request additional extensions, subject to the City Council's approval, one year from the issuance of the initial permit.

In addition to the aforementioned signs, Comstock Homes is requesting the ability to place signs on CDC-owned property at the northwest and southwest corners of Norwalk Blvd. and Telegraph Rd., as well as several banners on City-owned banner sign posts located along Telegraph Rd. between Bloomfield Ave. and Heritage Park Drive. Similar to the signs mentioned above, these signs and banners are for the purpose of marketing the Villages at Heritage Springs housing development. Staff is recommending that the CDC/City enter into respective Lease Agreements with Comstock Homes (AKA, Villages at Heritage Springs, LLC) to allow for the placement of signs at the two Telegraph Rd./Norwalk Blvd. locations, details of which are described in the attached "Signage Lease" document, and banners on the several banner sign posts along Telegraph Rd., details of which are described in the attached "Banner Signage Lease" document.



Frederick W. Latham
City Manager



Paul R. Ashworth
Executive Director

ATTACHMENTS

Permitted Parkway Signage Application

Signage Lease

Banner Signage Lease

Permitted Parkway Signage Application

APPLICANT: COMSTOCK HOMES
TYPE OF SIGNAGE: VARIOUS MARKETING SIGNS FOR VILLAGES AT
HERITAGE SPRINGS HOUSING DEVELOPMENT

- SIGN A:** Proposed 9' x 12' one-sided sign on Telegraph Rd. to replace existing marketing sign at current location approximately 100 yards east of Telegraph/Norwalk intersection.
- SIGN B:** Proposed 9' x 12' one-sided sign on Telegraph Rd. to replace existing marketing sign at current location approximately 300 yards west of Telegraph/Bloomfield intersection.
- SIGN C:** Proposed 9' x 12' one-sided sign fronting onto Bloomfield Ave. This sign will be mounted on the existing "Skid" wood-framed marketing sign near Bloomfield Ave. This new sign will be located on the INSIDE of the perimeter wall; however, the sign will be tall enough to be seen over the perimeter wall by northbound traffic on Bloomfield Ave.
- SIGN D:** Proposed 3' x 3' directional sign located approximately 350-feet west of the new intersection of Telegraph Rd. and Villages Dr. (Villages at Heritage Springs Project Entry). Said sign will be mounted on 42" high wood posts in City's parkway along Telegraph Rd. – near curbface.
- SIGN E:** Proposed 3' x 3' directional sign located approximately 150-feet north of the new intersection of Norwalk Blvd. and Heritage Springs Dr. West (Villages at Heritage Springs Project Entry #2). Said sign will be mounted on 42" high wood posts in City's parkway along Norwalk Blvd. – near the curbface.
- SIGN F:** Proposed 3' x 3' directional sign located approximately 150-feet north of the new intersection of Bloomfield Ave. and Heritage Springs Dr. East (Villages at Heritage Springs Project Entry #3). Said sign will be mounted on 42" high wood posts in City's parkway on eastern side of Bloomfield Ave. – near the curbface.

12'-0" 12"x100" Red Rider

36"x30" Oval
Green Rider

ECO
FRIENDLY
HOMES

LEFT ON NORWALK BL.

Villages
AT HERITAGE SPRINGS

A GATED COMMUNITY
WITH THE CITY OF SANTA FE SPRINGS
IN PARTNERSHIP WITH THE CITY OF SANTA FE SPRINGS
Luxury Single Family Homes and Townhomes
Solar Powered • Energy Efficient
w/ Pools, Playground and Recreation Area

amsback Homes

(562) 944-6900
www.VillagesAtSantaFeSprings.com

8'-0"

15'-0"

7'-0"

ART CREATED BY:
JESSE ABELLANEDA
FILE NAME:
ED/COM/STOCK/VILLAGES/IS
09-0064 8X12' REV. 09-11-
REVISION #
4

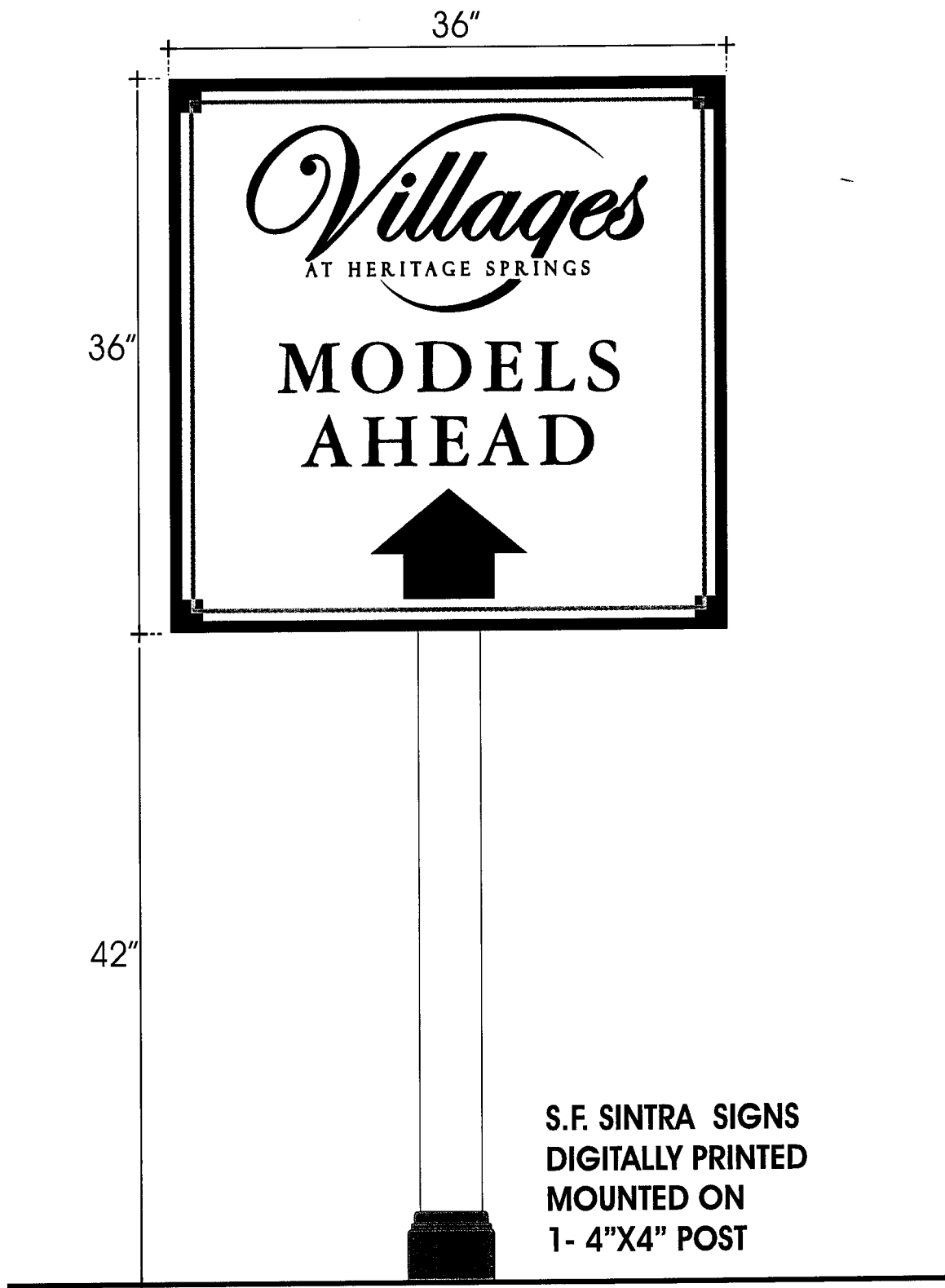
ART APPROVAL
SIGNATURE:
ART APPROVAL
DATE:

SCALE
3/8"=1'
DATE
09-15-09
SALESPERSON
BOB HOKE

JOB NUMBER
09-0064
PROJECT
VILLAGES
SIGN TYPE
8X12'

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OR DESIGNS WITHOUT WRITTEN
PERMISSION FROM HOKE OUTDOOR
ADVERTISING, INC.

HOKE



**S.F. SINTRA SIGNS
DIGITALLY PRINTED
MOUNTED ON
1- 4"X4" POST**



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HOKE OUTDOOR ADVERTISING, INC.
MAY RESULT IN LEGAL ACTION.

JOB NUMBER

09-0096

PROJECT

VILLAGES

SIGN TYPE

8'X12'

SCALE

1:2

DATE

09-15-09

SALESPERSON

BOB HOKE

ART APPROVAL
SIGNATURE:

ART APPROVAL
DATE:

ART CREATED BY:

JESSE ABELLANEDA

FILE NAME:

ED/COMSTOCK/VILLAGES/SP

REVISION #

4

SIGNAGE LEASE

THIS SIGNAGE LEASE (this "**Lease**") is made and entered into as of September ____, 2009, by and between **CITY OF SANTA FE SPRINGS COMMUNITY DEVELOPMENT COMMISSION**, a public body corporate and politic ("**Landlord**"), and **VILLAGES AT HERITAGE SPRINGS, LLC**, a California limited liability company ("**Tenant**"), with reference to the following Recitals:

A. Landlord is the owner of (i) certain real property located on Telegraph Road in Santa Fe Springs, California (the "**Telegraph Property**") and (ii) certain property located on the northwest corner of Telegraph Road and Norwalk Boulevard in Santa Fe Springs, California (the "**Norwalk Property**"; the Telegraph Property and the Norwalk Property are collectively referred to herein as the "**Property**");

B. Tenant desires to construct a monument sign in accordance with the specifications described in **Exhibit A** attached hereto and incorporated herein by this reference (the "**Telegraph Monument**") on a portion of the Telegraph Property in the location depicted on **Exhibit B** attached hereto and incorporated herein by this reference (the "**Telegraph Leased Area**");

C. Tenant desires to construct a monument sign in accordance with the specifications described in **Exhibit C** attached hereto and incorporated herein by this reference (the "**Norwalk Monument**"; the Norwalk Monument and the Telegraph Monument are collectively referred to herein as the "**Monument**") on the northeast corner of the Norwalk Property in the location depicted on **Exhibit D** attached hereto and incorporated herein by this reference (the "**Norwalk Leased Area**"; the Norwalk Leased Area and the Telegraph Leased Area are collectively referred to herein as the "**Leased Area**"); and

D. Tenant desires to lease from Landlord, and Landlord desires to lease to Tenant, the Leased Area in accordance with the terms and provisions of this Lease.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Lease. In consideration for the rents and all other charges and payments payable by Tenant, and for the agreements, terms and conditions to be performed by Tenant in this Lease, LANDLORD DOES HEREBY LEASE TO TENANT, AND TENANT DOES HEREBY HIRE AND TAKE FROM LANDLORD, the Leased Area, upon the agreements, terms and conditions of this Lease for the Term hereinafter stated.

2. Term. The term of this Lease (the "**Term**") shall commence upon the mutual execution of this Lease and expire on the last day of the month in which the anniversary of the Commencement Date occurs (the "**Expiration Date**"); provided, however, unless written notice of termination is delivered by Landlord or Tenant to the other party prior to the Expiration Date, the Term of this Lease shall automatically renew and the Expiration Date shall be extended for an additional twelve (12) month period.

3. **Rent.** Tenant shall pay to Landlord upon execution of this Lease, rent for the Term in the amount of One and No/100 Dollars (\$1.00), and if the Term is automatically renewed, Tenant shall pay to Landlord One and No/100 Dollars (\$1.00) on the anniversary of each Expiration Date.

4. **Maintenance and Repair.** Tenant shall, at its sole cost and expense, install and maintain the Monument in good order and repair throughout the Term; *provided, however*, in the event that Tenant defaults in its obligations to maintain the Monument in accordance with this Lease and such failure continues for forty-five (45) days after Tenant's receipt of written notice from Landlord, then Landlord shall have the right, but not the obligation, throughout the Term, to maintain the Monument in good order and repair. All costs incurred by Landlord pursuant to this Section shall be paid directly upon demand to Landlord by Tenant within thirty (30) days of receipt of notice from Landlord that such costs were incurred. Landlord hereby grants to Tenant the right of access, ingress and egress over and across the Property reasonably required for the purpose of installation, maintenance, repair and removal of the Monument.

5. **Indemnity.** Tenant hereby agrees to protect, defend, indemnify and hold Landlord harmless from and against any and all actions, adjudications, awards, causes of action, claims, costs, damages, demands, expenses (including, without limitation, attorneys' fees and costs and court costs), fees, fines, forfeitures, injuries, judgments, liabilities, liens, losses, obligations, orders, proceedings, penalties, stop notices and suits (collectively, "**Claims**") in any way arising or resulting from Tenant's use and occupancy of the Leased Area or the Monument, except to the extent resulting from Landlord's gross negligence or willful misconduct.

6. **Insurance.** Tenant shall, at Tenant's expense, secure and keep in force commercial general liability insurance covering the Leased Area, the Monument, insuring Tenant, and naming Landlord, as an additional insured against any liability arising out of the ownership, use, or occupancy of the Leased Area or maintenance of the Monument. The minimum limit of coverage of such policy shall be in the amount of not less than Five Hundred Thousand and No/100 Dollars (\$500,000.00) in any one accident or occurrence.

7. **Notices.** All notices and other communications provided for in this Lease shall be in writing and shall be sent by certified or registered mail (postage prepaid, return receipt requested), nationally recognized overnight mail carrier such as FedEx, professional messenger service or personal delivery as follows:

To Landlord: City of Santa Fe Springs
Community Development Commission

Attention: _____

To Tenant: Villages at Heritage Springs, LLC
c/o Comstock Crosser & Associates Development Company, Inc.
321 12th Street
Suite 200

Manhattan Beach, California 90266
Attention: Robert W. Comstock

Such notices and other communications shall be effective upon the earliest of the following to occur: (a) three (3) business days after deposit in a sealed envelope in the United States mail by certified or registered mail (postage prepaid, return receipt requested), addressed to the recipient as set forth above, or (b) when delivered to the recipient by nationally recognized overnight mail carrier, professional messenger service or personal delivery. The foregoing addresses may be changed by written notice given in accordance with this Section.

8. Attorneys' Fees. If there is any legal action or proceeding to enforce or interpret any provision of this Lease or to protect or establish any right or remedy of any party hereto, the unsuccessful party to such action or proceeding shall pay to the prevailing party as finally determined, all costs and expenses, including, without limitation, attorneys' fees and costs, incurred by such prevailing party in such action or proceeding, in enforcing such judgment, and in connection with any appeal from such judgment.

9. Severability. Invalidity of any of the provisions contained in this Lease, or of the application thereof to any person by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.

10. Counterparts. This Lease may be executed in several counterparts, each of which shall be deemed an original. The signatures to this Lease may be executed on separate pages and when attached to this Lease shall constitute one complete document.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have entered into this Lease as of the day and year first above written.

LANDLORD:

**CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT COMMISSION,**
a public body corporate and politic

By: _____
Name: _____
Title: _____

TENANT:

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

By: _____
Robert W. Comstock,
Manager

EXHIBIT A

TELEGRAPH MONUMENT SPECIFICATIONS

(Please see attached)

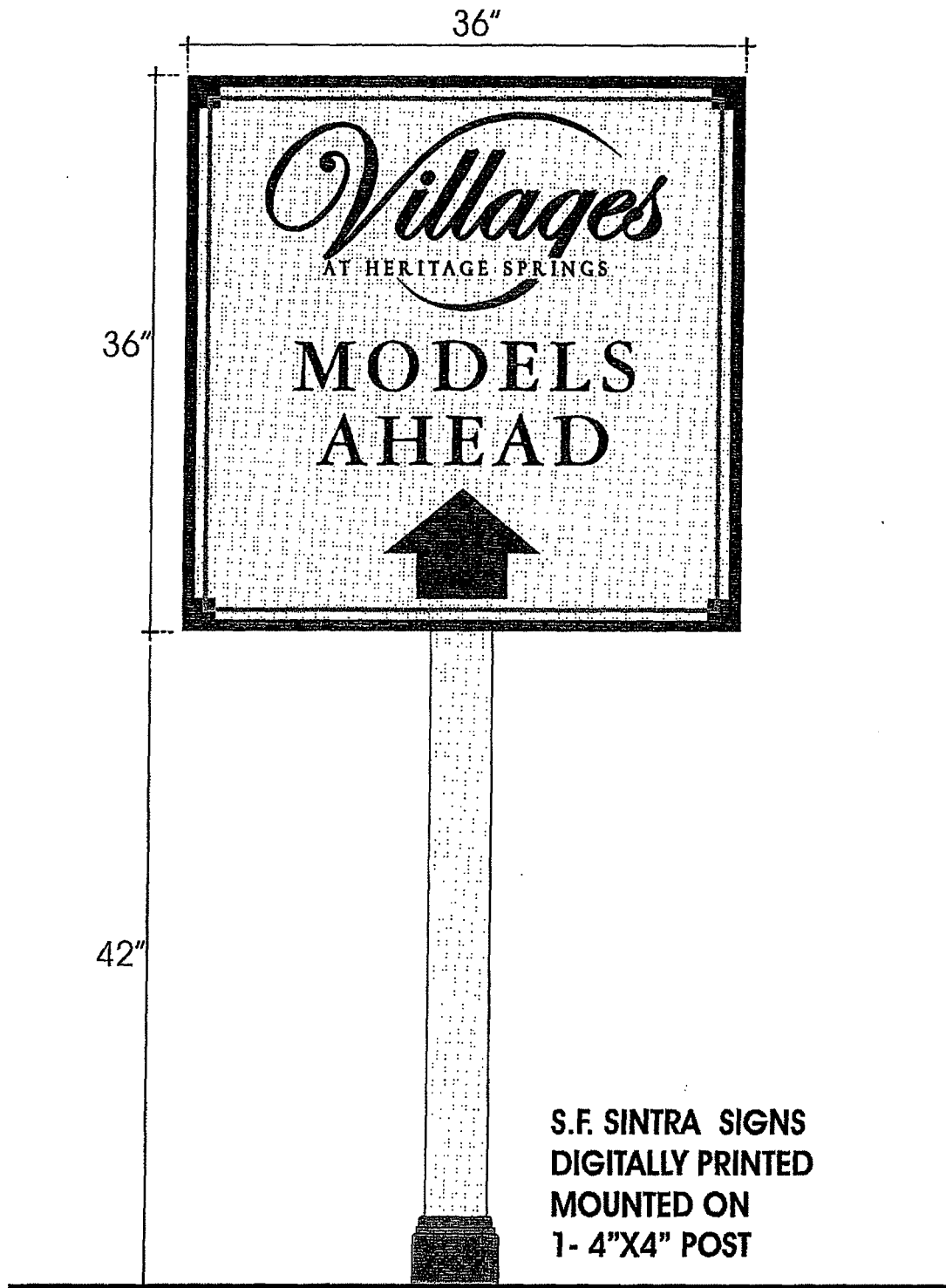


EXHIBIT A



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OR DESIGNS WITHOUT WRITTEN
PERMISSION FROM
HOKE OUTDOOR ADVERTISING, INC.
MAY RESULT IN LEGAL ACTION.

JOB NUMBER

09-0096

PROJECT

VILLAGES

SIGN TYPE

8'X12'

SCALE

1:2

DATE

09-15-09

SALESPERSON

BOB HOKE

ART APPROVAL
SIGNATURE:

ART APPROVAL
DATE:

ART CREATED BY:

JESSE ABELLANEDA

FILE NAME:

ED/COMSTOCK/VILLAGES/SP

REVISION #

4

EXHIBIT B

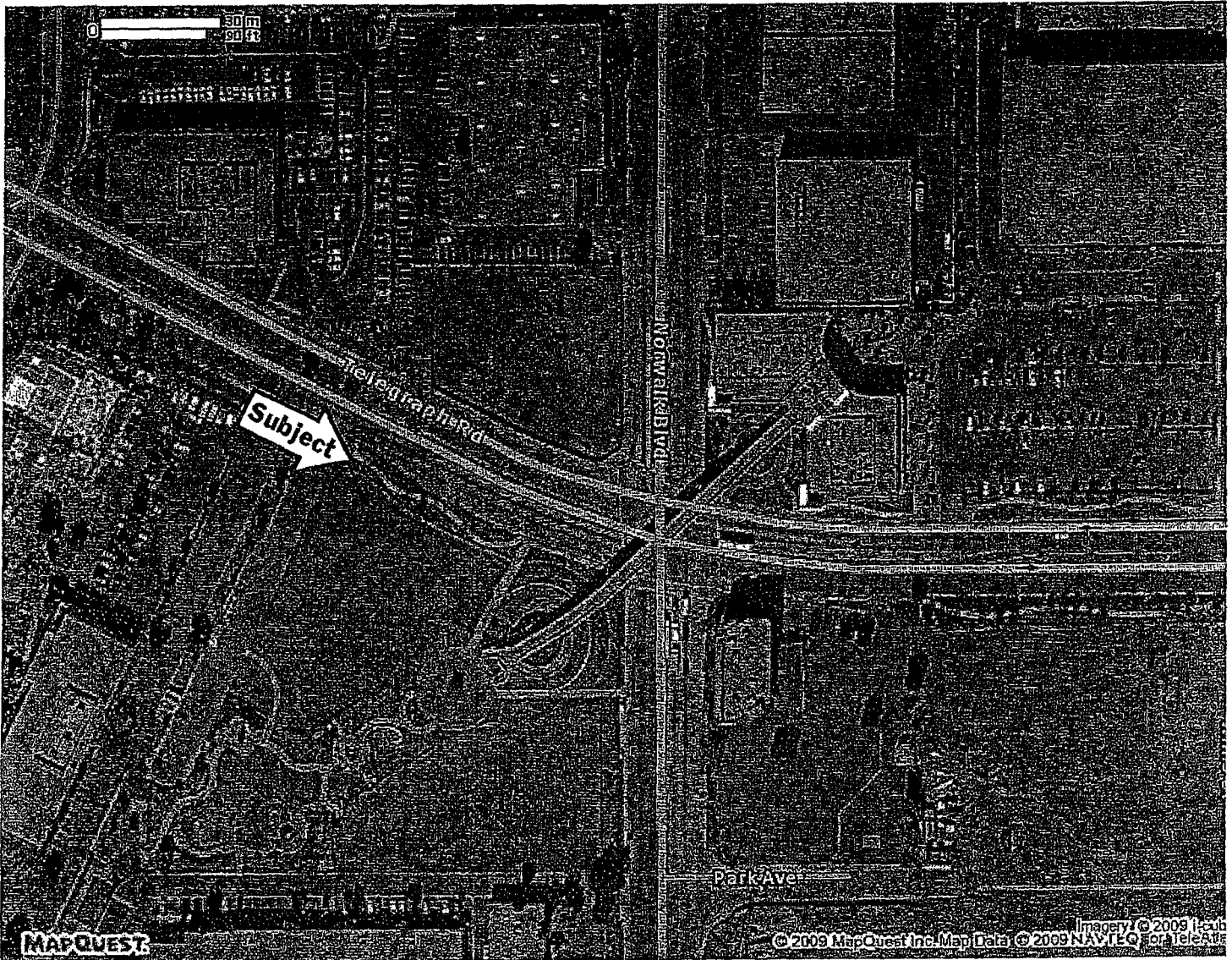
TELEGRAPH LEASED AREA

(Please see attached)

MAPQUEST.

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★ Telegraph Rd & Norwalk Blvd [Edit](#)
Santa Fe Springs, CA 90670



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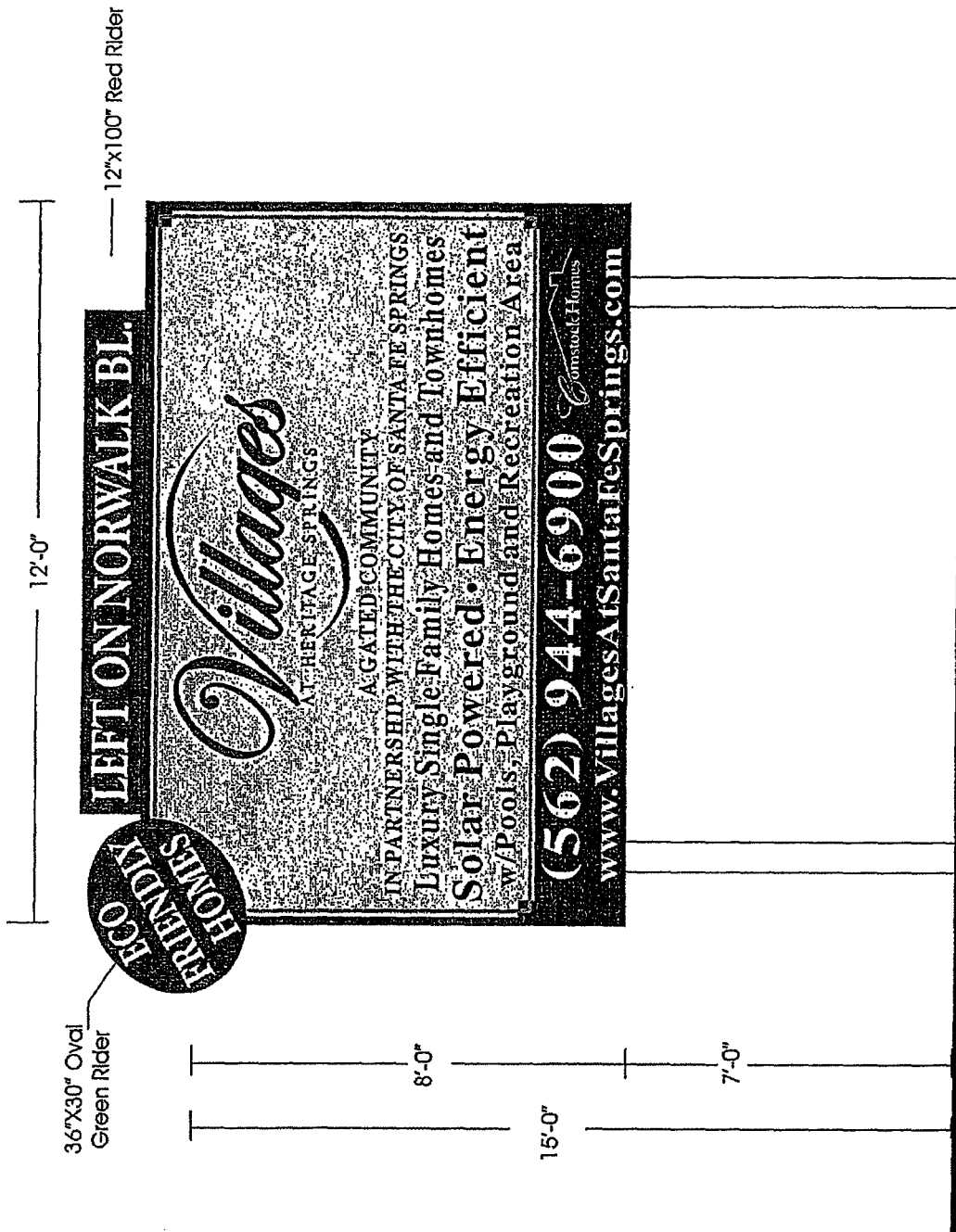
Exhibit B

EXHIBIT C

NORWALK MONUMENT SPECIFICATIONS

(Please see attached)

EXHIBIT C



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JOB NUMBER
09-0064

PROJECT
VILLAGES

SIGN TYPE
8'X12'

SCALE
3/8"=1'

DATE
09-15-09

SALESPERSON
BOB HOKE

ART APPROVAL SIGNATURE:

ART APPROVAL DATE:

ART CREATED BY:
JESSE ABELLANEDA

FILE NAME:
ED/COMSTOCK/VILLAGES/9.7.09-0064.8X12 REV. 09-11-09

REVISION #
4

EXHIBIT D

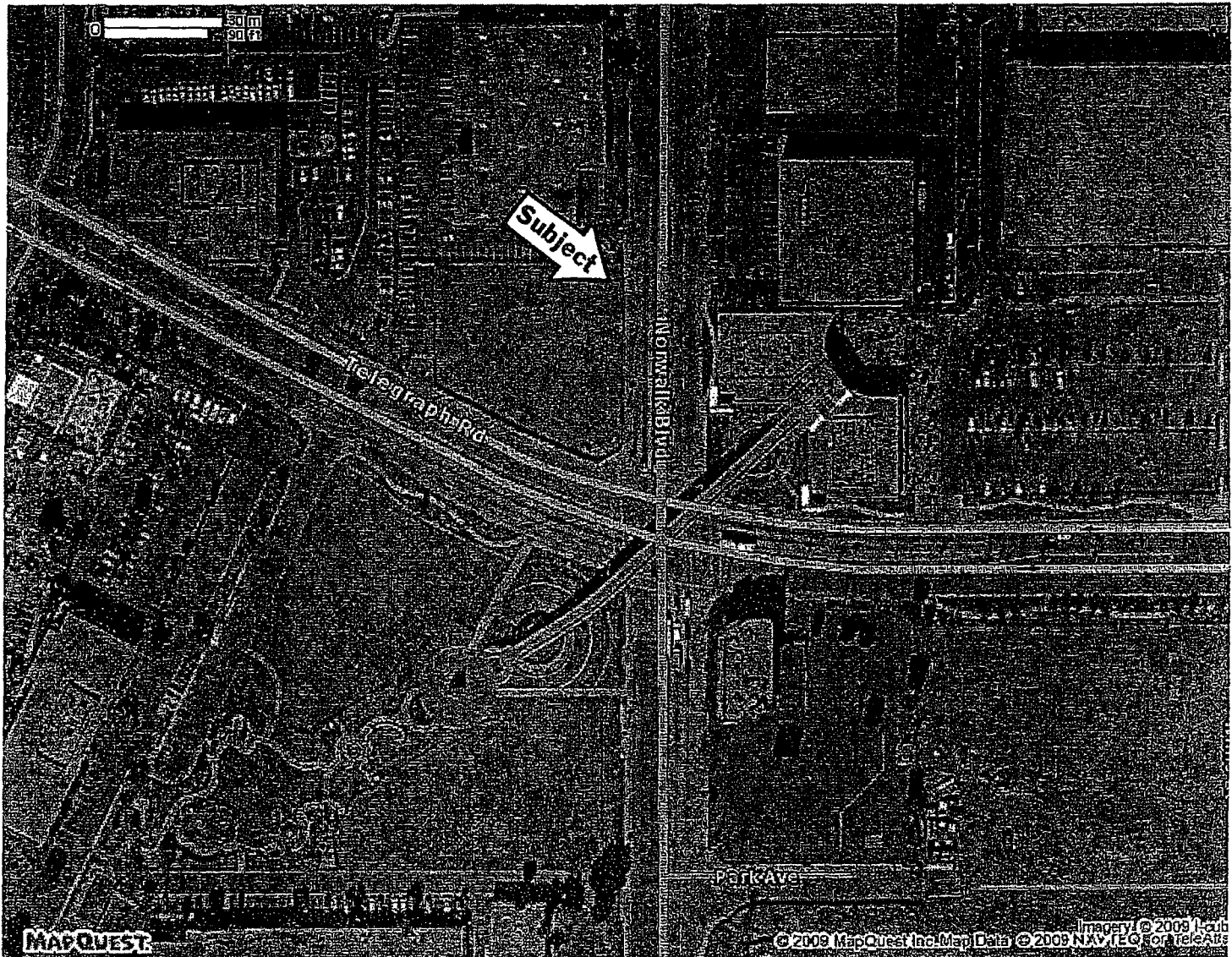
NORWALK LEASED AREA

(Please see attached)

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Santa Fe Springs, CA 90670



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EXHIBIT D

BANNER SIGNAGE LEASE

THIS BANNER SIGNAGE LICENSE (this "**License**") is made and entered into as of October __, 2009, by and between **CITY OF SANTA FE SPRINGS**, a public body corporate and politic ("**Licensor**"), and **VILLAGES AT HERITAGE SPRINGS, LLC**, a California limited liability company ("**Licensee**"), with reference to the following Recitals:

A. Licensor is the owner of certain banner sign posts (the "**Sign Posts**") located along Telegraph Road between Bloomfield Avenue, on the east, and Heritage Park Drive, on the west, in the Santa Fe Springs, California as identified on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Covered Area**");

B. Licensee desires to install banner flags marketing the development owned by Licensee (the "**Banner Flags**") on the Sign Posts using the existing hanging rods on such Sign Posts and in accordance with the specifications described in **Exhibit B** attached hereto and incorporated herein by this reference; and

C. Licensee desires to obtain from Licensor, and Licensor desires to grant to Licensee, the right to install, maintain, repair, replace and remove the Banner Flags on such Sign Posts in the Covered Area in accordance with the terms and provisions of this License.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Licensor and Licensee agree as follows:

1. License. In consideration for the fees and all other charges and payments payable by Licensee, and for the agreements, terms and conditions to be performed by Licensee in this License, LICENSOR DOES HEREBY GRANT TO LICENSEE, AND LICENSEE DOES HEREBY LICENSE FROM LICENSOR, the right to install, maintain, repair, replace and remove the Banner Flags on such Sign Posts in the Covered Area , upon the agreements, terms and conditions of this License for the Term hereinafter stated.

2. Term. The term of the License (the "**Term**") shall commence upon the mutual execution of this License and expire on the last day of the month in which the anniversary of the Commencement Date occurs (the "**Expiration Date**"); provided, however, unless written notice of termination is delivered by Licensor or Licensee to the other party prior to the Expiration Date, the Term of this License shall automatically renew and the Expiration Date shall be automatically extended for an additional twelve (12) month period.

3. License Fee. Licensee shall pay to Licensor upon execution of this License, a license fee for the Term in the amount of One and No/100 Dollars (\$1.00), and if the Term is automatically renewed, Licensee shall pay to Licensor One and No/100 Dollars (\$1.00) on the anniversary of each Expiration Date.

4. Maintenance and Repair. Licensee shall, at its sole cost and expense, install and maintain the Banner Flags in good order and repair throughout the Term; provided, however, in the event that Licensee defaults in its obligations to maintain the Banner Flags in accordance with this License and such failure continues for forty-five (45) days after Licensee's receipt of

written notice from Licensor, then Licensor shall have the right, but not the obligation, throughout the Term, to maintain the Banner Flags in good order and repair or to remove such Banner Flags. All costs incurred by Licensor pursuant to this Section shall be paid directly upon demand to Licensor by Licensee within thirty (30) days of receipt of notice from Licensor that such costs were incurred. Licensor hereby grants to Licensee the right of access, ingress and egress over and across Licensor's property reasonably required for the purpose of installation, maintenance, repair and removal of the Banner Flags.

5. **Licensor Banner Flags.** At any time throughout the Term of this License, and upon fourteen (14) days written notice from Licensor to Licensee, Licensor may require Licensee to remove the Banner Flags at Licensee's sole cost and expense, and Licensor may install banner flags related to Licensor's activities on the Sign Posts (the "**Licensor Banner Flags**") at Licensor's sole cost and expense; provided, that in Licensor's notice to Licensee, Licensor shall specify the number of days Licensor intends to have the Licensor Banner Flags posted on the Sign Posts, and upon the expiration of such period, Licensor shall remove the Licensor Banner Flags from the Sign Posts at its sole cost and expense (or have Licensee remove the Licensor Banner Flags concurrently with the reinstallation of the Banner Flags), and Licensee shall be permitted to re-install the Banner Flags at Licensee's sole cost and expense.

6. **Indemnity.** Licensee hereby agrees to protect, defend, indemnify and hold Licensor harmless from and against any and all actions, adjudications, awards, causes of action, claims, costs, damages, demands, expenses (including, without limitation, attorneys' fees and costs and court costs), fees, fines, forfeitures, injuries, judgments, liabilities, liens, losses, obligations, orders, proceedings, penalties, stop notices and suits (collectively, "**Claims**") in any way arising or resulting from the License granted hereby or Licensee's activities hereunder, except to the extent resulting from Licensor's gross negligence or willful misconduct.

7. **Insurance.** Licensee shall, at Licensee's expense, secure and keep in force commercial general liability insurance covering the Sign Posts and Banner Flags, insuring Licensee, and naming Licensor, as an additional insured against any liability arising out of the License granted hereby, Licensee's activities hereunder or the installation, maintenance, repair, replacement or removal of the Banner Flags. The minimum limit of coverage of such policy shall be in the amount of not less than Five Hundred Thousand and No/100 Dollars (\$500,000.00) in any one accident or occurrence.

8. **Notices.** All notices and other communications provided for in this License shall be in writing and shall be sent by certified or registered mail (postage prepaid, return receipt requested), nationally recognized overnight mail carrier such as FedEx, professional messenger service or personal delivery as follows:

To Licensor: City of Santa Fe Springs

Attention: _____

To Licensee: Villages at Heritage Springs, LLC
c/o Comstock Crosser & Associates Development Company, Inc.
321 12th Street
Suite 200
Manhattan Beach, California 90266
Attention: Robert W. Comstock

Such notices and other communications shall be effective upon the earliest of the following to occur: (a) three (3) business days after deposit in a sealed envelope in the United States mail by certified or registered mail (postage prepaid, return receipt requested), addressed to the recipient as set forth above, or (b) when delivered to the recipient by nationally recognized overnight mail carrier, professional messenger service or personal delivery. The foregoing addresses may be changed by written notice given in accordance with this Section.

9. **Attorneys' Fees.** If there is any legal action or proceeding to enforce or interpret any provision of this License or to protect or establish any right or remedy of any party hereto, the unsuccessful party to such action or proceeding shall pay to the prevailing party as finally determined, all costs and expenses, including, without limitation, attorneys' fees and costs, incurred by such prevailing party in such action or proceeding, in enforcing such judgment, and in connection with any appeal from such judgment.

10. **Severability.** Invalidation of any of the provisions contained in this License, or of the application thereof to any person by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.

11. **Counterparts.** This License may be executed in several counterparts, each of which shall be deemed an original. The signatures to this License may be executed on separate pages and when attached to this License shall constitute one complete document.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have entered into this License as of the day and year first above written.

LICENSOR:

CITY OF SANTA FE SPRINGS,
a public body corporate and politic

By: _____
Name: _____
Title: _____

LICENSEE:

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

By: _____
Robert W. Comstock,
Manager

EXHIBIT A

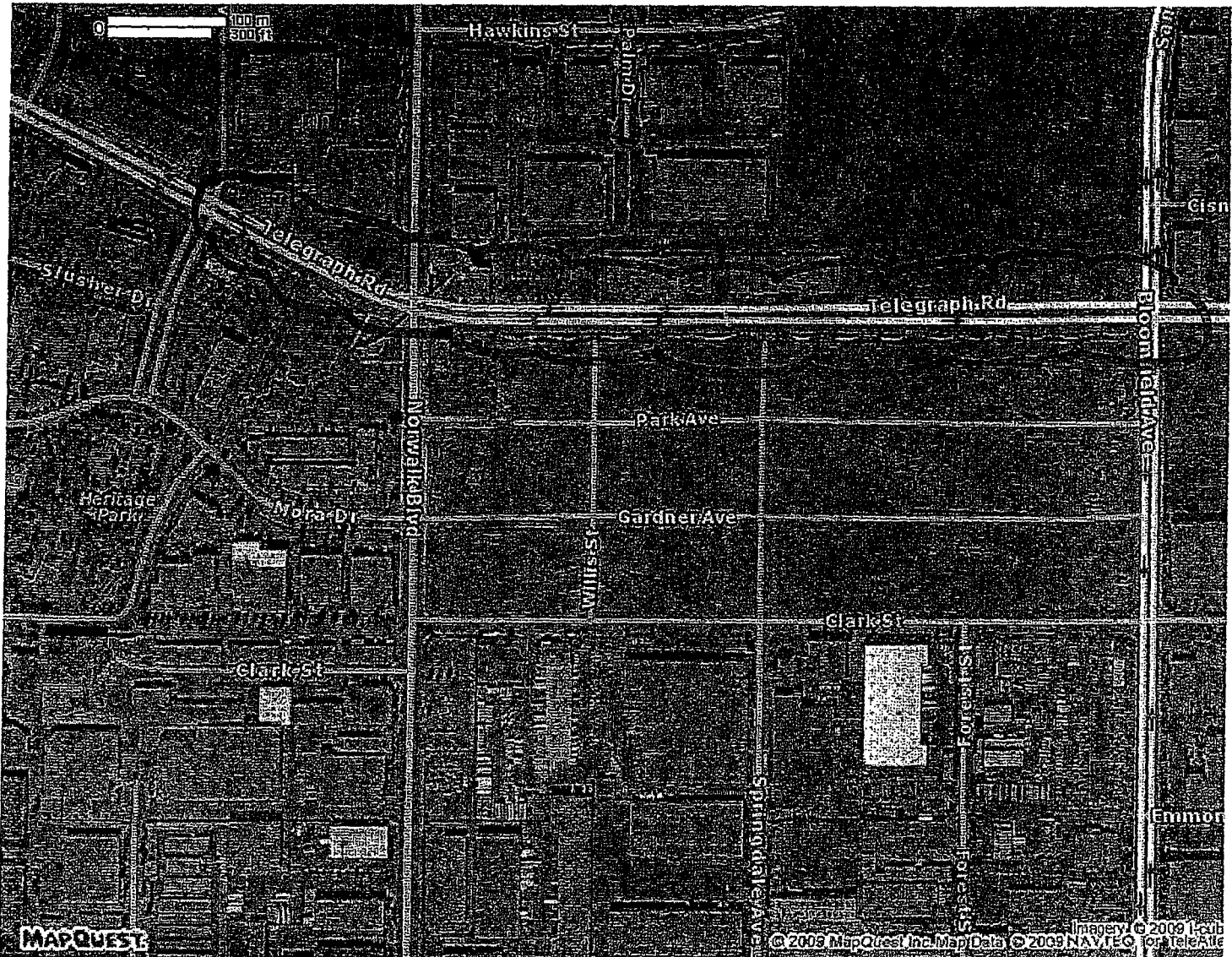
COVERED AREA

(Please see attached)

MAPQUEST.

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★ Telegraph Rd & Norwalk Blvd [Edit](#)
Santa Fe Springs, CA 90670



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(will create better
exhibit)

Exhibit A

EXHIBIT B

BANNER FLAG SPECIFICATIONS

(Please see attached)



Proposed Custom Banner Flags Installed on Existing City Hardware



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UNAUTHORIZED USE OF ARTWORK
OR DESIGNS WITHOUT WRITTEN
PERMISSION FROM
HOKE OUTDOOR ADVERTISING, INC.
MAY RESULT IN LEGAL ACTION.

JOB NUMBER

09-0064

PROJECT

THE VILLAGE

SIGN TYPE
BANNER FLAG

SCALE

1"=1'

DATE

09-12-09

SALESPERSON
BOB HOKE

ART APPROVAL
SIGNATURE:

ART APPROVAL
DATE:

ART CREATED BY:

JESSE ABELLANEDA

FILE NAME:

EDICOMSTOCK/THEVILLAGES@B.F.J
09-0064 BANNER FLAG

REVISION #

EXHIBIT "B"

PLEASE REFER TO ITEM NO. 4A



City of Santa Fe Springs

City Council Meeting

October 8, 2009

PUBLIC HEARING

Resolution Nos. 9217, 9218, 9219 and 9220 and Ordinance No. 1004 - Community Facilities District No. 2009-1 (Villages at Heritage Springs)

RECOMMENDATION

That the City Council take the following actions:

1. Conduct the Public Hearings as specified in Resolution Nos. 9211 and 9212;
2. Adopt Resolution No. 9217 – Resolution of Formation for City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs); and
3. Adopt Resolution No. 9218 – Resolution Determining Necessity to Incur Bonded Indebtedness for City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs); and
4. Adopt Resolution No. 9219 – Resolution Calling Special Election for City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs); and
5. Adopt Resolution No. 9220 – Resolution Declaring the Results of the Special Election and Directing the Recording of the Notice of Special Tax Lien for City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs); and
6. Authorize first reading of Ordinance No. 1004 entitled “An Ordinance of the City Council of the City of Santa Fe Springs Levying Special Taxes Within City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs).

BACKGROUND

On August 27, 2009 the City Council adopted Resolution No. 9211 declaring its intention to form a Community Facilities District (CFD) in response to a Petition submitted by Comstock Homes LLC, property owner for the Villages at Heritage Springs Development. Formation of the CFD will allow bonds to be issued by the City of Santa Fe Springs to fund the following:

1. The cost of various public improvements that were required by the approved Development Plan for the development.
2. The cost of police, fire and public improvement maintenance services that will be needed to support the development.

Report Submitted By:

Don Jensen, Director
Department of Public Works

Date of Report: September 28, 2009

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A map entitled "Proposed Boundaries of the City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs)" has been approved by the City Council and filed with the County Recorder. The CFD is to be formed under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, in accordance with Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code.

At this time staff is recommending that the City Council adopt four separate resolutions. The purpose of each is as follows:

Resolution No. 9217

This Resolution officially forms the CFD, authorizes special taxes to be collected and establishes an appropriation limit by property owner's vote. Attached to this Resolution are the following:

1. Exhibit A – This exhibit describes the facilities and services that are to be covered by the CFD.
2. Exhibit B – This exhibit is the Rate and Method of Apportionment and describes the methodology by which special taxes will be levied.

Resolution No. 9218

This Resolution authorizes the City of Santa Fe Springs to incur bonded indebtedness in conjunction with formation of the CFD. Important things to note with respect to this Resolution are as follows:

1. A maximum of \$5.0 million in bonds will be issued to generate revenue to cover the cost of the facilities and services described above.
2. The cost of debt service on bonds issued by the City in conjunction with the CFD will be recovered through the assessment of special taxes on residents of the Villages at Heritage Springs development.
3. All City administrative and processing costs will be reimbursed by either the Developer or the CFD and there is no cost to the City.
4. It is anticipated that bonds will not be issued until approximately 75% of the units have been sold; however that may be earlier or later as mutually agreed between the Developer and the City. This will ensure that sufficient tax revenue can be collected from residential property owners to cover debt service costs.

Resolution No. 9219

This Resolution authorizes a Special Election to be conducted to determine if property owners affected by the CFD, Villages LLC and the Community Development Commission, are in favor of formally establishing the CFD.

Resolution No. 9220

This Resolution declares the results of the Special Election and directs the recording of the Notice of Special Tax Lien for City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs);

Ordinance No. 1004

Under current law the City Council must levy special taxes by ordinance. Ordinance No. 1004 has been drafted to facilitate this action and is being introduced for first reading. The second reading of the Ordinance will be done on October 22, 2009, with the Ordinance going into effect 30 days later. In future years, the process of determining special taxes and processing the collection will be done by the Department of Finance and Administrative Services and no further City Council action will be needed.

Public Hearing

Notices have been published setting the time and place for the required Public Hearings to take place at 6:00 p.m. on Thursday, October 8, 2009.

FISCAL IMPACT

Establishment of this CFD will have no negative fiscal impact on the City. This is a process that creates a mechanism by which the developer/property owner accepts financial responsibility to fund the offsite public improvements and maintenance costs for associated public improvements.

INFRASTRUCTURE IMPACT

Formation of the CFD will not impact existing City infrastructure. Maintenance costs associated with new infrastructure will be covered by the CFD. No additional staff will be needed to maintain new infrastructure.



Frederick W. Latham
City Manager

Attachment(s)

Resolution Nos. 9217, 9218, 9219 and 9220
Ordinance No. 1004

RESOLUTION NO. 9217

RESOLUTION OF FORMATION OF COMMUNITY FACILITIES DISTRICT

**CITY OF SANTA FE SPRINGS
Community Facilities District No. 2009-1
(Villages at Heritage Springs)**

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

WHEREAS, on August 27, 2009, this City Council adopted its Resolution No. 9211 entitled "Resolution of Intention to Establish Community Facilities District" (the "Resolution of Intention"), stating its intention to form "City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs)" (the "CFD"), including a "City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs) (Future Annexation Area)" (the "Future Annexation Area"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act");

WHEREAS, the Resolution of Intention, incorporating a map of the proposed boundaries of the CFD and the Future Annexation Area and stating the facilities and the services to be provided (as set forth in the list attached hereto as Exhibit A), the cost of providing such facilities and the services, and the rate and method of apportionment of the special tax to be levied within the CFD to pay the principal and interest on bonds proposed to be issued with respect to the CFD, the cost of the facilities and the cost of the services, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein;

WHEREAS, on this date, this City Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the CFD and the Future Annexation Area;

WHEREAS, at the hearing all interested persons desiring to be heard on all matters pertaining to the formation of the CFD and the Future Annexation Area, the facilities to be provided therein, the services to be provided therein and the levy of said special tax were heard and a full and fair hearing was held;

WHEREAS, at the hearing evidence was presented to this City Council on said matters before it, including a report caused to be prepared by the Director of Public Works/City Engineer (the "Report") as to the facilities and the services to be provided through the CFD and the costs thereof, a copy of which is on file with the City Clerk, and this City Council at the conclusion of said hearing is fully advised in the premises;

WHEREAS, written protests with respect to the formation of the CFD, the furnishing of specified types of facilities and services and the rate and method of apportionment of the special taxes have not been filed with the City Clerk by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or property owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the proposed special tax;

WHEREAS, the special tax proposed to be levied in the CFD to pay for the proposed facilities and services to be provided therein, as set forth in Exhibit B hereto, has not been eliminated by protest by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or the owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the special tax; and

WHEREAS, prior to the time fixed for the hearing, written protests had not been filed with the City Clerk against the proposed annexation of the Future Annexation Area to the CFD by (i) 50% of more of the registered voters, or six registered voters, whichever is more, residing in the proposed boundaries of the CFD, or (ii) 50% or more of the registered voters, or six registered voters, whichever is more, residing in the Future Annexation Area, (iii) owners of one-half or more of the area of land in the proposed CFD or (iv) owners of one-half or more of the area of land in the Future Annexation Area.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. **Recitals Correct.** The foregoing recitals are true and correct.
2. **No Majority Protest.** The proposed special tax to be levied within the CFD has not been precluded by majority protest pursuant to section 53324 of the Act.
3. **Prior Proceedings Valid.** All prior proceedings taken by this City Council in connection with the establishment of the CFD [and the Future Annexation Area] and the levy of the special tax have been duly considered and are hereby found and determined to be valid and in conformity with the Act.
4. **Name of CFD.** The community facilities district designated "City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs)" and the future annexation area designated "City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs) (Future Annexation Area)" are hereby established pursuant to the Act.
5. **Boundaries of CFD.** The boundaries of the CFD and the Future Annexation Area, as set forth in the map of the CFD heretofore recorded in the Los Angeles County Recorder's Office on August 31, 2009, in Book 193 at Pages 29 through 31, as Document 2009-1335816 of Maps of Assessment and Community Facilities Districts, are hereby approved, are incorporated herein by reference and shall be the boundaries of the CFD and the Future Annexation Area.

Parcels within the Future Annexation Area shall be annexed to the CFD only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings.

6. **Description of Facilities and Services.** The type of public facilities proposed to be financed by the CFD and pursuant to the Act shall consist of those items listed as facilities in Exhibit A hereto and by this reference incorporated herein (the "Facilities").

The type of public services proposed to be financed by the CFD and pursuant to the Act shall consist of those items shown in Exhibit A hereto and by this reference incorporated herein (the "Services"). The City intends to provide the Services on an equal basis in the original territory of the CFD and, when it has been annexed to the CFD, the Future Annexation Area.

7. Special Tax.

a. Except to the extent that funds are otherwise available to the CFD to pay for the Facilities, the Services and/or the principal and interest as it becomes due on bonds of the CFD issued to finance the Facilities, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the CFD, is intended to be levied annually within the CFD, and collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as may be prescribed by this City Council.

b. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within the CFD, in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, are shown in Exhibit B attached hereto and hereby incorporated herein (the "Rate and Method").

The Special Tax shall not be levied in the CFD after the fiscal year specified in the Rate and Method except that a Special Tax that was lawfully levied in or before the final tax year and that remains delinquent may be collected in subsequent years. Under no circumstances shall the Special Tax levied against any parcel in the CFD to be used for private residential purposes be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within the CFD by more than 10%.

c. Territory in the Future Annexation Area will be annexed into the CFD and a special tax will be levied on such territory only with the Unanimous Approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed into the CFD. Except to the extent that funds are otherwise available to the CFD to pay for the Facilities, the Services and/or the principal and interest as it becomes due on bonds of the CFD issued to finance the Facilities, a Special Tax sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the Future Annexation Area, is intended to be levied annually within the Future Annexation Area, and collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as may be prescribed by this City Council.

As required by Section 53339.3(d) of the Act, the City Council hereby determines that the Special Tax proposed to pay for one or more Facilities to be supplied within the Future Annexation Area will be equal to the Special Taxes levied to pay for the same Facilities in previously-existing areas of the CFD, except that (i) a higher Special Tax may be levied within the Future Annexation Area to pay for the same Facilities to compensate for the interest and principal previously paid from Special Taxes in the original area of the CFD, less any depreciation allocable to the financed Facilities and (ii) a higher Special Tax may be levied in the Future Annexation Area to pay for new or additional Facilities, with or without bond financing. As required by Section 53339.3(d) of the Act, the Council hereby further determines that the Special Tax proposed to pay for Services to be supplied within the Future Annexation Area shall be equal to any Special Tax levied to pay for the same Services in the existing CFD, except that a higher or lower tax may be levied within the Future Annexation Area to the extent that the actual cost of providing the Services in the Future Annexation Area is higher or lower than the cost of providing those Services in the existing CFD. In so finding, the Council does not

intend to limit its ability to levy a Special Tax within the Future Annexation Area to provide new or additional services beyond those supplied within the existing CFD.

8. **Increased Demands.** It is hereby found and determined that the Facilities and the Services are necessary to meet increased demands placed upon local agencies as the result of development occurring in the CFD and the Future Annexation Area.

9. **Responsible Official.** The Director of Finance and Administrative Services of the City of Santa Fe Springs, 1710 Telegraph Road Santa Fe Springs, California 90670, (562) 868-0511, is the officer of the City who will be responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number and who will be responsible for estimating future special tax levies pursuant to the Act.

10. **Tax Lien.** Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the City ceases.

11. **Appropriations Limit.** In accordance with the Act, the annual appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, of the CFD is hereby preliminarily established at \$6,500,000, and said appropriations limit shall be submitted to the voters of the CFD as hereafter provided. The proposition establishing said annual appropriations limit shall become effective if approved by the qualified electors voting thereon and shall be adjusted in accordance with the applicable provisions of the Act.

12. **Election.** Pursuant to the provisions of the Act, the proposition of the levy of the special tax and the proposition of the establishment of the appropriations limit specified above shall be submitted to the qualified electors of the CFD at an election. The time, place and conditions of the election shall be as specified by a separate resolution of this City Council.

13. **Effective Date.** This resolution shall take effect upon its adoption.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Santa Fe Springs, State of California, on this 8th day of October, 2009 by the following vote to wit:

AYES:

NOES:

ABSENT:

By: _____
Mayor

ATTEST:

City Clerk

EXHIBIT A

CITY OF SANTA FE SPRINGS Community Facilities District No. 2009-1 (Villages at Heritage Springs)

DESCRIPTION OF FACILITIES TO BE FINANCED BY THE CFD

The Facilities shown below are proposed to be financed in whole or in part by the CFD. The Facilities shall be constructed, whether or not acquired in their completed states, pursuant to the plans and specifications approved by the City of Santa Fe Springs (the "City") and the officials thereof, including the City Engineer.

City Fees

- (a) Art in Public Places Fee: The City will use this fee to pay for or reimburse itself for the payment of the costs of acquisition/construction of related public facilities.
- (b) Traffic Impact Fee: The City will use this fee to pay for or reimburse itself for the payment of the costs of acquisition/construction of related public facilities.
- (c) Water Trunkline Connection Fee: The City will use this fee to pay for or reimburse itself for the payment of the costs of acquisition/construction of related public facilities.

Public Improvements

- (a) Street improvements to and south of Clark Street, including but not limited to curb/gutter, driveways, base, pavement and striping south of center line
- (b) Traffic Signals at Norwalk Blvd./Heritage Springs Drive, Telegraph Road/Villages Drive and Bloomfield Avenue/Heritage Springs Drive
- (c) Water improvements for backbone along Heritage Springs Drive, Garden Parkway, Juniper, Olive, Magnolia, Cedar and Boxwood.
- (d) Sewer improvements for backbone along Heritage Springs Drive, Garden Parkway, Juniper, Olive, Magnolia, Cedar, Boxwood.

The facilities to be financed shall include the costs of the acquisition of right-of-way the costs of design, engineering and planning, the costs of any environmental or traffic studies, (including right-of-way that is intended to be dedicated by the recording of a final map), surveys or other reports, costs related to landscaping and irrigation, soils testing, permits, plan check and inspection fees, insurance, legal and related overhead costs, coordination and supervision and any other costs or appurtenances related to any of the foregoing.

The CFD may also finance any of the following:

1. Bond related expenses, including underwriters discount, reserve fund, capitalized interest, letter of credit fees and expenses, bond and disclosure counsel fees and expenses, bond remarketing costs, and all other incidental expenses.

2. Administrative fees of the City and the bond trustee or fiscal agent related to the CFD and the Bonds.

3. Reimbursement of costs related to the formation of the CFD advanced by the City, the landowner(s) in the CFD, or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, the landowner(s) in the CFD or any party related to any of the foregoing, for facilities, fees or other purposes or costs of the CFD.

DESCRIPTION OF SERVICES

The Services shown below ("services" shall have the meaning given that term in the Mello-Roos Community Facilities Act of 1982) are proposed to be financed by the CFD, including all related administrative costs, expenses and related reserves for replacement of vehicles, equipment and facilities:

- (a) Police protection services.
- (b) Fire protection and suppression services, and ambulance and paramedic services.
- (c) Maintenance and lighting of parks, parkways, streets, roads, and open space.
- (d) Flood and storm protection services, including, but not limited to, the operation and maintenance of storm drainage systems.

EXHIBIT "B"

RATE AND METHOD OF APPORTIONMENT FOR CITY OF SANTA FE SPRINGS COMMUNITY FACILITIES DISTRICT NO. 2009-1 (Villages at Heritage Springs)

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels in City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs) ("CFD No. 2009-1") and collected each fiscal year commencing in Fiscal Year 2009-10, in an amount determined by the City Council through the application of the appropriate Special Tax for "Developed Property" and "Undeveloped Property" as described below. All of the real property in CFD No. 2009-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area (excluding public rights-of-way) of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded parcel map (excluding public rights-of-way). If the land area is presented in square footage, then the Acreage equals the parcel square footage divided by 43,560 sq. ft.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2009-1: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2009-1 or any designee thereof of complying with arbitrage rebate requirements; the costs to the City, CFD No. 2009-1 or any designee thereof of complying with disclosure requirements of the City, CFD No. 2009-1 or obligated persons associated with applicable federal and state securities laws and the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2009-1 or any designee thereof related to any appeal of the Special Tax; the costs associated with the release of funds from an escrow, including appraisal costs; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated by the CFD Administrator or advanced by the City or CFD No. 2009-1 for any other administrative purposes of CFD No. 2009-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Assessor's Parcel" means a parcel shown in an Assessor's Parcel Map with an assigned Assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County of Los Angeles designating parcels by Assessor's Parcel number.

"Assigned Facilities Special Tax" means the Special Tax for each Land Use Class of Developed Property, as determined in accordance with Section C (1) below.

"Assigned Services Special Tax" means the Services Special Tax for each Developed Property, as determined in accordance with Section I below.

"Attached Residential Property" means all Assessor's Parcels of Developed Property comprised of residential units with at least one common wall.

"Bonds" means any binding obligation including bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 2009-1 under the Act.

"CFD Administrator" means the person or firm that the City chooses to make responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD No. 2009-1" means City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs).

"City" means the City of Santa Fe Springs.

"City Council" means the City Council of the City of Santa Fe Springs, acting as the legislative body of CFD No. 2009-1.

"County" means the County of Los Angeles.

"CPI" means the Consumer Price Index for All Urban Consumers, for the Los Angeles, Riverside and Orange County areas, published by the U.S. Department of Labor, Bureau of Labor Statistics, or, if such index is no longer published, a reasonably equivalent index selected by the CFD Administrator.

"Detached Residential Property" means all Assessor's Parcels of Developed Property comprised of residential units that are not Attached Residential Units.

"Developed Property" means for each Fiscal Year, (i) for purposes of the levy of the Facilities Special Tax, all Taxable Property for which a building permit was issued prior to March 1 of the prior Fiscal Year, or (ii) for purposes of the levy of the Services Special Tax, all Taxable Property for which a certificate of occupancy was issued prior to March 1 of the prior Fiscal Year."

"Developed Residential Property" means all Assessor's Parcels of Attached Residential Property or Detached Residential Property.

"Exempt Property" means all Assessor's Parcels not subject to special tax as described under Section K.

"Facilities Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property and Undeveloped Property to fund the Facilities Special Tax Requirement.

"Facilities Special Tax Requirement" means that amount required in any Fiscal Year for CFD No. 2009-1 to pay the sum of: (i) debt service on all Outstanding Bonds; (ii) periodic costs related to the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iii) the amount required to pay a proportionate share of Administrative Expenses; (iv) any amounts required to establish or replenish any reserve funds for all Outstanding Bonds issued by CFD No. 2009-1; (v) any amounts required for construction of facilities eligible under the Act; (vi) any amounts anticipated for delinquencies; and (vii) any amounts required for other permitted services. In arriving at the Special Tax Requirement, the CFD Administrator shall take into account the reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and may, at the City's option, give a credit for interest earnings and funds available to reduce the annual Special Tax levy.

"Final Map" means (i) a final tract map or parcel map, or portion thereof, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates individual lots for which building permits may be issued, or (ii) for condominiums, a final map approved by the City and a condominium plan recorded pursuant to California Civil Code Section 1352 creating such individual lots.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Land Use Class" means any of the classes listed in Tables 1, 2 and 3.

"Lot" means a subdivision of land as designated on the Final Map for Tract No. 63136.

"Maximum Facilities Special Tax" means the maximum Special Tax, determined in accordance with Section C below that can be levied in any Fiscal Year on any Assessor's Parcel.

"Maximum Services Special Tax" means the maximum Special Tax, determined in accordance with Section I below that can be levied in any Fiscal Year on any Assessor's Parcel.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) and/or a certificate of occupancy was issued for a non-residential use.

"Outstanding Bonds" means all Bonds that are deemed to be outstanding under the Indenture.

"Parcel" means Assessor's Parcel.

"Property Owner Association Property" means any Assessor's Parcel within the boundaries of CFD No. 2009-1 that is owned in fee or by easement, or dedicated to, a property owner association, including any master or sub-association.

"Proportionately" means for Developed Property, in any Fiscal Year, that the ratio of the actual Special Tax levy to the Assigned Special Tax or the Maximum Special Tax is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property in any Fiscal Year, "Proportionately" means that the ratio of the actual Facilities Special Tax levy per Acre to the

Maximum Facilities Special Tax per Acre is equal for all Assessor's Parcels of Undeveloped Property.

"Public Property" means any Assessor's Parcel within the boundaries of CFD No. 2009-1 that is transferred to a public agency or public utility on or after the date of formation of CFD No. 2009-1 and is used for rights-of-way, or any other purpose and is owned by, dedicated or irrevocably offered for dedication to the federal government, the State of California, the County, the City, a public utility or any other public agency; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use. Privately-owned property that is otherwise constrained by public or utility easements making impractical its utilization for other than the purposes set forth in the easement shall be considered Public Property.

"Services Expenses" means the expenses of the City, whether incurred by the City or designee of the City, or both, in the furnishing of services (as defined in Section 53317 of the Act) and materials for police protection services; fire protection and suppression services, and ambulance and paramedic services; maintenance and lighting of parks, parkways, streets, roads and open space; and flood and storm protection services.

"Services Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property to fund the Services Special Tax Requirement.

"Services Special Tax Requirement" means that amount required in any Fiscal Year for CFD No. 2009-1 equal to (i) the budgeted costs directly related to the Services Expenses, (ii) pay a proportionate share of Administrative Expenses, and (iii) anticipated Services Special Tax delinquencies based on the delinquency rate for the Services Special Tax levy in CFD No. 2009-1 for the previous Fiscal Year, less (iv) the operating fund balance for the Services Special Tax, as determined by the CFD Administrator. The maximum amount for the Services Special Tax Requirement is set at \$500,000 for Fiscal Year 2009-10; the maximum amount for subsequent Fiscal Years shall increase by the annual percentage change in CPI for the preceding year ending in March.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2009-1 which are not Exempt Property.

"Taxable Property Owner Association Property" means all Assessor's Parcels of Property Owner Association Property that are not Exempt Property.

"Trustee" means the trustee, fiscal agent, or paying agent under the Indenture.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property.

"Zone A" means a geographic area as depicted in Exhibit A, attached hereto.

"Zone B" means a geographic area as depicted in Exhibit A, attached hereto.

B. CLASSIFICATION OF PROPERTIES

Each Fiscal Year, all Assessor's Parcels shall be assigned to either Zone A or Zone B. All Assessor's Parcels within Zones A and B shall be classified as Taxable Property or Exempt Property. All Taxable Property shall be classified as Developed or Undeveloped Property and

shall be subject to Special Taxes in accordance with the rate and method of apportionment determined pursuant to Sections C, E, and I.

Once classified as Developed Property, a parcel may not be subsequently re-classified as Undeveloped Property or changed to Exempt Property without the Facilities Special Tax being paid off in full in accordance with Section G.

C. FACILITIES SPECIAL TAX RATE

1. Developed Residential Property

a. Assigned Facilities Special Tax

The Assigned Facilities Special Tax for each Land Use Class for Fiscal Year 2009-10 is shown below in Table 1.

TABLE 1

**Assigned Facilities Special Tax for Developed Property
For Fiscal Year 2009-10
Community Facilities District No. 2009-1**

Land Use Class	Assigned Facilities Special Tax
Zone A - Attached Residential	\$543 per Dwelling Unit
Zone A - Detached Residential	\$1,238 per Dwelling Unit
Zone B - Attached Residential	\$543 per Dwelling Unit
Zone B - Detached Residential	\$1,238 per Dwelling Unit

b. Maximum Facilities Special Tax

The Maximum Facilities Special Taxes for Assessor's Parcels of Developed Property for Fiscal Year 2009-10 are shown below in Table 2.

TABLE 2

**Maximum Facilities Special Tax for Developed Property
For Fiscal Year 2009-10
Community Facilities District No. 2009-1**

Land Use Class	Maximum Facilities Special Tax
Zone A - Attached Residential	\$598 per Dwelling Unit
Zone A - Detached Residential	\$1,362 per Dwelling Unit
Zone B - Attached Residential	\$598 per Dwelling Unit
Zone B - Detached Residential	\$1,362 per Dwelling Unit

2. Non-Residential Property

Non-Residential Property will be taxed at the same rate as Undeveloped Property.

3. Undeveloped Property

a. Maximum Facilities Special Tax

The Maximum Facilities Special Taxes for Undeveloped Property for Fiscal Year 2009-10 are shown below in Table 3.

TABLE 3

**Maximum Facilities Special Tax for Undeveloped Property
For Fiscal Year 2009-10
Community Facilities District No. 2009-1**

Land Use Class	Maximum Facilities Special Tax for Undeveloped Property
Zone A	\$18,435 per Acre
Zone B	\$35,105 per Acre

In the event a Lot subdivides, the Maximum Facilities Special Tax for Undeveloped Property shall be apportioned to the new Parcels based in proportion to the Acreage of the new Parcels. If two or more Lots combine, the Maximum Facilities Special Tax for the new Parcel shall be the combined Maximum Facilities Special Tax for each Lot.

D. BUYDOWN OF OUTSTANDING BONDS

All of the requirements of this Section D, which describes the need for a Buydown of Outstanding Bonds ("Buydown") that may result from a change in development as determined pursuant to this Section D, shall only apply after the issuance of the first series of CFD No. 2009-1 Bonds. Prior to the issuance of the first series of CFD No. 2009-1 Bonds, the terms of the Buydown shall not apply.

The following additional definitions apply to this Section D:

"Buydown Requirement" means the total amount needed to be collected to calculate and prepay CFD No. 2009-1 Bonds necessary to be prepaid in order to authorize (i) the issuance of residential building permits, or (ii) the approval of a Final Map for non-residential development listed in a request for a Letter of Compliance, as calculated under this Section D.

"Certificate of Satisfaction of Buydown" means a certificate from the CFD Administrator stating that the property described in such certificate has met the Buydown Requirement for such property as calculated under this Section D.

"Debt Service Coverage" means the debt service coverage percentage identified in the additional bonds test or parity bonds test section of the Indenture.

"Future Annexation Area" means an area that has been designated for future annexation into CFD 2009-1 on the Proposed Boundary Map.

"Letter of Compliance" means a letter from the CFD Administrator authorizing (i) the issuance of residential building permits, or (ii) the approval of a Final Map for non-residential

development based on the prior submittal of a request for a Letter of Compliance by a property owner.

"Update Property" means an Assessor's Parcel of Undeveloped Property for which a building permit has been issued. For purposes of all calculations in this Section D, Update Property shall be considered to be taxed as if it were already Developed Property during the current Fiscal Year.

1. Request for Letter of Compliance

After the issuance of the first series of CFD No. 2009-1 Bonds, a property owner shall, as a precondition to the issuance of a building permit for construction of any residential development for a specific Assessor's Parcel or lot, submit a Letter of Compliance for the construction of the development on such Assessor's Parcel or Lot. If a Letter of Compliance has not yet been issued, the property owner must first request a Letter of Compliance from the CFD Administrator. The request from the property owner shall contain a list of all building permits for which the property owner is requesting a Letter of Compliance. The property owner shall also submit the Assessor's Parcels or tract and lot numbers on which the construction is to take place, and the type of dwelling unit (attached or detached) for each residential dwelling unit associated with each prospective building permit.

2. Issuance of Letter of Compliance

Upon the receipt of a request for a Letter of Compliance, the CFD Administrator shall assign each building permit identified in such request to Land Use Classes as listed in Table 4 below based on the type of use identified for each such building permit. When using Table 4, if CFD No. 2009-1 Bonds are secured solely by Assessor's Parcels in the portion of CFD No. 2009-1 that does not include the Future Annexation Area, the column entitled "Expected Units Without Future Annexation Area" shall be utilized for purposes of this analysis. If CFD No. 2009-1 Bonds are secured by all of CFD No. 2009-1, including the Future Annexation Area, the column entitled "Expected Units Including Future Annexation Area" shall be utilized for this analysis. If the CFD Administrator determines (i) that the number of building permits requested for each Land Use Class, plus those building permits previously issued for each Land Use Class, will not cause the total number of residential dwelling units within any such Land Use Class to exceed the number of residential dwelling units for such Land Use Class identified in Table 4 below, and (ii) that the total number of residential dwelling units anticipated to be constructed pursuant to the current development plan for CFD No. 2009-1 shall not be less than 384, then a Letter of Compliance shall be submitted to the City and/or property owner by the CFD Administrator authorizing the issuance of the requested building permits for the subject property. This Letter of Compliance shall be submitted to the City and/or property owner by the CFD Administrator within ten days of the submittal of the request for a Letter of Compliance by the property owner. However, should (i) the building permits requested, plus those previously issued, cause the total number of residential dwelling units within any such Land Use Class to exceed the number of residential dwelling units for such Land Use Class identified in Table 4 below, or (ii) the CFD Administrator determines that changes in the development plan may cause a decrease in the number of residential dwelling units within CFD No. 2009-1 to below 384 residential dwelling units, then a Letter of Compliance will not be issued and the CFD Administrator will be directed to determine if a Buydown shall be required. The number of residential dwelling units by Land Use Class, as listed in Table 4 below, shall be updated by the CFD Administrator prior to the issuance of the first series of CFD No. 2009-1 Bonds to reflect the current development plan for CFD No. 2009-1.

TABLE 4
Expected Residential Dwelling Units per Land Use Class
Community Facilities District No. 2009-1

Land Use Class	Expected Units <u>without</u> Future Annexation	Expected Units <u>with</u> Future Annexation
Zone A - Attached Residential	198 Dwelling Units	198 Dwelling Units
Zone A - Detached Residential	186 Dwelling Units	221 Dwelling Units
Zone B - Attached Residential	128 Dwelling Units	128 Dwelling Units
Zone B - Detached Residential	0 Dwelling Units	0 Dwelling Units

3. Calculation of Buydown

If a Buydown calculation is required as determined by the CFD Administrator pursuant to paragraph 2 above, the CFD Administrator shall review the current development plan for CFD No. 2009-1 in consultation with the current property owners for all remaining Undeveloped Property in CFD No. 2009-1, and shall prepare an updated version of Table 4 identifying the revised number of residential dwelling units anticipated within each Land Use Class as applicable. The CFD Administrator shall not be responsible for any delays in preparing the updated Table 4 that result from a refusal on the part of one or more current property owners of Undeveloped Property to provide information on their future development.

The CFD Administrator shall then review the updated Table 4 and determine the Buydown Requirement, if any, to be applied to the property identified in the request for Letter of Compliance to assure CFD No. 2009-1's ability to levy Special Taxes equal to at least the Debt Service Coverage times the debt service necessary to support the Outstanding Bonds. The calculations shall be undertaken by the CFD Administrator, based on the data in the updated Table 4, as follows:

- Step 1. Compute the sum of the Special Taxes authorized to be levied on all Developed Property and Update Property within CFD No. 2009-1, plus the sum of the Special Taxes authorized to be levied on all future development as identified in the current development plan assuming buildout, as determined by the CFD Administrator in consultation with the property owner(s).
- Step 2. Determine the amount of Special Taxes equal to the Debt Service Coverage times the debt service necessary to support the Outstanding Bonds.
- Step 3. If the total sum computed pursuant to Step 1 is greater than or equal to the amount computed pursuant to Step 2, then no Buydown will be required and a Letter of Compliance shall be issued by the CFD Administrator for all of the building permits and/or Final Maps currently being requested. If the total sum computed pursuant to Step 1 is less than the amount computed pursuant to Step 2, then continue to step 4.
- Step 4. Determine the Special Tax shortfall by subtracting the total sum computed pursuant to Step 1 from the amount computed pursuant to Step 2. Divide this difference by the amount computed pursuant to Step 2.

- Step 5. Multiply the quotient computed pursuant to Step 4 by the Outstanding Bonds and round up to the nearest increment of 5,000 to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").
- Step 6. Multiply the Bond Redemption Amount computed pursuant to Step 5 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
- Step 7. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the redemption date for the Outstanding Bonds ("Defeasance Amount").
- Step 8. The administrative fees and expenses of CFD No. 2009-1 are as calculated by the CFD Administrator and include the costs of computation of the Buydown Requirement, the costs to invest the Buydown Requirement proceeds and the costs of redeeming CFD No. 2009-1 Bonds (the "Administrative Fees and Expenses").
- Step 9. The Buydown Requirement is equal to the sum of the amounts computed pursuant to Steps 5, 6, 7 and 8 (the "Buydown Requirement").
- Step 10. The reserve fund credit (the "Reserve Fund Credit") shall equal the lesser of: (a) the expected reduction in the reserve requirement (as specified in the Indenture), if any, associated with the redemption of Outstanding Bonds as a result of the Buydown, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Outstanding Bonds as a result of the Buydown from the balance in the reserve fund on the Buydown date, but in no event shall such amount be less than zero. No Reserve Fund Credit shall be granted if the amount then on deposit in the reserve fund for the Outstanding Bonds is below 100% of the reserve requirement (as defined in the Indenture).

The Buydown Requirement computed under Step 9 shall be billed directly to the property owner of each Assessor's Parcel identified in the request for Letter of Compliance and shall be due within 30 days of the billing date. If the Buydown Requirement is not paid within 45 days of the billing date, a Letter of Compliance will not be issued to the City and/or property owner by the CFD Administrator and the authorization of the requested building permits (for residential development) or Final Map (for non-residential development) for the subject property will not be approved until such Buydown Requirement is paid. Upon receipt of the Buydown Requirement, the CFD Administrator shall issue a Letter of Compliance and a Certificate of Satisfaction of Buydown for the subject property. The Reserve Fund Credit calculated pursuant to Step 10 above shall be credited to the property owner of each Assessor's Parcel identified in the request for Letter of Compliance once the CFD Administrator has confirmed receipt of all Special Taxes due for such property owner(s) in the Fiscal Year the Buydown Requirement was made

4. Costs and Expenses Related to Implementation of Buydown

The costs of the CFD Administrator or other consultants required to review the application for building permits (for residential development) or a Final Map (for non-residential development) and issue Letters of Compliance, as identified in Sections D1 and D2, above, shall be paid out of the administrative expenses account as established in the

Indenture. The property owner of each Assessor's Parcel identified in the request for Letter of Compliance shall pay all costs of the CFD Administrator or other consultants required to calculate the Buydown Requirement, issue Letters of Compliance and any other actions required under Section D3. Such payments shall be due 30 days after receipt of invoice by such property owner. A deposit may be required by the CFD Administrator prior to undertaking work related to the Buydown pursuant to Section D3.

E. METHOD OF APPORTIONMENT OF THE FACILITIES SPECIAL TAX

Commencing with Fiscal Year 2009-10 and for each following Fiscal Year, the City Council shall levy the Facilities Special Tax on Assessor's Parcels within Zones A and B until the amount of Facilities Special Tax levied equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows. The steps indicated in Section E.1 shall be applied in each Fiscal Year prior to and including the Fiscal Year in which a second series Bonds is sold. The steps indicated in Section E.2 shall be applied in the first Fiscal Year after the issuance of such second series of Bonds and each Fiscal Year thereafter. A series of Bonds that is issued solely to refund a prior series of Bonds shall not be considered a second series of Bonds for the purposes of this section.

1. Prior to the issuance of a second series of Bonds:

First: The Facilities Special Tax shall be levied proportionately on each Assessor's Parcel of Developed Residential Property at up to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Non-Residential Property at up to 100% of the applicable Maximum Facilities Special Tax for Non-Residential Property;

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the previous steps have been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property in Zone A at up to 100% of the applicable Maximum Facilities Special Tax for Zone A Undeveloped Property;

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the previous steps have been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Residential Property at up to 100% of the applicable Maximum Facilities Special Tax;

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the previous steps have been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property in Zone B at up to 100% of the applicable Maximum Facilities Special Tax for Zone B Undeveloped Property.

2. After the Issuance of a second series of Bonds:

First: The Facilities Special Tax shall be levied proportionately on each Assessor's Parcel of Developed Residential Property at up to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Non-Residential Property at up to 100% of the applicable Maximum Facilities Special Tax for Non-Residential Property;

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the previous steps have been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the applicable Maximum Facilities Special Tax for Undeveloped Property;

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the previous steps have been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Residential Property at up to 100% of the applicable Maximum Facilities Special Tax;

Notwithstanding the above, under no circumstances will the Facilities Special Tax levied against any Assessor's Parcel of Developed Residential Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel.

F. MANNER OF COLLECTION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2009-1 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

G. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section G:

"**CFD Public Facilities Costs**" means \$3,778,800, or such lower number as shall be determined either by

- (a) the CFD Administrator as sufficient to finance the CFD Public Facilities, or
- (b) the City Council concurrently with a covenant that it will not issue any more Bonds to be secured by Special Taxes levied under the Rate and Method of Apportionment.

"**Construction Fund**" means an account specifically identified in the Indenture, which is used to disburse funds to pay the cost and acquisition of public improvements funded with the bond proceeds or Special Taxes.

"**Construction Inflation Index**" means the annual percentage change in the Engineering News-Record Building Cost Index for the City of Los Angeles, measured as of the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of Los Angeles.

"**Future Facilities Costs**" means the CFD Public Facilities Costs minus

- (a) the portion of the CFD Public Facilities Costs previously funded

- (i) from the proceeds of all previously issued Bonds,
 - (ii) from interest earnings on the Construction Fund actually earned prior to the date of prepayment, and
 - (iii) directly from Special Tax revenues; and
- (b) the amount of the proceeds of all previously issued Bonds then on deposit in the Construction Fund.

"Outstanding Bonds" means all previously issued Bonds that have been issued prior to the date of the prepayment which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Special Taxes or other available moneys and are no longer considered outstanding under the applicable Indenture.

"Previously Issued Bonds" means all Bonds that have been issued by CFD No. 2009-1 prior to the date of prepayment.

Prepayment of a Facilities Special Tax In Part or in Full

The Special Tax obligation applicable to an Assessor's Parcel may be prepaid at any time and the obligation of such Assessor's Parcel to pay any Special Tax may be fully or partially satisfied as described herein. The CFD Administrator may charge a reasonable fee for calculation of the Prepayment Amount as defined below.

1. Prepayment in Full

The Maximum Facilities Special Tax obligation applicable to such Assessor's Parcel may be fully prepaid and the obligation of the Assessor's Parcel to pay the Facilities Special Tax permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Facilities Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Annual Facilities Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount in writing of such Assessor's Parcel. The CFD Administrator may charge a reasonable fee for providing this figure.

The Prepayment Amount (defined below) shall be calculated as follows (capitalized terms as defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Prepayment Fees and Expenses
less	Reserve Fund Credit
<u>less</u>	<u>Capitalized Interest Credit</u>
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount (defined below) shall be calculated as follows:

1. Confirm that no Facilities Special Tax delinquencies apply to such Assessor's Parcel.

2. Compute the Maximum Special Tax for the Assessor's Parcel to be prepaid.
3. Divide the Maximum Facilities Special Tax computed pursuant to paragraph 2 by the sum of the total expected Maximum Facilities Special Tax revenues that may be levied within CFD No. 2009-1 in that Fiscal Year excluding any Assessors Parcels for which the Maximum Facilities Special Tax obligation has been previously prepaid.
4. Multiply the quotient computed pursuant to paragraph 3 by the principal amount of Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").
5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
6. If all the Bonds authorized to be issued have not been issued, compute the Future Facilities Costs.
7. Multiply the quotient computed pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be allocated to such Assessor's Parcel (the "Future Facilities Amount").
8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.
9. Determine the Facilities Special Taxes levied on the Assessor's Parcel in the current Fiscal Year which has not yet been paid.
10. Compute the amount the CFD Administrator reasonably expects to derive from the reinvestment of the Prepayment Amount less the Future Facilities Amount and the Prepayment Fees and Expenses (defined below) from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the prepayment.
11. Add the amounts computed pursuant to paragraphs 8 and 9 and subtract the amount computed pursuant to paragraph 10 (the "Defeasance Amount").
12. The administrative fees and expenses of CFD No. 2009-1 are as calculated by the CFD Administrator and include the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the costs of redeeming CFD No. 2009-1 Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Prepayment Fees and Expenses").
13. The reserve fund credit (the "Reserve Fund Credit") shall equal the lesser of:
 - a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment; or
 - b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero.

No Reserve Fund Credit shall be granted if the amount then on deposit in the reserve fund for the Outstanding Bonds is below 100% of the reserve fund requirement (as defined in the Indenture).

14. If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to paragraph 3 by the expected balance in the capitalized interest fund after such first interest and/or principal payment (the "Capitalized Interest Credit").
15. The Maximum Annual Facilities Special Tax prepayment is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 11 and 12, less the amounts computed pursuant to paragraphs 13 and 14 (the "Prepayment Amount").
16. From the Prepayment Amount, the amounts computed pursuant to paragraphs 4, 5, 11, 13, and 14 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to paragraph 7 shall be deposited in the Construction Fund. The amount computed pursuant to paragraph 12 shall be retained by CFD No. 2009-1.

If the Prepayment Amount is insufficient to redeem Bonds in \$5,000 increments, the increment above \$5,000 or integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next prepayment of bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Facilities Special Tax levy as determined under paragraph 9 above, the CFD Administrator shall remove the current Fiscal Year's Facilities Special Tax levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid, the City Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Facilities Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Facilities Special Tax shall cease.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Facilities Special Taxes, net of Administrative Expenses, that may be levied on Taxable Property after the proposed prepayment is at least 1.10 times the maximum annual debt service on all Outstanding Bonds.

Tenders of Bonds in prepayment of Facilities Special Taxes may be accepted upon the terms and conditions established by the City Council pursuant to the Act. However, the use of Bond tenders shall only be allowed on a case-by-case basis as specifically approved by the City Council.

2. Prepayment in Part

The Maximum Facilities Special Tax obligation of an Assessor's Parcel may be partially prepaid. The amount of the prepayment shall be calculated as in Section F.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (P_E \times F) + A$$

These terms have the following meaning:

PP = the partial prepayment

P_E = the Prepayment Amount calculated according to Section G.1, minus Prepayment Fees and Expenses pursuant to paragraph 12.

F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Maximum Annual Facilities Special Tax.

A = the Administration Fees and Expenses pursuant to paragraph 12 from Section G.1

The owner of an Assessor's Parcel who desires to partially prepay the Maximum Annual Facilities Special Tax obligation shall notify the CFD Administrator of:

- (i) such owner's intent to partially prepay the Maximum Annual Facilities Special Tax obligation,
- (ii) the percentage by which the Maximum Annual Facilities Special Tax obligation shall be prepaid, and
- (iii) the company or agency that will be acting as the escrow agent, if applicable.

The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Maximum Annual Facilities Special Tax obligation for an Assessor's Parcel within 30 days of the request and may charge a reasonable fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the City shall

- (i) distribute the funds remitted to it according to Paragraph 16 of Section G.1, and
- (ii) indicate in the records of CFD No. 2009-1 that there has been a partial prepayment of the Maximum Facilities Special Tax obligation and that a portion of the Maximum Facilities Special Tax obligation equal to the outstanding percentage (1.00 - F) of the remaining Maximum Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section E.

H. TERM OF FACILITIES SPECIAL TAX

The Facilities Special Tax shall be levied on Developed Property for a period not to exceed 40 years from the Fiscal Year in which such Assessor's Parcel first becomes Developed Property. The Facilities Special Tax shall be levied on Undeveloped Property until such time that all debt service necessary to retire the Bonds is paid in full.

I. SERVICES SPECIAL TAX RATE

Commencing with Fiscal Year 2009-2010 and for each subsequent Fiscal Year, the Council shall levy the Services Special Tax on all Assessor's Parcels of Developed Residential Property up to the applicable Maximum Services Special Tax to fund the Services Special Tax Requirement.

The Maximum Services Special Tax for Fiscal Year 2009-10 shall be \$1,302 per dwelling unit.

On each July 1, commencing July 1, 2010, the Maximum Services Special Tax shall be the maximum amount in effect in the prior Fiscal Year increased by the annual percentage change in CPI for the preceding year ending in March .

J. TERM OF SERVICES SPECIAL TAX

The Services Special Tax shall be levied in perpetuity to fund the Services Special Tax Requirement unless no longer required as determined at the sole discretion of the Council.

If the levy of the Services Special Tax is repealed by initiative or any other action participated in by the owners of the Assessor's Parcels or Lots in CFD 2009-1, the City shall have no obligation to provide the services for which the Services Special Tax was levied.

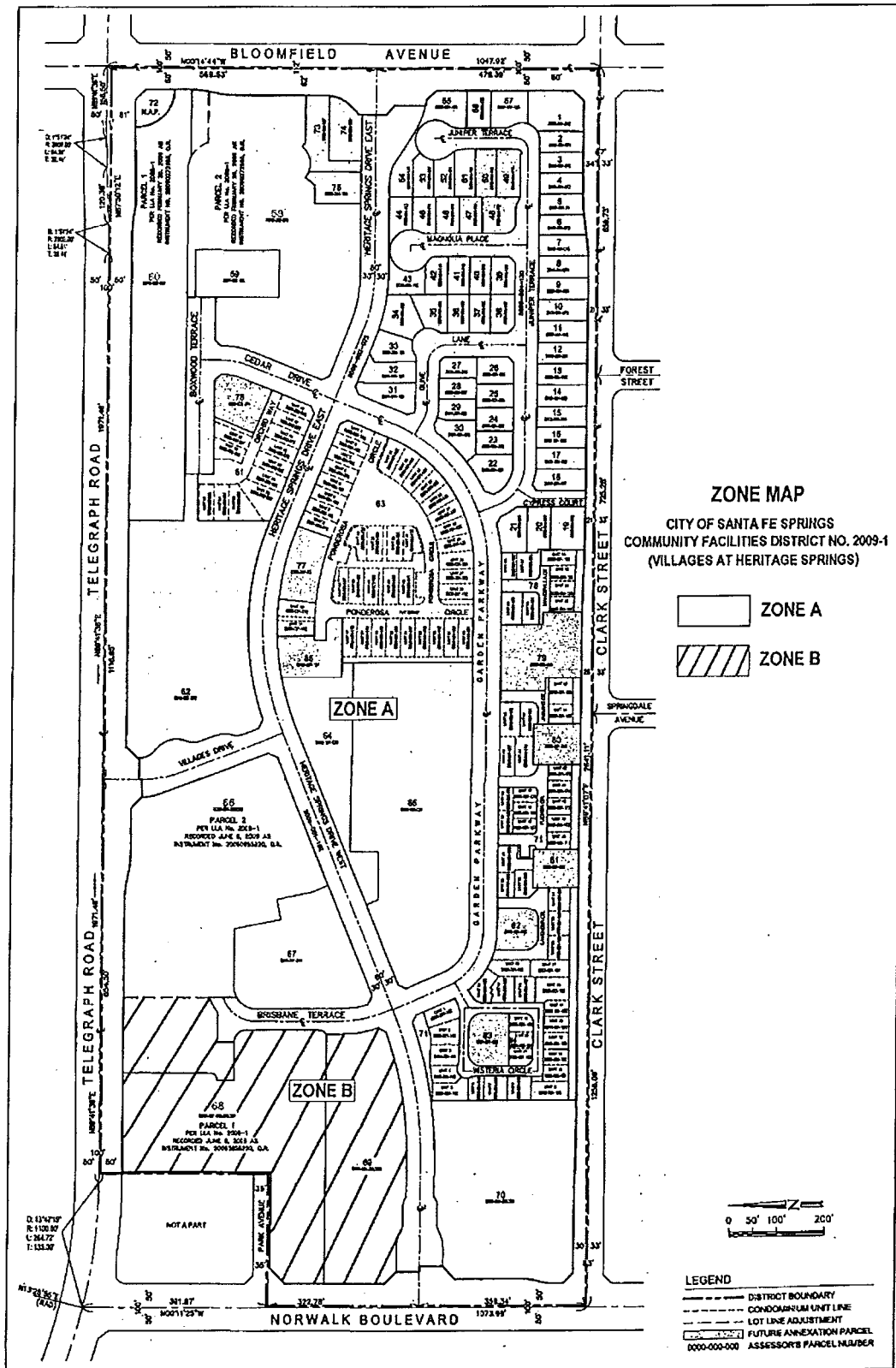
K. EXEMPTIONS

The CFD Administrator shall classify as Exempt Property:

- (i) Assessor's Parcels of Public Property,
- (ii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, and
- (iii) Assessor's Parcels of Property Owner Association Property.

Tax-exempt status will be assigned by the CFD Administrator in the chronological order in which Assessor's Parcels become Public Property and Property Owner Association Property. However, should an Assessor's Parcel no longer be classified as Public Property or Property Owner Association Property, its tax exempt status will be revoked.

Exhibit A



RESOLUTION NO. 9218

RESOLUTION DETERMINING NECESSITY TO INCUR BONDED INDEBTEDNESS

**CITY OF SANTA FE SPRINGS
Community Facilities District No. 2009-1
(Villages at Heritage Springs)**

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

WHEREAS, on August 27, 2009, this City Council adopted its Resolution No. 9211 entitled "Resolution of Intention to Establish a Community Facilities District" (the "Resolution of Intention") stating its intention to form "City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs)" (the "CFD"), pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act");

WHEREAS, on August 27, 2009, this City Council also adopted its Resolution No. 9212 entitled "Resolution of Intention to Incur Bonded Indebtedness" (the "Resolution of Intention to Incur Indebtedness") stating its intention to incur bonded indebtedness within the boundaries of the CFD for the purpose of financing the costs of certain facilities specified in the Resolution of Intention;

WHEREAS, this City Council has held a noticed public hearing as required by the Act about the determination to proceed with the formation of the CFD, including a future annexation area, the provision of certain public facilities and public services by the CFD and the rate and method of apportionment of the special tax to be levied within the CFD to pay the cost of the facilities and the services, the principal and interest on the proposed bonded indebtedness in the CFD and the administrative costs of the City relative to the CFD;

WHEREAS, subsequent to the public hearing, this City Council adopted a resolution entitled "Resolution of Formation of Community Facilities District" (the "Resolution of Formation");

WHEREAS, this City Council has also held a noticed public hearing as required by the Act relative to the matters material to the questions set forth in the Resolution of Intention to Incur Indebtedness; and

WHEREAS, no written protests with respect to the matters material to the questions set forth in the Resolution of Intention to Incur Indebtedness have been filed with the City Clerk.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. **Recitals.** The foregoing recitals are true and correct.
2. **Necessity.** This City Council deems it necessary to incur bonded indebtedness in the maximum aggregate principal amount of \$5,000,000 within the boundaries of the CFD for the purpose of financing the costs of all or a portion of the facilities defined in the Resolution of Formation (the "Facilities"), including, but not limited to, the costs of issuing and selling bonds

to finance all or a portion of the Facilities and the costs of the City in establishing and administering the CFD.

3. **Entire CFD Liable.** The whole of the CFD shall pay for the bonded indebtedness through the levy of the special tax. The tax is to be apportioned in accordance with the formula set forth in Exhibit "B" to the Resolution of Formation.

4. **Bonds.** Bonds in the maximum amount of \$5,000,000 are hereby authorized subject to voter approval. The bonds may be issued in one or more series and mature and bear interest at such rate or rates, payable semiannually or in such other manner, all as this City Council or its designee shall determine, at the time or times of sale of such bonds; provided, however, that the interest rate or rates shall not to exceed the maximum interest rate permitted by applicable law at the time of sale of the bonds and the bonds or any series thereof shall have a maximum term of not to exceed forty years.

5. **Election.** The proposition of incurring the bonded indebtedness herein authorized shall be submitted to the qualified electors of the CFD and shall be consolidated with elections on the proposition of levying special taxes within the CFD and the establishment of an appropriations limit for the CFD pursuant to Section 53353.5 of the Act. The time, place and further particulars and conditions of such election shall be as specified by separate resolution of this City Council.

6. **Effective Date.** This Resolution shall take effect upon its adoption.

* * * * *

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Santa Fe Springs, State of California, on this 8th day of October, 2009 by the following vote to wit:

AYES:

NOES:

ABSENT:

By: _____
Mayor

ATTEST:

City Clerk

RESOLUTION NO. 9219

RESOLUTION CALLING SPECIAL ELECTION

CITY OF SANTA FE SPRINGS Community Facilities District No. 2009-1 (Villages at Heritage Springs)

WHEREAS, this City Council has adopted a resolution entitled "Resolution of Formation of Community Facilities District" (the "Resolution of Formation"), ordering the formation of the "City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs)" (the "CFD") and a future annexation area, authorizing the levy of a special tax on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, this City Council has also adopted a resolution entitled "Resolution Determining the Necessity to Incur Bonded Indebtedness" (the "Resolution Determining Necessity"), determining the necessity to incur bonded indebtedness in the maximum aggregate principal amount of \$5,000,000 upon the security of the special tax to be levied within the CFD pursuant to the Act; and

WHEREAS, pursuant to the provisions of the Resolution of Formation and the Resolution Determining Necessity, the propositions of the levy of the special tax, the establishment of the appropriations limit and the incurring of the bonded indebtedness shall be submitted to the qualified electors of the CFD as required by the provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. Issues Submitted. Pursuant to Sections 53326, 53351 and 53325.7 of the Act, the issues of the levy of the special tax, the incurring of bonded indebtedness and the establishment of the appropriations limit shall be submitted to the qualified electors (as defined below) of the CFD at an election called therefor as provided below.

2. Qualified Electors. This Council hereby finds that fewer than 12 persons have been registered to vote within the territory of the CFD for each of the 90 days preceding the close of the public hearings heretofore conducted and concluded by this Council for the purposes of these proceedings. Accordingly, and pursuant to Section 53326 of the Act, this Council finds that, for these proceedings, the qualified electors are the landowners within the CFD and that the vote shall be by such landowners or their authorized representatives, each having one vote for each acre or portion thereof such landowner owns in the CFD as of the close of the public hearings.

3. Conduct of Election. This Council hereby calls a special election to consider the measures described in section 1 above, which election shall be held on October 8, 2009, and the results thereof canvassed at the meeting of this Council on October 8, 2009. The City Clerk is hereby designated as the official to conduct the election and to receive all ballots until 6:00 p.m. on the election date. It is hereby acknowledged that the City Clerk has on file the

Resolution of Formation, a certified map of the boundaries of the CFD, and a sufficient description to allow the City Clerk to determine the electors of the CFD. Pursuant to Section 53327 of the Act, the election shall be conducted by messenger or mail-delivered ballot pursuant to Section 1340 of the California Elections Code. This Council hereby finds that paragraphs (a), (b), (c) (1) and (c)(3) of Section 1340 are applicable to this special election.

4. Ballot. As authorized by Section 53353.5 of the Act, the three propositions described in section 1 above shall be combined into a single ballot measure, the form of which is attached hereto as Exhibit "A" and by this reference incorporated herein and the form of ballot is hereby approved. The City Clerk is hereby authorized and directed to cause a ballot, in substantially the form of Exhibit "A," to be delivered to each of the qualified electors of the CFD. Each ballot shall indicate the number of votes to be voted by the respective landowner to which the ballot pertains. Each ballot shall be accompanied by all supplies and written instructions necessary for the use and return of the ballot. The envelope to be used to return the ballot was enclosed with the ballot, had the return postage prepaid, and contained the following: (a) the name and address of the landowner, (b) a declaration, under penalty of perjury, stating that the voter is the owner of record or authorized representative of the landowner entitled to vote and is the person whose name appears on the envelope, (c) the printed name, signature and address of the voter, (d) the date of signing and place of execution of the declaration pursuant to clause (b) above, and (e) a notice that the envelope contains an official ballot and is to be opened only by the canvassing board of the election.

5. Waivers. This Council hereby further finds that the provisions of Section 53326 of the Act requiring a minimum of 90 days following the adoption of the Resolution of Formation to elapse before the special election are for the protection of the qualified electors of the CFD. There is on file with the City Clerk a written waiver executed by all of the qualified electors of the CFD allowing for a shortening of the time for the special election to expedite the process of formation of the CFD and waiving any requirement for notice, analysis and arguments in connection with the election. Accordingly, this Council finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments, and have thereby been fully protected in these proceedings. This Council also finds and determines that the City Clerk has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act.

6. Accountability. The City Council hereby finds that the proposed debt issuance constitutes a "local bond measure" within the meaning of Sections 53410, et seq. of the California Government Code. As a result, the bond measure shall include the propositions set forth above and the following: (a) the specific purpose of the bonds shall be as set forth in the propositions; (b) any proceeds received from the sale of any bonds shall be applied only to the purposes set forth in the propositions; (c) the proceeds of any bonds shall be deposited into special accounts to be created therefor as part of the issuance of the bonds; and (d) the City shall cause a report to be prepared annually under Section 53411 of the Government Code.

7. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Santa Fe Springs, State of California, on this 8th day of October, 2009 by the following vote to wit:

AYES:

NOES:

ABSENT:

By: _____
Mayor

ATTEST:

City Clerk

EXHIBIT A

CITY OF SANTA FE SPRINGS Community Facilities District No. 2009-1 (Villages at Heritage Springs)

OFFICIAL BALLOT SPECIAL TAX ELECTION

This ballot is for a special, landowner election. You must return this ballot in the enclosed postage paid envelope to the office of the City Clerk of the City of Santa Fe Springs no later than the hour of 6:00 p.m. on October 8, 2009, either by mail or in person. The City Clerk's office is located at 11710 Telegraph Road, Santa Fe Springs, California 90670.

To vote, mark a cross (X) on the voting line after the word "YES" or after the word "NO". All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear, or deface this ballot, return it to the City Clerk of the City of Santa Fe Springs and obtain another.

BALLOT MEASURE NO. 1: Shall the City of Santa Fe Springs incur an indebtedness and issue bonds in the maximum aggregate principal amount of not to exceed \$5,000,000 with interest at a rate or rates not to exceed the maximum interest rate permitted by law at the time of sale of such bonds on behalf of City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs) (the "CFD"), the proceeds of which bonds will be used to pay for the cost of acquisition/construction of the public facilities specified in the Resolution of Formation and to pay for the costs of issuing the bonds and related expenses?

YES: _____

NO: _____

BALLOT MEASURE NO. 2: Shall the City of Santa Fe Springs be authorized to annually levy a special tax solely on lands within the City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs) (the "CFD") in accordance with the rate and method contained in the Resolution of Formation of the CFD adopted by the City Council of the City on October 8, 2009, commencing in the City's fiscal year 2010-11, to pay for the public facilities and the public services specified in the Resolution of Formation and to pay the costs of the City in administering the CFD, and shall the annual appropriations limit of the CFD be established in the amount of \$6,500,000?

YES: _____

NO: _____

By execution in the space provided below, you also indicate your waiver of (i) the time limit pertaining to the conduct of the election, (ii) any requirement for analysis and arguments with respect to the ballot measure, and (iii) any irregularity in the proceedings that may be claimed as a result of the application of such waivers.

Number of Votes: _____

Property Owner: _____

RESOLUTION NO. 9220

**RESOLUTION DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING
RECORDING OF NOTICE OF SPECIAL TAX LIEN**

**CITY OF SANTA FE SPRINGS
Community Facilities District No. 2009-1
(Villages at Heritage Springs)**

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

WHEREAS, this City Council has adopted a resolution entitled "Resolution of Formation of Community Facilities District" (the "Resolution of Formation"), ordering the formation of the "City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs)" (the "CFD"), including a future annexation area, authorizing the levy of a special tax on property within the CFD and preliminarily establishing an appropriations limit for the CFD, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, this City Council has also adopted a resolution entitled "Resolution Determining the Necessity to Incur Bonded Indebtedness" (the "Resolution of Necessity"), determining the necessity to incur bonded indebtedness in the maximum aggregate principal amount of \$5,000,000 upon the security of the special tax to be levied within the CFD pursuant to the Act; and

WHEREAS, under the provisions of the Resolution of Formation and the Resolution Necessity and pursuant to a "Resolution Calling Special Election" (the "Election Resolution") adopted by this City Council, the propositions of the levy of the special tax, the establishment of the appropriations limit and the incurring of the bonded indebtedness were submitted to the qualified electors of the CFD as required by the provisions of the Act.

WHEREAS, pursuant to the terms of the Election Resolution, which are by this reference incorporated herein, the special election has been held and the City Clerk has on file a Canvass and Statement of Results of Election, (the "Canvass") a copy of which is attached hereto as Exhibit A; and

WHEREAS, this City Council has reviewed the Canvass, finds it appropriate and wishes to complete its proceedings for the CFD.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. **Recitals.** The foregoing recitals are all true and correct.
2. **Issues Presented.** The issues presented at the special election were the levy of a special tax within the CFD the incurring of a bonded indebtedness in the maximum aggregate principal amount of \$5,000,000, and the approval of an annual appropriations limit of not to

exceed \$6,500,000, all pursuant to the Resolution of Formation and the Resolution of Necessity.

3. **Canvass and Issues Approved.** The Council hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the CFD. Pursuant to the Canvass, the issues presented at the special election were approved by the qualified electors of the CFD by more than two-thirds (2/3) of the votes cast at the special election.

4. **Proceedings Approved.** Pursuant to the voter approval, the CFD is hereby declared to be fully formed with the authority to levy the special taxes, to incur the approved bonded indebtedness and to have the established appropriations limit, all as heretofore provided in these proceedings and in the Act. It is hereby found that all prior proceedings and actions taken by this City Council with respect to the CFD were valid and in conformity with the Act.

5. **Notice of Tax Lien.** The City Clerk is hereby directed to complete, execute and cause to be recorded in the office of the County Recorder of the County of Los Angeles a notice of special tax lien in the form required by the Act, such recording to occur no later than fifteen (15) days following adoption by the Council of this resolution.

6. **Effective Date.** This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Santa Fe Springs, State of California, on this 8th day of October, 2009 by the following vote to wit:

AYES:

NOES:

ABSENT:

By: _____
Mayor

ATTEST:

City Clerk

CANVASS AND STATEMENT OF RESULT OF ELECTION

CITY OF Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs)

I hereby certify that on October 8, 2009 I canvassed the returns of the election held on October 8, 2009 in the City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs) and the total number of ballots cast in said District and the total number of votes cast for and against the measure are as follows and the totals as shown for and against the measure are full, true and correct:

	<u>Qualified Landowner Votes</u>	<u>Votes Cast</u>	<u>YES</u>	<u>NO</u>
City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs), Special Tax Election, October 8, 2009	39	_____	_____	_____

BALLOT MEASURE NO. 1: Shall the City of Santa Fe Springs incur an indebtedness and issue bonds in the maximum aggregate principal amount of not to exceed \$5,000,000 with interest at a rate or rates not to exceed the maximum interest rate permitted by law at the time of sale of such bonds on behalf of City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs) (the "CFD"), the proceeds of which bonds will be used to pay for the cost of acquisition/construction of the public facilities specified in the Resolution of Formation and to pay for the costs of issuing the bonds and related expenses?

	<u>Qualified Landowner Votes</u>	<u>Votes Cast</u>	<u>YES</u>	<u>NO</u>
City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs), Special Tax Election, October 8, 2009	39	_____	_____	_____

BALLOT MEASURE NO. 2: Shall the City of Santa Fe Springs be authorized to annually levy a special tax solely on lands within the City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs) (the "CFD") in accordance with the rate and method contained in the Resolution of Formation of the CFD adopted by the City Council of the City on October 8, 2009, commencing in the City's fiscal year 2010-11, to pay for the public facilities and the public services specified in the Resolution of Formation and to pay the costs of the City in administering the CFD, and shall the annual appropriations limit of the CFD be established in the amount of \$6,500,000?

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this 8th day of October, 2009.

By: _____
City Clerk

ORDINANCE NO. 1004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS LEVYING SPECIAL TAXES WITHIN CITY OF SANTA FE SPRINGS COMMUNITY FACILITIES DISTRICT NO. 2009-1 (VILLAGES AT HERITAGE SPRINGS)

WHEREAS, on August 27, 2009, this City Council (the "City Council") of the City of Santa Fe Springs (the "City"), adopted its Resolution No. 9211 entitled "Resolution of Intention to Establish Community Facilities District" stating its intention to establish "City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs)" (the "CFD"), including a "City of Santa Fe Springs Community Facilities District No. 2009-1 (Villages at Heritage Springs) (Future Annexation Area)", pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, sections 53311, *et. seq.*, of the California Government Code (the "Act"), to finance the acquisition and construction of certain public facilities and public services;

WHEREAS, notice was published as required by the Act relative to the intention of this City Council to form the CFD, to provide for certain public facilities and public services and to incur bonded indebtedness for the CFD in an amount not to exceed \$5,000,000;

WHEREAS, this City Council has held noticed public hearings as required by the Act relative to (i) the determination to proceed with the formation of the CFD and the rate and method of apportionment of the special tax to be levied within the CFD to finance a portion of the costs of the public facilities and public services and (ii) the issuance of not to exceed \$5,000,000 of bonded indebtedness for the CFD;

WHEREAS, at said hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD and the levy of said special taxes were heard, substantial evidence was presented and considered by this City Council and a full and fair hearing was held;

WHEREAS, subsequent to the hearing, this City Council adopted its Resolution No. 9217 entitled "Resolution of Formation of Community Facilities District" (the "Resolution of Formation"), "Resolution Determining the Necessity to Incur Bonded Indebtedness" (the "Resolution of Necessity") and its Resolution No. 9218 entitled "Resolution Calling Special Election", which resolutions defined the public facilities to be financed by the CFD (the "Facilities") and the public services to be financed by the CFD (the "Services"), established the CFD, authorized the levy of a special tax with the CFD, determined the necessity to incur bonded indebtedness in the CFD and called an election within the CFD on the propositions of incurring indebtedness, levying a special tax, and establishing an appropriations limit within the CFD, respectively; and

WHEREAS, on October 8, 2009 a special election was held within the CFD at which the eligible landowner-electors approved such propositions by the two-thirds vote required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, as follows:

Section 1. By the passage of this Ordinance this City Council hereby authorizes and levies special taxes within the CFD pursuant to the Act, at the rate and in accordance with the

formula (the "Rate and Method") set forth in the Resolution of Formation, which Resolution of Formation is by this reference incorporated herein. The special taxes are hereby levied commencing in fiscal year 2010-11 and in each fiscal year thereafter until payment in full of any bonds issued by the City for the CFD (the "Bonds") or such longer period provided in the Rate and Method, as contemplated by the Resolution of Formation and the Resolution of Necessity, and all costs of administering the CFD.

Section 2. The Director of Finance and Administrative Services of the City is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the CFD, in the manner and as provided in the Resolution of Formation.

Section 3. Properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD in excess of the maximum tax specified in the Resolution of Formation.

Section 4. All of the collections of the special tax shall be used as provided for in the Act and in the Resolution of Formation including, but not limited to, the payment of principal and interest on the Bonds, the replenishment of the reserve fund for the Bonds, the payment of the costs of the Facilities and the Services, the payment of the costs of the City in administering the CFD, and the costs of collecting and administering the special tax.

Section 5. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that this City Council may provide for other appropriate methods of collection by resolutions of this City Council. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent special tax payments. The Director of Finance and Administrative Services of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Los Angeles in order to effect proper billing and collection of the special tax, so that the special tax shall be included on the secured property tax roll of the County of Los Angeles for fiscal year 2010-11 and for each fiscal year thereafter until the Bonds are paid in full or such longer period of time provided in the Rate and Method.

Section 6. If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD, by a court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD shall not be affected.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published within fifteen (15) days after its passage at least once in a newspaper of general circulation published and circulated in the City.

Section 8. This Ordinance shall take effect 30 days from the date of final passage.

The foregoing Ordinance was adopted this ____ day of _____, 20__ by the following vote:

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

City Clerk



City of Santa Fe Springs

City Council Meeting

October 8, 2009

NEW BUSINESS

Appropriation of Funds for Resurfacing Los Nietos Park Wading Pool

RECOMMENDATION

That the City Council appropriate \$10,000 from the General Fund Contingency Reserve to resurface the wading pool at Los Nietos Park.

BACKGROUND

The interior of the wading pool floor surface is bubbling and peeling and it is in need of resurfacing. Staff has researched the wading pool's maintenance history and found that there has been no major rehabilitation work completed to wading pool since the City inherited the park from the Los Angeles County Park Department many years ago.

The wading pool's rough surface is abrasive and could be an issue to the children that use it. Staff is recommending that the old surface be removed and the entire wading pool shell be re-plastered prior to the next spring when it is opened again to the public.

FISCAL IMPACT

Appropriate \$10,000 from the General Fund Contingency Reserve for the resurfacing of the wading pool.

INFRASTRUCTURE IMPACT

The resurfacing of the wading pool should extend the use of the wading pool for approximately 20 years.

Frederick W. Latham
City Manager

Attachment(s):

None.

Report Submitted By:

Don Jensen, Director
Department of Public Works

Date of Report: September 28, 2009



City of Santa Fe Springs

City Council Meeting

October 8, 2009

NEW BUSINESS

Los Angeles Gateway Region Integrated Regional Water Management Authority

RECOMMENDATION

That City Council re-appoint the Director of Public Works to serve as the governing board representative for the City of Santa Fe Springs and appoint the Director of Municipal and Utility Services as the alternate.

BACKGROUND

In 2007, the members of the Southeast Water Coalition, including Downey, Lakewood, Long Beach, Norwalk, Paramount, Santa Fe Springs, Signal Hill, South Gate and Whittier formed a smaller sub-regional water management group called the Los Angeles Gateway Region, Integrated Regional Water Management Authority through a Joint Powers Authority (JPA). The formation of this JPA has allowed cities in the Gateway region to work towards development of a regional water management plan that will more thoroughly address local needs and positions the region to obtain future funding, from Proposition 84 funds and other sources.

Continued participation in the JPA requires an annual cost based on the number of cities that join the JPA, currently in the amount of \$10,000 per year. As part of the membership, the JPA governing board includes one representative from each of the participating agencies. Each member's governing body is required to appoint a primary agency representative and an alternate representative to serve on the JPA's governing board. The governing board members do not receive any compensation for their participation. At this time, the City is required to re-appoint the primary agency representative and an alternate representative.

FISCAL IMPACT

There is no fiscal impact associated with this action. The annual dues are budgeted monies and as part of the City's membership, the potential for receiving State Funding could result in a substantial savings for the City.

INFRASTRUCTURE IMPACT

Participation in the JPA will not directly affect City infrastructure, however if grant funds were to become available to the City, it would assist the City in funding upgrades to the City's Water System.

Frederick W. Latham
City Manager

Attachment(s)

None.

Report Submitted By: Don Jensen, Director
Public Works Department

Date of Report: September 28, 2009



City of Santa Fe Springs

City Council Meeting

October 8, 2009

NEW BUSINESS

Resolution No. 9216 - Approval of Program Supplement Agreement No. 003-N for the Use of Federal Funds for the Resurfacing/Reconstruction of Various Commercial and Industrial Streets Project

RECOMMENDATION

That the City Council adopt Resolution No. 9216 approving the Program Supplement Agreement No. 003-N for the use of Federal funds for the Resurfacing/Reconstruction of Various Commercial and Industrial Streets Project and authorize the Director of Public Works to execute the agreement.

BACKGROUND

The City applied for its allocation of American Recovery and Reinvestment Act (ARRA) of 2009 funds for the Resurfacing/Reconstruction of Various Commercial and Industrial Streets Project. The total allocation available to the City of Santa Fe Springs was \$528,000. ARRA funds are federal funds and are subject to various requirements including the execution of an agreement or program supplement with the State Department of Transportation (Caltrans). In accordance with Federal law, Caltrans is responsible for administering the distribution of these Federal funds.

An agreement entitled "Program Supplement No. 003-N" has been developed by the State to address the manner in which federal funds available for the Resurfacing/Reconstruction of Various Commercial and Industrial Streets Project will be allocated and spent. These federal funds will be allocated to the City of Santa Fe Springs on a reimbursement basis as costs are incurred. These funds will be used for the construction costs of the subject project. The Program Supplement must be executed by the City before any Federal funds can be released.

FISCAL IMPACT

This agreement will ensure that Federal funds committed to this project for construction will be allocated by the State.

INFRASTRUCTURE IMPACT

Execution of this agreement will not have any direct impact on City infrastructure.

Frederick W. Latham
City Manager

Attachment(s):

Resolution No. 9216

Program Supplement No. 003-N

Report Submitted By:

Don Jensen, Director
Department of Public Works

Date of Report: September 28, 2009

16

RESOLUTION NO. 9216

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE
SPRINGS APPROVING AND AUTHORIZING THE EXECUTION OF
PROGRAM SUPPLEMENT NO. 003-N FOR
THE RESURFACING/RECONSTRUCTION OF VARIOUS COMMERCIAL
AND INDUSTRIAL PROJECT

WHEREAS, the City of Santa Fe Springs has been allocated American Recovery and Reinvestment Act of 2009 (ARRA) funds; and

WHEREAS, federal ARRA funds have been committed to assist with the construction of the Resurfacing and Reconstruction of Various Commercial and Industrial Streets Project; and

WHEREAS, the State of California, Department of Transportation (State) is responsible for the distribution of said federal transportation funds; and

WHEREAS, State has prepared Program Supplement No. 002-N to address how federal funds committed to the Resurfacing and Reconstruction of Various Commercial and Industrial Streets Project are to be accounted for and expended by the City of Santa Fe Springs.

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

Section 1: The City of Santa Fe Springs hereby agrees to comply with the terms and conditions set forth in Program Supplement No. 003-N for the Resurfacing and Reconstruction of Various Commercial and Industrial Streets Project; and

Section 2: The Director of Public Works is hereby authorized to execute the following agreements on behalf of the City of Santa Fe Springs:

- A. Program Supplement No. 003-N for the Resurfacing and Reconstruction of Various Commercial and Industrial Streets Project; and
- B. Any other Program Supplement Agreements that may be needed in the future to secure the distribution of other federal funding allocated to the Resurfacing and Reconstruction of Various Commercial and Industrial Streets Project.

Section 3: The City Clerk shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 8th day of October 2009.

By: _____
MAYOR

ATTEST:

CITY CLERK

PROGRAM SUPPLEMENT NO. N003
to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR FEDERAL-AID PROJECTS NO. 07-5340R

Date: September 03, 2009
Location: 07-LA-0-SFSP
Project Number: ESPL-5340(012)
E.A. Number: 07-933504

This Program Supplement hereby incorporates the Administering Agency-State Agreement for Federal Aid which was entered into between the Administering Agency and the State on 01/31/07 and is subject to all the terms and conditions thereof. This Program Supplement is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. _____, approved by the Administering Agency on _____ (See copy attached).

The Administering Agency further stipulates that as a condition to the payment by State of any funds derived from sources noted below obligated to this project, the Administering Agency accepts and will comply with the Special covenants or Remarks set forth on the following pages.

PROJECT LOCATION:
VARIOUS LOCATIONS

TYPE OF WORK: RESURFACING AND RECONSTRUCTION

LENGTH: 0 (MILES)

Estimated Cost	Federal Funds		Matching Funds		
			LOCAL		OTHER
\$737,475.00	C240	\$528,000.00	\$209,475.00	\$0.00	\$0.00

CITY OF SANTA FE SPRINGS

STATE OF CALIFORNIA
Department of Transportation

By _____

By _____

Date _____

Chief, Office of Project Implementation
Division of Local Assistance

Attest _____

Date _____

Title _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer *[Signature]* Date 9/8/09 \$528,000.00

Chapter	Statutes	Item	Year	Program	BC	Category	Fund Source	AMOUNT
268	2008	2660-603-890	2008-2009	20.30.010.810	F	262042	898-F	528,000.00

3SPL-5340(012)

SPECIAL COVENANTS OR REMARKS

1. The ADMINISTERING AGENCY will advertise, award and administer this project in accordance with the current published Local Assistance Procedures Manual.
2. Award information shall be submitted by the ADMINISTERING AGENCY to the District Local Assistance Engineer within 60 days after the project contract award. A copy of the award package shall also be included with the submittal of the ADMINISTERING AGENCY's first invoice for the construction contract to:

Department of Transportation
Division of Accounting
Local Programs Accounting Branch, MS #33
P. O. Box 942874
Sacramento, CA 94274-0001.

Failure to do so will cause a delay in the State processing invoices for the construction phase. Please refer to Section 15.7 "Award Package" of the Local Assistance Procedures Manual.

3. ADMINISTERING AGENCY agrees that it will only proceed with work authorized for specific phase(s) with an "Authorization to Proceed" and will not proceed with future phase(s) of this project prior to receiving an "Authorization to Proceed" from the STATE for that phase(s) unless no further State or Federal funds are needed for those future phase(s).
4. Any State and Federal funds that may have been encumbered for this project are only available for disbursement for a period of six (6) years and seven (7) years, respectively, from the start of the fiscal year(s) that those funds were appropriated within the State Budget Act. All project funds not liquidated within these periods will revert unless an executed Cooperative Work Agreement extending these dates is requested and is approved by the California Department of Finance per Government Code Section 16304. The exact date of each fund reversion will be reflected in the approved finance letter(s) issued for this project.

Notwithstanding the unliquidated sums of project specific State and Federal funding remaining and available to fund project work, any invoice for reimbursement that is not submitted to the Department on or before 60 days after that applicable fixed fund

3SPL-5340(012)

SPECIAL COVENANTS OR REMARKS

reversion date will not be paid from that fiscal year's encumbered funds because all of these unexpended funds will be irrevocably reverted by the Department's Division of Accounting on that date.

Pursuant to a directive from the State Controller's Office and the Department of Finance, the last date to submit invoices for reimbursed work in each fiscal year is May 15th in order for payment to be made out of those then current appropriations. Project work performed and invoiced after May 15th will be reimbursed only out of available funding that might be encumbered in the subsequent fiscal year, and then only when those funds are actually allocated and encumbered as authorized by the California Transportation Commission and the Department's Accounting Office.

5. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices at least once every six months commencing after the funds are encumbered for each phase by the execution of this Project Program Supplement Agreement, or by STATE's approval of an applicable Finance Letter. STATE reserves the right to suspend future authorizations/obligations, and invoice payments for any on-going or future federal-aid project by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period.

If no costs have been invoiced for a six-month period, ADMINISTERING AGENCY agrees to submit for each phase a written explanation of the absence of PROJECT activity along with target billing date and target billing amount.

ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current Local Assistance Procedures Manual.

6. The Administering Agency shall not discriminate on the basis of race, religion, age, disability, color, national origin, or sex in the award and performance of any Federal-assisted contract or in the administration of its DBE Program Implementation

SPECIAL COVENANTS OR REMARKS

Agreement. The Administering Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of Federal-assisted contracts. The Administering Agency's DBE Implementation Agreement is incorporated by reference in this Agreement. Implementation of the DBE Implementation Agreement, including but not limited to timely reporting of DBE commitments and utilization, is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Administering Agency of its failure to carry out its DBE Implementation Agreement, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

7. As a condition for receiving federal-aid highway funds for the PROJECT, the Administering Agency certifies that NO members of the elected board, council, or other key decision makers are on the Federal Government Excluded Parties List System (EPLS).
8. This project is financed, in whole or in part, with federal funds from the American Recovery and Reinvestment Act of 2009 (Recovery Act). ADMINISTERING AGENCY agrees:

- 1) Statutory provisions contained in Chapter 1 of Title 23 United States Code (U.S.C.) are applicable to all Recovery Act funded projects,
- 2) Costs incurred prior to the date of authorization are NOT eligible for reimbursement with federal Recovery Act funds,
- 3) Federal Prevailing Wage Rate requirements apply to all Recovery Act funded construction projects regardless of location (including projects on local roads and rural minor collectors, and Transportation Enhancement projects outside the highway right of way). ADMINISTERING AGENCY agrees to include the appropriate wage rate information in the contract and also include a contract provision that overrides the general applicability provisions in form FHWA-1273, Sections IV and V,
- 4) To expend and invoice for all Recovery Act funds prior to

3SPL-5340(012)

SPECIAL COVENANTS OR REMARKS

using other funds, and

5) To comply with the reporting requirements, terms and conditions set forth in Sections 1201 and 1512 of the Recovery Act and as designated by the STATE. Failure to comply will result in retentions from progress payments due ADMINISTERING AGENCY and/or other sanctions,

6) Recovery Act funds are available for liquidation only until September 30, 2015 when the remaining balance of Recovery Act funds will expire. ADMINISTERING AGENCY agrees to submit an invoice for the balance of project Recovery Act funds (if any) to the STATE prior to July 1, 2015.

PROGRAM SUPPLEMENT NO. N003
to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR FEDERAL-AID PROJECTS NO. 07-5340R

Date: September 03, 2009
Location: 07-LA-0-SFSP
Project Number: ESPL-5340(012)
E.A. Number: 07-933504

This Program Supplement hereby incorporates the Administering Agency-State Agreement for Federal Aid which was entered into between the Administering Agency and the State on 01/31/07 and is subject to all the terms and conditions thereof. This Program Supplement is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. _____, approved by the Administering Agency on _____ (See copy attached).

The Administering Agency further stipulates that as a condition to the payment by State of any funds derived from sources noted below obligated to this project, the Administering Agency accepts and will comply with the Special covenants or Remarks set forth on the following pages.

PROJECT LOCATION:
VARIOUS LOCATIONS

TYPE OF WORK: RESURFACING AND RECONSTRUCTION

LENGTH: 0 (MILES)

Estimated Cost	Federal Funds	Matching Funds		
	C240	LOCAL		OTHER
\$737,475.00	\$528,000.00	\$209,475.00	\$0.00	\$0.00

CITY OF SANTA FE SPRINGS

STATE OF CALIFORNIA
Department of Transportation

By _____

By _____

Date _____

Chief, Office of Project Implementation
Division of Local Assistance

Attest _____

Date _____

Title _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer  Date 9/8/09 \$528,000.00

Chapter	Statutes	Item	Year	Program	BC	Category	Fund Source	AMOUNT
268	2008	2660-603-890	2008-2009	20.30.010.810	F	262042	898-F	528,000.00

SPL-5340(012)

SPECIAL COVENANTS OR REMARKS

using other funds, and

5) To comply with the reporting requirements, terms and conditions set forth in Sections 1201 and 1512 of the Recovery Act and as designated by the STATE. Failure to comply will result in retentions from progress payments due ADMINISTERING AGENCY and/or other sanctions,

6) Recovery Act funds are available for liquidation only until September 30, 2015 when the remaining balance of Recovery Act funds will expire. ADMINISTERING AGENCY agrees to submit an invoice for the balance of project Recovery Act funds (if any) to the STATE prior to July 1, 2015.

Current Agenda Items

Meeting of	Reports due	Engr.
10/8/2009	9/24/2009	
C.D.C. Report		
New Business		
◊ Placeholder: Library Change Order - Phase I		ROC
C.C. Report		
CLOSED SESSION		
◊ Placeholder: Valley View Grade Separation Project		DKJ
New Business		
◊ Appropriation of Funds for Resurfacing Los Nietos Park Wading Pool		TS
◊ Integrated Regional Water Management Joint Powers Authority		DKJ
◊ Miscellaneous Water Feature Repairs		NN
◊ Resolution No. 9022 - Parking Restrictions on Greenstone Avenue		ROC
◊ Resolution No. 9216 - Approval of Program Supplement Agreement No. 003-N for the Use of Federal Funds for the Resurfacing/Reconstruction of Various Co		TRL
◊ Resolution No. 9221 - Parking Restrictions on Charlesworth Road and Alburdis Avenue adjacent to Rancho Santa Gertrudes School		ROC
Progress Payment		
◊ Final Progress Payment Miscellaneous Street Repairs (FY 2008/09 Program)		NN
Public Hearing		
◊ Resolution Nos. 9217, 9218, 9219 and 9220 and Ordinance No.1004 - Community Facilities District 2009-1 (Villages at Heritage Springs)		DKJ



City of Santa Fe Springs

City Council Meeting

October 8, 2009

NEW BUSINESS

Resolution No. 9221 – Request for Parking Restriction on Charlesworth Road and Albutis Avenue adjacent to Rancho Santa Gertrudes School

RECOMMENDATION

That the City Council adopt Resolution No. 9221, which would prohibit parking of vehicles between the hours of 7:30 a.m. and 3:30 p.m., Mondays through Fridays on school days on the north side of Charlesworth Road from Jersey Avenue to Albutis Avenue and on the west side of Albutis Avenue from Charlesworth Road to a point 340 feet north of Charlesworth Road.

BACKGROUND

The Traffic Commission at their meeting of December 18, 2008, reviewed the attached report for the parking restriction. The Commission voted 4 to 1 to recommend to the City Council for consideration and approval of the proposed parking restriction as stated herein.

Staff recommends implementation of the requested parking restriction.

Frederick W. Latham
City Manager

Attachment(s)

Resolution No. 9221

Traffic Commission Report

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

Date of Report: September 29, 2009

RESOLUTION NO. 9221

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA
PROHIBITING PARKING OF VEHICLES EXCEPT FOR LOADING PURPOSES AT CERTAIN
LOCATIONS DURING CERTAIN DAYS AND HOURS

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

Section 1: Pursuant to the provisions of Section 72.21 of the City Code, the following location is designated as a place where no person shall stop, stand or park a vehicle on school days between the hours of 7:30 a.m. and 3:30 p.m. for any purpose other than the loading or unloading of passengers on the following street:

North side of Charlesworth Road beginning at a point 540 feet west of the centerline of Alburdis Avenue to a point 30 feet west of the centerline of Alburdis Avenue.

West side of Alburdis Avenue beginning at a point 340 feet north of centerline of Charlesworth Road to a point 30 feet north of the centerline of Charlesworth Road.

APPROVED and ADOPTED this 8th day of October, 2009.

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

Traffic Commission Meeting

September 17, 2009

TRAFFIC ENGINEER'S REPORT

Request for Parking Restrictions on Charlesworth Road and Alburdis Avenue adjacent to Rancho Santa Gertrudes School

RECOMMENDATION

That the Commission recommend to the City Council that a parking restriction between the hours of 7:30 a.m. and 3:30 p.m., Mondays through Fridays on school days be implemented on the north side of Charlesworth Road from Jersey Avenue to Alburdis Avenue and on the west side of Alburdis Avenue from Charlesworth Road to a point 340 feet north of Charlesworth Road.

BACKGROUND

The Public Works Department and Police Services Department in collaboration with Jeanette Salinas, the principal of Rancho Santa Gertrudes School have devised a traffic control management plan to deal with the congestion that regularly occurs during the times that students are being dropped off and picked up. The plan involves the establishment of loading/unloading zones along the Charlesworth Road and Alburdis Avenue frontages of the school. Under the plan the parking lot would be closed to all vehicles except for teachers and small school buses. Parents have been asked to drop off and or pick up their children from either the Charlesworth Road side or Alburdis Avenue side of the campus. Teachers will either park in the school parking lot or on the south side of Charlesworth Road. The plan is an attempt to relieve the congestion that routinely had occurred in the school parking lot, on Charlesworth Road and at the intersection of Alburdis/Charlesworth Road when students were being dropped off or picked up.

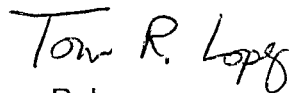
Rancho Santa Gertrudes School is one of the four schools that are included in the Los Nietos School District. Rancho is an elementary school that serves Kindergarten to 5th grades. The school is comprised of about 565 students and 25 teachers.

Charlesworth Road is a residential collector street between Jersey Avenue and Alburdis Avenue with a curb-to-curb width of 36 feet. The street is unstriped, with one lane in each direction and parking is permitted on both sides of the street. The street has a straight alignment and is flat in this area. The prima facie speed limit for Charlesworth Road is 25 miles-per-hour. Stop signs are located at the intersections of Charlesworth/Jersey Avenue and Charlesworth/Alburdis Avenue. The main entrance to Rancho Santa Gertrudes School and its parking lot is located on the north side of the street while the north edge of Jersey Avenue Elementary School is located on the south side of the street.

Alburdis Avenue is also a residential collector street between Charlesworth Road and Broaded Street with a curb-to-curb width of 36 feet. The street is unstriped, with one lane in each direction and parking is permitted on both sides of the street. The street has a straight alignment and is flat in this area. The east side of Rancho

Santa Gertrudes School campus is located along the west side of Alburdis Avenue while there is single family residential development located along the east side of Alburdis Avenue. There is a gate on the west side of Alburdis Avenue that is open only during the time students are arriving or leaving from school. This allows students to be picked up or dropped off along Alburdis Avenue. The prima facie speed limit for Alburdis Avenue is 25 miles-per-hour.

Staff is recommending that parking be removed along the Charlesworth Road and Alburdis Avenue frontages of Rancho Santa Gertrudes School between 7:30 am and 3:30 pm on school days and a loading/unloading zone be implemented.



Tom R. Lopez
Assistant Director of Public Works



Rafael O. Casillas
Principal Civil Engineer

Attachment(s):
Location Map

JERSEY AVE

NO PARKING - LOADING ZONE 7:30 AM - 3:30 PM

CHARLESWORTH RD

TEACHER & BUS PARKING ONLY

NO ENTRY

NO PARKING - LOADING ZONE 7:30 AM - 3:30 PM

RANCHO SANTA GERTRUDES
SCHOOL CAMPUS

NO PARKING - LOADING ZONE 7:30 AM - 3:30 PM

ALBURTIS AVE



LOCATION MAP



City of Santa Fe Springs

City Council Meeting

October 8, 2009

NEW BUSINESS

Resolution No. 9222 – Request for Parking Restriction on Greenstone Avenue

RECOMMENDATION

That the City Council adopt Resolution No. 9222, which would prohibit parking of vehicles weighing over 6,000 pounds on the east side of Greenstone Avenue beginning at a point 470 feet south of the centerline of Lakeland Road to a point 940 feet south of the centerline of Lakeland Road and implement a tow-away zone for vehicles that violate the restriction.

BACKGROUND

The Traffic Commission at their meeting of September 17, 2009 reviewed the attached report for the parking restriction. The Commission voted 5 to 0 to recommend to the City Council for consideration and approval of the proposed parking restriction and a provision for a tow-away zone as stated herein.

Staff recommends implementation of the requested parking restriction and the tow-away zone provision as such will facilitate enforcement and deter the disregard for the parking restriction.

A handwritten signature in black ink, appearing to read "F. W. Latham", is positioned above the printed name of the City Manager.

Frederick W. Latham
City Manager

Attachment(s)

Resolution No. 9222

Traffic Commission Report

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

Date of Report: September 29, 2009

18

RESOLUTION NO. 9222

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA
RESTRICTING PARKING AND STOPPING OF VEHICLES AND ESTABLISHMENT OF A
TOW-AWAY ZONE ON PORTIONS OF GREENSTONE AVENUE

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

Section 1: Pursuant to the provisions of Chapter 75, Schedule II of the City Code, the following locations are designated as places where no person shall stop, stand or park a vehicle weighing in excess of 6,000 pounds at any time and is hereby established as a tow-away zone:

East Side of Greenstone Avenue beginning at a Point 470 Feet South of
the Centerline of Lakeland Road to a Point 940 Feet South of the
Centerline of Lakeland Road.

When signs are posted giving notice thereof, any vehicle which is parked or left standing in violation of the provisions of this Resolution, shall be removed pursuant to the provisions of Vehicle Code Section 22651 (n).

APPROVED and ADOPTED this 8th day of October, 2009.

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

Traffic Commission Meeting

September 17, 2009

TRAFFIC ENGINEER'S REPORT

Request for Parking Restrictions on Greenstone Avenue

RECOMMENDATION

That the Commission recommend to the City Council that a parking restriction for vehicles weighing over 6,000 pounds be implemented along with a provision for the towing of vehicles that violate the restriction on the east side of Greenstone Avenue beginning at a point 470 feet south of the centerline of Lakeland Road to a point 940 feet south of the centerline of Lakeland Road.

BACKGROUND

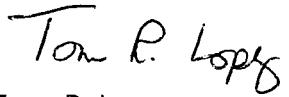
The Public Works Department received a request for a parking restriction along Greenstone Avenue, signed by various, Property Managers of the businesses that have street frontage within the given area. The area is experiencing problems with large trucks parking adjacent to their driveways making it difficult for their employees, visitors and delivery trucks to enter or exit the businesses. The request is for the implementation of a restriction on the east side of Greenstone Avenue that would prohibit vehicles over 6,000 pounds from parking on the street frontage.

Greenstone Avenue is classified as a minor arterial street with a curb to curb width of sixty-four feet. It is striped with two lanes of traffic in each direction. Parking is permitted on both sides of the street, and is posted with a speed limit of thirty-five miles per hour. The area is zoned for Heavy Manufacturing (M2), on both sides of the street.


The Public Works Department generally receives these types of request from local businesses for some type of parking restriction in front of their business, especially adjacent to their driveways. Typically, it is an issue of restricted sight distance caused by the parking of semi-trucks with trailers or even pick-up trucks or minivans.

Staff reviewed the existing conditions at the location and recommends that a parking restriction prohibiting the parking of vehicles over 6,000 pounds be implemented on the east side of Shoemaker Avenue beginning at a point 740 feet south of the centerline of Lakeland Road to a point 940 feet south of the centerline of Lakeland Road on the east side of Greenstone Avenue.

Also, a provision for the towing of vehicles that violate the restriction will be included with the parking restriction.



Tom R. Lopez
Assistant Director of Public Works



Rafael O. Casillas
Principal Civil Engineer

Attachment(s):

Letter from the Property Manager

September 3, 2009

To: Tom Lopez
Assistant Director of Public Works
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

From: Property Owners or Managers

Re: Restricting Heavy Truck Parking 11118 to 11218 Greenstone Ave

The individuals listed at the end of this letter, own or manage property from 11118 to 11218 Greenstone Avenue and having signed this letter, make the following facts known, and request assistance from the City of Santa Fe Springs:

1. There is a continual problem with heavy-weight trucks (mostly car haulers) using the street as their personal truck yard. They service their trucks, spill oil on the street, park their trucks over the weekends and all evenings. They cause the following problems:
 - o It is impossible for the street sweeper to sweep the street. It is not unusual to see buildups of debris in the gutter and onto the adjacent properties.
 - o The trucks drip and leak oil onto the street. This is particularly evident under the tractors, although there is also evidence that hydraulic oil also leaks from the transport units.
 - o The drivers park the trucks close to driveway entrances, blocking the view of the street, and making it dangerous to pull out of the driveways.
 - o Businesses cannot offer parking in front of their business for customers during business hours.
2. After checking the neighborhood, we have noticed an appropriate sign that reads:
 - "No vehicles over 6,000 pounds".

This would make it possible for customer's passenger vehicles and small trucks to park without being inconvenienced and also provide code enforcement with the tools needed to correct the problem. We accept that the cost for installing any new sign is \$100 per sign and that each property owner may need to pay for 1 or more signs per property depending on street frontage. The City of Santa Fe Springs does all future maintenance.

Your attention to this matter is appreciated.

Sincerely,

Peter Lake, Roy Walter, John Armstrong, and Matt Wagner (signatures below)

September 3, 2009

To: Tom Lopez
Assistant Director of Public Works
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

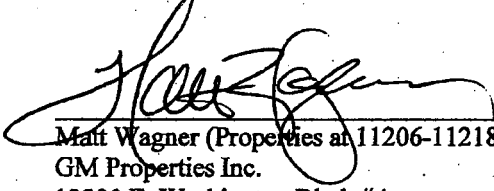
From: Property Owners or Managers

Re: Restricting Heavy Truck Parking 11118 to 11218 Greenstone Ave

Peter Lake (Building at 11118 Greenstone Ave.)
8833 Cedar Street
Bellflower, CA 90706
Phone: 562.400.2702

Roy Walter
R & D PATTERNS & MOLDS, INC.
11126 GREENSTONE AVENUE
SANTA FE SPRINGS, CA 90670
(562) 941-8585

John Armstrong
Armstrong Equipment Inc.
11200 Greenstone Ave.
Santa Fe Springs, CA 90670
562.944.0404



Matt Wagner (Properties at 11206-11218 Greenstone Ave.)
GM Properties Inc.
12300 E. Washington Blvd. #A
Whittier, CA 90606
562.696.0200 x 232

September 3, 2009

To: Tom Lopez
Assistant Director of Public Works
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

From: Property Owners or Managers

Re: Restricting Heavy Truck Parking 11118 to 11218 Greenstone Ave



Peter Lake (Building at 11118 Greenstone Ave.)
8833 Cedar Street
Bellflower, CA 90706
Phone: 562.400.2702



Roy Walker
R & D PATTERNS & MOLDS, INC.
11126 GREENSTONE AVENUE
SANTA FE SPRINGS, CA 90670
(562) 941-8585



John Armstrong
Armstrong Equipment Inc.
11200 Greenstone Ave.
Santa Fe Springs, CA 90670
562.944.0404

Matt Wagner (Properties at _____ Greenstone Ave.)
GM Properties Inc.
12300 E. Washington Blvd. #A
Whittier, CA 90606
562.696.0200 x 232



City of Santa Fe Springs

City Council Meeting

October 8, 2009

NEW BUSINESS

Resolution No. 9223 Re-designating the Los Angeles County Department of Public Health, Environmental Health, Solid Waste Management Program as the Local Enforcement Agency Responsible for Enforcing All Laws and Regulations Pertaining to the Management of Solid Waste within the City of Santa Fe Springs

RECOMMENDATIONS

That the City Council adopt Resolution No. 9223 re-designating the Los Angeles County Department of Public Health, Environmental Health, Solid Waste Management Program to act as the Local Enforcement Agency within Santa Fe Springs for the purpose of enforcing all laws and regulations relating to solid waste management.

BACKGROUND

For the vast majority of cities in Los Angeles County, including Santa Fe Springs, the Local Enforcement Agency (LEA) responsible for enforcing all laws and regulations relating to the management of solid waste has been the Los Angeles County Department of Health Services (DHS). Internally, the City's Environmental Programs Coordinator, working with the Assistant to the City Manager, manages the City's Solid Waste programs. DHS has had an oversight role in that regard.

In July 2006, DHS reorganized and the Department of Public Health (DPH) was formed. Within DPH is the Los Angeles County Department of Environmental Health, Solid Waste Management Program (SWMP), which is now acting as the LEA in the manner that DHS did heretofore. Accordingly, the County of Los Angeles has requested that the City Council officially re-designate SWMP as the LEA within Santa Fe springs under the DPH and provide a certified copy of this designation.

In taking this action, the City is not yielding and/or transferring to the County any duty or responsibility heretofore under the jurisdiction of the City.

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

Frederick W. Latham
City Manager

Attachments:

Resolution No. 9223

Report Submitted By: Anita Jimenez
City Manager's Office/Environmental Programs

Date of Report: October 8, 2009

RESOLUTION NO. 9223

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
RE-DESIGNATING THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH,
ENVIRONMENTAL HEALTH, SOLID WASTE MANAGEMENT PROGRAM AS THE
LOCAL ENFORCEMENT AGENCY RESPONSIBLE FOR ENFORCING ALL LAWS
AND REGULATIONS PERTAINING TO THE MANAGEMENT OF SOLID WASTE
WITHIN THE CITY OF SANTA FE SPRINGS

WHEREAS, the Los Angeles County Department of Health Services (DHS) has been acting as Lead Enforcement Agency (LEA) within the City of Santa Fe Springs for enforcement of solid waste handling, transport, and disposal; and,

WHEREAS, effective July 2006, DHS reorganized and the Department of Public Health (DHP) was formed, within which said DHP is the Los Angeles County Department of Environmental Health, the Solid Waste Management Program (SWMP), and LEA; and

WHEREAS, since LEA is currently authorized and designated under DHS to enforce all laws and regulations relating to solid waste disposal, handling, and transport within the City of Santa Fe Springs, the SWMP is requesting that the Santa Fe Springs City Council provide the designation/approval for the SWMP to act as the LEA within the City of Santa Fe Springs under DHP; and

NOW, THEREFORE, BE IT RESOLVED by the Santa Fe Springs City Council that the Council approves and re-designates the Los Angeles County Solid Waste Management Program (SWMP) to act as the Local Enforcement Agency (LEA) within the City of Santa Fe Springs under the Department of Public Health (DPH) for the purpose of enforcing all laws and regulations relating to the management of solid waste within the City of Santa Fe Springs;

BE IT FURTHER RESOLVED that any and all resolutions, or portions thereof, contrary to this resolution and the actions taken thereby, are hereby rescinded;

BE IT FURTHER RESOLVED that the City Clerk shall certify to the adoption of this resolution which shall take effect immediately upon its adoption and shall send a certified copy of this resolution to the Los Angeles County Solid Waste Management Program.

PASSED, APPROVED, AND ADOPTED this 8th day of October 2009.

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council Meeting

September 24, 2009

NEW BUSINESS

Approval of Voluntary Furlough and Voluntary Reduction in Pay Programs.

RECOMMENDATION

That the City Council approve the Voluntary Furlough Program for employees who are paid on an hourly basis and the Voluntary Reduction in Pay Program for employees who are exempt from overtime and are paid on a salary basis.

BACKGROUND

As part of the adoption of the FY 2009-10 budget, the City Council authorized Staff to develop cost containment ideas as a method to cope with the current economic conditions. One of the first programs Staff is introducing is the Voluntary Furlough Program, which will be offered to all full-time non-exempt employees. In consultation with legal counsel, a complementary Voluntary Reduction in Pay Program was also developed for those employees who are paid on a salary basis, and are exempt from overtime.

The attached Programs were developed with input from the two employee associations. It is anticipated that the two programs will begin on November 1, 2009, and continue until the end of the fiscal year, June 30, 2010.

FISCAL IMPACT

Because the programs are voluntary, it is unknown how much cost savings will be realized. There are no anticipated costs to launch and administer the programs.

A handwritten signature in cursive script, reading "Fred Latham".

Frederick W. Latham
City Manager

Attachments

Voluntary Furlough Program
Voluntary Reduction in Pay



City of Santa Fe Springs
VOLUNTARY FURLOUGH PROGRAM
Fiscal Year 2009-2010

Participants: The Voluntary Furlough Program is for employees who work full-time and eligible for overtime, as defined by the Fair Labor Standards Act (FLSA). Participation is voluntary, and must be approved by the City of Santa Fe Springs.

Program Details:

1. In order to participate, an employee must voluntarily submit to a minimum of 1 furlough day (8 or 9 hours) for fiscal year 2009-10. The maximum number of furlough hours must not exceed 359 hours. (No loss in CalPERS service credit if furlough is less than 360 hours per year – equivalent to 45 8-hour days.)
2. Cost of the furlough hours will be spread out over the remaining pay periods of the fiscal year (Nov 2009 - June 2010 - 17 pay periods) or as arranged with the Director of Finance and Administrative Services.
3. Employees must sign an irrevocable agreement, which can only be changed with City Manager approval due to “unforeseeable emergency,” defined as circumstance of severe financial hardship resulting from sudden and unexpected illness or injury of the employee or dependent, loss of property due to casualty or extraordinary circumstance arising from an event beyond the control of the employee, such as spouse’s loss of income or a reduction in work hours.
4. No discretionary overtime will be allowed on pay periods when furlough is taken.
5. Employees must declare their furlough day options in advance. While highly discouraged, date changes may only be made with approval of the supervisor and the Human Resources Office. Examples:
 - a. Dec 28, 29, 30 and 31 (week between Christmas & New Year holidays)
 - b. Nov 23, 24, 25 (Thanksgiving week)
 - c. “Open Fridays” between date of implementation through June 2010
 - d. Any specific days, requested by employee, with supervisor/DH approval.
 - e. Written reduced work schedule, with recommendation from supervisor, approval by the Department Director, HR recommendation and City Manager approval.
6. When received at the same time from different employees, furlough requests will be given priority over vacation requests, but are subject to the same minimum notice requirements.

Benefits:

1. Medical, Dental, Life: No loss in benefits.
2. Leave time accruals: Full accruals for voluntary furlough time for vacation, sick leave, and flex leave. No change in accrual leave rate as well.
3. Holidays: No change in holiday benefits. A voluntary furlough day may be used on the day before or after a holiday
4. Salary Rate: No effect on salary rate. A portion of salary is traded for an equivalent amount of time. A participant should consider his or her voluntary and payroll deductions and the net pay required to meet these when signing up for this Voluntary Furlough Program.
5. Retirement: Retirement contributions are based on a monthly payrate. CalPERS pension will not be reduced unless the employee's single highest 12-month period at retirement includes furlough time.

Service Credit – Participation will not have an impact on CalPERS service credit if furlough time and any unpaid leave time taken during the calendar year is less than 360 hours (45 8-hour days). One year of CalPERS service credit is granted to full-time employment for any of the following: 10 months for persons employed monthly, 215 days for those who are employed daily, or 1,720 hours for those employed hourly.

6. Deferred Compensation: A reduction in gross pay will proportionately affect the City's contribution for these programs.
7. Overtime: With the exception of emergency situations, overtime cannot be earned during the pay periods when furlough hours are used.
8. Layoff: Participation will have no impact, since seniority dates are not affected.
9. Promotions: Participation will have no impact since there will be no change in eligibility.



**VOLUNTARY WORK FURLOUGH
IRREVOCABLE AGREEMENT AND PAY CHECK REDUCTION AUTHORIZATION
Fiscal Year 2009-2010**

This form must be completed by the employee, and approved by their department to participate in the FY2009-2010 Voluntary Work Furlough biweekly pay check reduction program. This will authorize the Director of Finance & Administrative Services to spread the cost of the agreed upon furlough hours over the remaining pay periods in FY2009-10.

I, _____, hereby authorize the Director of Finance & Administrative Services of the City of Santa Fe Springs to enroll me in the Voluntary Work Furlough program for fiscal year 2009-2010, and agree to the following conditions:

1. I agree to have my total earnings reduced every pay period remaining in the fiscal year by my hourly rate plus any special compensation multiplied by my Grand Total Furlough hours stated below.
2. This is an irrevocable agreement. Any decrease in hours or changes in designated days must be approved by the City Manager or his designee. Changes will be allowed in the event of an "unforeseeable emergency," defined as a circumstance of severe financial hardship resulting from sudden and unexpected illness or injury of the employee or dependent, loss of property due to casualty or extraordinary circumstance arising from an event beyond the control of the employee, such as spouse's loss of income or reduction in work hours.
3. The agreed upon furlough plan will be effective until June 30, 2010 or until a new plan is approved. Only revised plans that increase or decrease hours need to be submitted to Finance for implementing changes to the dollars owed.
4. The Director of Finance & Administrative Services will total all monies owed at the end of the fiscal year. Furlough hours taken but not paid for will be collected. If there is no pay to collect from then the Director of Finance & Administrative Services will invoice the employee for the balance due. Likewise, furlough hours not taken but deducted from pay will be reimbursed to the employee only upon written approval from the City Manager, and upon the recommendation of the Human Resources Manager.

List Proposed Furlough dates below:

Date	Hours	Date	Hours
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Other: _____

GRAND TOTAL - FURLOUGH HOURS _____

Employee's Signature

Date

Supervisor's Signature

Date

Department Director's Signature

Date

Human Resources Review

Date

Processing:

Salary Rate plus add-ons _____

Grand Total Furlough Hours: _____

Number of Pay Periods Remaining in Fiscal Year: _____

Salary Reduction Per Pay Period: _____



City of Santa Fe Springs
VOLUNTARY REDUCTION IN PAY
Fiscal Year 2009-2010

Participants: The Voluntary Furlough Program is for employees who work full-time and designated as exempt from overtime, as defined by the Fair Labor Standards Act (FLSA). Participation is voluntary and must be approved by the City of Santa Fe Springs.

Program Details:

1. Salary rate will be decreased by the designated % or dollar amount for the remainder of fiscal year 2009-10 or as arranged with the Director of Finance and Administrative Services. Salary rate to be reinstated on first pay period that includes July 1, 2010. A participant should consider his or her voluntary and payroll deductions and the net pay required to meet these when signing up for this Voluntary Reduction in Pay.

The following are provided merely as guidelines, since there are no minimum or maximum requirements to participate:

10% = 208 hours	5% = 104 hours	4% = 83.2 hours
3% = 62.4 hours	2% = 41.6 hours	1% = 20.8 hours

2. Employees must sign an irrevocable agreement, which can only be changed with City Manager approval due to "unforeseeable emergency," defined as circumstance of severe financial hardship resulting from sudden and unexpected illness or injury of the employee or dependent, loss of property due to casualty or extraordinary circumstance arising from an event beyond the control of the employee, such as spouse's loss of income or reduction in work hours.
3. Since employees are NOT paid by the hour but on a salary basis, they don't necessarily work only 40 hours per week – they work until the job is done. They may work 36 one week, 45 the next, etc. If a participating employee opts to take equivalent time off, it will be on an honor system, as it is now, with supervisory oversight and approval.

Benefits:

1. Medical, Dental, Life: No effect on these benefits.
2. Leave time accruals: No effects in accrual rates of vacation, sick and flex leave.
3. Holidays: No change in holiday benefits.

4. Retirement: Retirement contributions are based on a monthly payrate. CalPERS pension will not be affected unless employee's single highest 12-month period at retirement includes the period with the voluntary salary reduction.

Service Credit: Participation will not have an impact on CalPERS service credit.

5. Deferred Compensation: A reduction in gross pay will proportionately affect the City's contribution for these programs.

6. Overtime: Those in these positions are FLSA exempt, and therefore do not receive overtime pay.

7. Layoff: Participation will have no impact, since seniority dates are not affected.

8. Promotions: No impact since there is no change in eligibility.



VOLUNTARY PAY RATE REDUCTION
(FOR FLSA EXEMPT POSITIONS ONLY)
IRREVOCABLE PAY RATE REDUCTION AUTHORIZATION
Fiscal Year 2009-2010

This form must be completed by the employee and approved by their department to participate in the FY2009-2010 Voluntary Pay Rate Reduction program.

I, _____, hereby authorize the Director of Finance & Administrative Services of the City of Santa Fe Springs to enroll me in the Voluntary Pay Rate Reduction program for fiscal year 2009-2010, and agree to the following conditions:

1. I agree to have my total earnings reduced by _____ % or \$ _____, _____ every pay period remaining in the fiscal year, or _____ to be deducted in the following manner: _____

2. This is an irrevocable agreement, effective through June 30, 2010. This agreement can only be changed with City Manager approval due to an "unforeseeable emergency," defined as a circumstance of severe financial hardship resulting from sudden and unexpected illness or injury of the employee or dependent, loss of property due to casualty or extraordinary circumstance arising from an event beyond the control of the employee, such as spouse's loss of income or reduction in work hours.

Employee's Signature

Date

Supervisor's Signature

Date

Department Director's Signature

Date

Human Resources Review

Date

Processing:

Salary Reduction Per Pay Period: _____

Equivalent Days: _____ Hours: _____



City of Santa Fe Springs

City Council Meeting

October 8, 2009

NEW BUSINESS

Emergency Employee Policy and Procedures

RECOMMENDATION:

It is recommended that the City Council adopt the proposed administrative policy and procedures that designate City employees as Disaster Service Workers in the event of an officially declared disaster or emergency.

BACKGROUND

The State of California Government Code Section 3100 – 3109 provides that in the event of natural, manmade, or war-caused emergency which could result in conditions of disaster or in extreme peril to life, property, and resources, the State is empowered to designate all public employees as disaster service workers subject to such disaster service activities as may be assigned to them by their superiors or by law. The term "public employee" includes all persons employed by the State or any county, city, city and county, state agency or public district.

In furtherance of the exercise of the emergency powers in the event of a disaster or declared emergency, the City of Santa Fe Springs can, for the protection of its residents and resources, declare all City employees disaster service workers as proscribed in the State's Government Code 3100.

The City does not currently have a policy in place regarding the designation of City employees as disaster service workers. The proposed policy before the City Council affirms the State's definition of a disaster service worker as described in the State of California Government Code as well as the duties and responsibilities as such designated employees.

Staff is therefore recommending that the City Council adopt the proposed administrative policy and procedures designating City employees as disaster service workers. The Mayor may call upon Director of Police Services Fernando Tarin to answer any questions regarding this proposed policy.


Frederick W. Latham
City Manager

Attachment(s):

Administrative Policy and Procedures – City Employees as Disaster Service Workers



City of Santa Fe Springs Employee Emergency Procedures Guide



Employee Emergency Role

Disaster Service Workers

All City of Santa Fe Springs employees are Disaster Service Workers. The roles and responsibilities for Disaster Workers are authorized by the California Emergency Services Act and are defined in the California Labor Code. If the City of Santa Fe Springs declares a Local Emergency during normal work hours, employees will be expected to remain at work to respond to the emergency needs of Santa Fe Springs. If a Local Emergency is declared outside of normal work hours, employees may be called back to work, either in Santa Fe Springs or in their home communities.

Disaster considerations for Santa Fe Springs employees are, in order:

1. Life safety—personal, family, co-workers, visitors, others.
2. Operational support to Santa Fe Springs' overall emergency response.

Employee Responsibilities

- Work in the City's Emergency Operations Center (EOC), as directed.
- Assist City's overall emergency management efforts.
- Have your City ID card with you at all times.
- Be prepared to remain at work for several days under austere and trying conditions.
- Be prepared to provide own clothing and other essentials during disaster situation until other arrangements can be made through the EOC.
- Be prepared on a personal and family basis in order to fulfill Disaster Service Worker role.

Emergency Communications

EMERGENCY.....9-1-1

Employee Emergency Information Hotline...(562) 409-1850
This hotline will convey employee specific emergency instructions such as building closures emergency assignments, and other special instructions/information.

Emergency Operations Center (EOC).....(562) 863-0580
This number will only be staffed during EOC activations.
This number is not for public use.

www.santafesprings.org

Check the City's website for employee specific emergency information.

- Assess your situation—ensure safety of you, your family, and pets.
- Prepare your family to be on their own for up to 72 hours if you are directed to report to work.
- Listen to the radio for Emergency Alert System (EAS) messages.
- Attempt to contact the City—call your supervisor or other designated contact. Call the Employee Emergency Information Hotline if other contacts are not available.
- Check the City's website for emergency information at www.santafesprings.org.

If able to contact the City:

- Report to your supervisor or the EOC your current situation and availability.
- Ask for instructions on what to do or follow instructions as provided via the Employee Emergency Information Hotline.

If unable to contact the City:

- If it is safe to travel—report to your normal work place or City Hall and await direction.
- If it is not safe to travel—report to your local government offices and offer assistance. Continue to work at the other site until you make contact with the City. Continue attempts to contact the City every two hours or to the extent practical.

- Assess your situation—ensure safety of you and your co-workers. Check on your family.
- Check in with your supervisor so that you are accounted for.
- Retrieve emergency supplies cache.
- Retrieve your personal emergency supplies from your desk or car.
- Evacuate if instructed to do so or if the structure seems unsafe.
- Check for injuries and provide first aid if needed.
- Follow directions of your supervisor or other emergency officials.
- Emergency instructions may also be broadcast over the Nortel phone system or the PA system where installed.
- If phone systems are operational, call the Employee Emergency Information Hotline for instructions.
- Report to the EOC if you have an EOC assignment.
- If you desire to leave, you must clear your departure with your regular supervisor or the EOC supervisor.
- You will be allowed, as soon as it is feasible, to depart to check on your family and home. If instructed to do so, you should return to the EOC as quickly as possible and be prepared to stay at the EOC or other assigned location for several days.

Fire Safety and Suppression

In the event of a fire:

- Dial 9-1-1 and provide the following information:
 - * Exact location within the building
 - * Nature of fire, if known
 - * Your name and phone number
- Activate the fire alarm or direct someone to do so, if it has not already been activated.
- If the fire is small, attempt to control the fire with fire extinguishers.
- If the fire is too large to control - EVACUATE.
- If the area is full of smoke, crawl along the floor, close to walls, with a dry cloth over nose and mouth.
- Before opening any door, place a hand one inch from the door near the top to see if it is hot. If it is, this is indicative of fire and smoke on the other side and the door should not be opened.
- When opening closed doors, be prepared to close them quickly at the first sign of fire.

How to operate a fire extinguisher

- Pull the pin. This allows you to discharge the extinguisher.
- Aim at the base of the fire, not at the flames.
- Squeeze the lever on the handle slowly. If the handle is released, the discharge will stop.
- Sweep from side to side until the fire is completely extinguished.

Medical Emergencies

In the event of a medical emergency:

- Dial 9-1-1 or direct someone to do so and provide the following information:
 - * Exact location within the building
 - * Your name and phone number
 - * The nature of the medical emergency
 - * Do not hang up until told to do so by the dispatcher
- Provide care consistent with your level of training and comfort, or direct a co-worker to request a First Aid/CPR/AED trained individual to respond, if available.
- Ask someone to meet the responding fire-rescue/emergency personnel and direct them to the emergency location.
- Stay calm. Keep the patient warm with a coat or blanket.
- Do not move the patient unless there is danger of further injury.

Earthquake

In the event of earthquake:

- **Duck, cover, and hold** until shaking stops. Direct others to do so as well.
- Check for injuries and provide first aid, if needed.
- Do not use elevators unless instructed to do so.
- Stay alert for aftershocks.
- Do not use phones except to report emergency conditions.
- Do not leave the building or floor until authorized to do so by supervisor or unless you feel you are unsafe.
- If you leave the building, take caution of hazards such as power lines, trees, and damaged buildings.
- Listen for instructions from your supervisor or other emergency officials.
- Stay calm and reassure others.

Evacuation Procedure

All employees will evacuate the building when the following circumstances are present:

- The fire alarm sounds.
- When notified by other public safety officials such as fire-rescue, police, and emergency services.

If evacuation is required or ordered:

- Secure any sensitive documents or valuables; take personal belongings, including keys, purses, briefcases, and backpacks and proceed to the nearest exit.
- Direct clients and visitors to the nearest exit.
- Keep to the right of hallways and stairwells.
- Do not use elevators.
- Report to your predetermined assembly area/meeting spot.
- Do not leave the Assembly Area until released by your supervisor.

Managers and supervisors will account for all personnel present at time of the evacuation.

- Any missing person should be reported immediately to their supervisor.
- If you have members of the public in your facility at the time of the evacuation, you should account for any public members as well.

Shelter-in-Place

Shelter-in-place is a course of action taken when the benefits of staying inside outweigh the risks associated with evacuation.

Shelter-in-place will be utilized when there are dangerous situations outside the building (i.e. chemical release, threats of violence, civil disturbance, etc.).

When to shelter-in-place:

- When instructed to do so by an emergency official.
- When instructed to do so by a supervisor or co-worker.
- When a situation develops that you deem unsafe and warrants sheltering-in-place.

When a shelter-in-place order is given:

- Close all doors and windows; close all window coverings; and keep clear of windows.
- Turn off the heating, air conditioning, and air circulation system in the building.
- Post the "Shelter-in-Place Emergency Lock Down in Progress" sign on inside of window.³
- Utilize supplies (plastic sheets and duct tape) in the shelter-in-place kits to seal doors, windows, and air vents.
- Turn on television or radio to monitor news reports regarding the incident that prompted the shelter-in-place order.
- Do not open any doors or windows until the shelter-in-place order has been lifted or instructed to do so by your supervisor or emergency official.
- Do not leave the building or floor unless authorized to do so by a supervisor or emergency official.
- Follow instructions of the fire-rescue personnel and other emergency officials.

Bomb Threat

If a written threat is received, contact the Whittier Police Department immediately by calling 9-1-1. Save all materials, including any envelope or container.

Person receiving the bomb threat call:

1. Listen—Do not interrupt the caller. Keep the caller in the line as long as possible and pay attention to the caller's voice characteristics, speech patterns, language proficiency, manner of speech, and background noises.
2. If possible, alert a co-worker to listen while the call is in progress.
3. Write down the following:
 - Exact time and date of call
 - Telephone number call received at/on.
 - Information appearing on your phone's display.
 - Exact words of the caller.
 - Caller name, if given.
 - Any background noises heard.
4. Questions to ask:
 - When is the bomb going to explode?
 - Where is the bomb?
 - What does it look like?
 - What kind of bomb is it?
 - Why did you place the bomb?
 - What is your name?
5. Describe the caller's voice:

Calm	Slow	Crying	Slurred	Stutter
Deep	Loud	Broken	Giggling	Accent
Angry	Lisp	Rapid	Stressed	Nasally
6. Call 9-1-1 immediately after the caller hangs up and reports the threat.
7. Notify your supervisor of the call. Do not discuss the call with other persons.
8. **DO NOT TOUCH OR HANDLE** any suspicious device or package. Follow the instructions of the Police Department.

Violent Incident

Any employee who believes that he or she may have been harassed or threatened in the workplace is responsible for reporting the incident(s) and/or potential to their supervisor or to the Human Resources section. The employee should also develop a nonverbal signal with co-workers that law enforcement assistance is needed.

Some work spaces are equipped with a panic button located on the side or underside of a desk.

- If you have a panic button, make sure you know it is located and how to use it.
- The Department of Police Services conducts periodic tests to ensure they function correctly.

If threatened by an individual or you are a witness to a threat:

- Protect the safety of yourself and others.
- If you are close to a panic button, activate it.
- Attempt to notify others in the area of the threat and increase the distance between yourself and the person making the threats.
- Call 9-1-1 or give a worker a nonverbal signal to do so.
- Provide the following information to the 9-1-1 dispatch operator:
 - * Exact location within the building
 - * Nature of the threat or incident
 - * Description of the person, if known
 - * Your name and call back telephone number
- Remain calm and non-threatening.

If a weapon is involved:

- Cooperate fully
- Do not attempt to grab the weapon or overpower the person
- Do not make any quick moves. Explain your movements at all times.
- Listen to what the threatening person says and be supportive and empathetic.
- Note physical description of person (sex, approximate height and weight, clothing, distinguishing scars or marks).

Suspicious Mail

If you receive a suspicious letter or parcel:

- Do not open or handle excessively.
- Notify your supervisor.
- Direct all personnel to move to a safer area.
- Dial 9-1-1 or direct someone to do so and provide the following information:
 - * Exact location inside the building
 - * Description of the letter or parcel
 - * Your name and phone number
 - * Do not hang up until told to do so
- Wash your hands with soap and water.
- List all people who were in the room or area when the suspicious letter/package was recognized.

If a suspicious substance is released from the letter/parcel:

- Leave the area immediately and advise others nearby to do so.
- Restrict access to the area.
- Direct exposed personnel to a safe area. Confine all exposed personnel in the safe area and restrict contact with other persons.
- Dial 9-1-1 and describe the situation and the type of substance (i.e., powder, gas, liquid, etc.).

Important Numbers

EMERGENCY.....9-1-1
Police Services Center.....(562) 409-1850
Department of Fire-Rescue.....(562) 944-9713
SEAACA.....(562) 803-3301
Poison Control.....(800) 222-1222

- If you do not get a dial tone immediately, do not hang up the phone or press and release the receiver switch. Wait at least two minutes for a dial tone. It may take that long for a dial tone access in the event of an emergency.
- Utilize GETS if you have been provided with this communication tool.
- Remember that pay phones will most likely be operational following a disaster.



NEW BUSINESS

Emergency Employee Policy and Procedures

RECOMMENDATION:

It is recommended that the City Council adopt the proposed administrative policy and procedures that designate City employees as Disaster Service Workers in the event of an officially declared disaster or emergency.

BACKGROUND

The State of California Government Code Section 3100 – 3109 provides that in the event of natural, manmade, or war-caused emergency which could result in conditions of disaster or in extreme peril to life, property, and resources, the State is empowered to designate all public employees as disaster service workers subject to such disaster service activities as may be assigned to them by their superiors or by law. The term "public employee" includes all persons employed by the State or any county, city, city and county, state agency or public district.

In furtherance of the exercise of the emergency powers in the event of a disaster or declared emergency, the City of Santa Fe Springs can, for the protection of its residents and resources, declare all City employees disaster service workers as proscribed in the State's Government Code 3100.

The City does not currently have a policy in place regarding the designation of City employees as disaster service workers. The proposed policy before the City Council affirms the State's definition of a disaster service worker as described in the State of California Government Code as well as the duties and responsibilities as such designated employees.

Staff is therefore recommending that the City Council adopt the proposed administrative policy and procedures designating City employees as disaster service workers. The Mayor may call upon Director of Police Services Fernando Tarin to answer any questions regarding this proposed policy.

Frederick W. Latham
City Manager

Attachment(s):

Administrative Policy and Procedures – City Employees as Disaster Service Workers

Report Submitted By: Fernando L. Tarin, Director
Department of Police Services

Date of Report: September 29, 2009

POLICY #: _____

SUBJECT: CITY EMPLOYEES AS DISASTER
SERVICE WORKERS

ISSUED: _____

EFFECTIVE: _____

CANCELLATION DATE: _____

SUPERCEDES: _____

POLICY:

When a disaster strikes of natural or manmade origin, City employees may be called upon to provide service to the community by assisting in emergency response efforts. This may require employees to work in other locations, different hours, and out of class. The intent of this policy is to ensure that all employees recognize their role as essential emergency workers.

PROCEDURE:**1. Disaster Service Workers**

In the event of a local proclamation or a state and/or federal declaration of an emergency, all public employees, whether technical specialties or not, are considered *essential* and are deemed disaster service workers. As such employees:

- a. Are provided the immunities, protections, and benefits as provided in the California Emergency Services Act and the Master Mutual Aid Agreement (California Labor Code, Division 4, Chapter 1, Section 3211.92).
- b. Must remain on their jobs until authorized to leave.
- c. May be required to remain on their jobs after their shift ends.
- d. Are expected to report to their normal work locations if at all possible. Or, they may report to the labor pool area in the city/county facility nearest their home to assist or establish contact with their departments and obtain instructions.
- e. May be reassigned to other departments, other facilities, or to do work that they do not normally perform.
- f. May be asked to cancel vacations that were approved before the disaster occurred.
- g. May be pre-identified, trained, and deployed to disaster areas, with the concurrence of their supervisors or managers.

FREDERICK W. LATHAM
CITY MANAGER



PRESENTATION

Recognition of Participants of 2009 Summer Skills Institute - Family and Youth Intervention Program

The Family and Youth Intervention Program offered the 2nd annual Summer Skills Institute for Santa Fe Springs youth and program participants. This institute was developed by staff to focus on teaching proactive/prosocial skills in a group workshop setting. An added feature was that the institute occupied much of their idle time during the Summer- parents were delighted with this plan!

The Summer Skills Institute was a 9 week/3 days per week commitment. Each workshop was 2-3 hours and there was a weekly community/educational excursion. The participants were both middle school and high school students. The Institute averaged 15 students daily.

The workshops focused on various personal skills such as anger management, drug education, coaching and social modeling, and character/self-esteem. A few of the highlights of the Institute included excursions to the Long Beach Aquarium of the Pacific, the University of Southern California campus, the Peterson Automotive Museum, Griffith Park Observatory, Huntington Beach, Irwindale Speedway, the Covenant House of California- (teenage homeless shelter), and Knott's Berry Farm.

The Summer Skills Institute has successfully impacted our youth and has proven to be another valuable FYIP component. This institute has helped our young people to make thoughtful and positive choices and, in turn, be better prepared for situations in life that challenge their inner strength and confidence. The staffing included 2 volunteer interns- (Charis Gaston & Laura Castillo), and 3 FYIP staff- (Paul Brascia, Rick Brown, and Helen Nishii).

The Mayor may wish to call on Dr. Anthony Lopez, Director of Family and Youth Intervention and Paul Brascia, FYIP Case Worker to assist in this presentation.

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

Frederick W. Latham
City Manager



City of Santa Fe Springs

City Council Meeting

October 8, 2009

PROCLAMATION

Proclaiming October 19-23, 2009 "Red Ribbon Week"

The Mayor may wish to call upon Kimberly Sawyer, Public Safety Education Officer, to discuss this year's Red Ribbon activities and request that members from the City's Safe Neighborhood Team and representatives from the City's School Districts come forward to receive this year's "Red Ribbon Week" Proclamation.

In recognition of "Red Ribbon Week," the City of Santa Fe Springs, the Board of Education from Little Lake City School District, the Board of Trustees from the Los Nietos School District, the Board of Trustees from the Whittier Union High School District, the respective Superintendents, along with the Safe Neighborhood Team Coordinators, have been invited to receive proclamations from the City Council.

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

Frederick W. Latham
City Manager



City of Santa Fe Springs

City Council Meeting

October 8, 2009

PRESENTATION

Healthy Habits Program

BACKGROUND

As part of the Joint Oversight Committee (JOC) between Family and Human Services staff and Presbyterian Intercommunity Hospital staff is working with Los Nietos Middle School targeting the youth of 7th grade. The new Healthy Habits Program will aid in educating youth and families on living a healthier lifestyle. It will provide the resources to begin following healthy habits and will aid to avoid future medical and social issues such violence, drug abuse and low grade point averages.

The program began by obtaining the height, weight, Body Mass Index (BMI), and blood pressure of the students. Newly developed curriculum will be added to their regular Physical Education class to aid in heightening extra activity. Evening healthy cooking classes will be offered to families and both City and hospital staff is working on developing fun activities that include physical exertion. The youth will be monitored by physician residents through out the school year and it is the goal of staff to follow them through high school to determine success.

The Mayor may call upon Eddie Ramirez, Family Services Supervisor, to provide an update.

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

Frederick W. Latham
City Manager



PRESENTATION

Proclamation declaring October 2009 as "National Breast Cancer Awareness Month"

RECOMMENDATION

The Mayor may wish to call upon Monique Barraza, Director of the Abigail Barraza Foundation to accept the proclamation.

BACKGROUND

October is National Breast Cancer Awareness Month; a campaign dedicated to educating the public about the importance of early detection for breast cancer. It has been found that early detection significantly increases the chance of surviving the disease.

For the past several years, the Abigail Barraza Foundation has joined these efforts, by playing a role in educating women in the community, as well as by raising awareness about breast cancer within the Hispanic communities. Foundation members have been invited to tonight's Council meeting to accept the proclamation.

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

Frederick W. Latham
City Manager



City of Santa Fe Springs

City Council Meeting

October 8, 2009

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

Committee Appointments

Attached is a roster for each active committee, and listed below are current vacancies. Also included for your review is the list of prospective members.

<u>Committee</u>	<u>Vacancy</u>	<u>Councilmember</u>
Beautification	1	Putnam
Beautification	3	Rounds
Beautification	3	Serrano
Community Program	3	Gonzalez
Community Program	2	Serrano
Community Program	1	Velasco
Historical	1	Gonzalez
Historical	4	Putnam
Historical	2	Serrano
Parks & Recreation	1	Gonzalez
Senior Citizens Advisory	1	Gonzalez
Senior Citizens Advisory	2	Putnam
Senior Citizens Advisory	2	Rounds
Sister City	1	Gonzalez
Sister City	1	Serrano
Sister City	1	Velasco
Youth Leadership	1	Rounds

Please direct any questions regarding this report to the City Clerk.

Frederick W. Latham
City Manager

Attachments:

Active Committee Lists

PROSPECTIVE MEMBERS FOR VARIOUS COMMITTEES/COMMISSIONS

Beautification

Community Program

Family & Human Services

A.J. Hayes
Jimmy Mendoza
Jose Avila

Heritage Arts

Marlene Vernava

Historical

Personnel Advisory Board

Parks & Recreation

Hector Renteria

Planning Commission

Art Escobedo
Lynda Short
Hector Renteria

Senior Citizens Advisory

Sister City

Frank Carbajal, Sr.
Michele Carbajal
Hector Renteria

Traffic Commission

Art Escobedo
Jose Zamora
Hector Renteria

Youth Leadership

BEAUTIFICATION COMMITTEE

Membership: 25

() indicates term expiration date

Appointed by:

Name

Gonzalez

Juanita Montes (10)

Irene Pasillas (10)

May Sharp (11)

_____ (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

_____ (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)
	_____ (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

Gustavo Velasco

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
Hilary Keith, Director of Library & Cultural Services
Paul Ashworth, Director of Planning and Development

The Heritage Arts Advisory Committee meets the last Tuesday of the month, except in November and 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)
_____ (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

Merrie Hathaway (11)
Marv Clegg (10)
Susan Johnston (11)
Alma Martinez (10)

The Historical Committee meets quarterly (the first Tuesday of the month in the months of April, July October and January) at 5:30 p.m. at the Train Depot (during the library renovation, at the Carriage Barn).

***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)
Mark Scoggins* (11)

Serrano

Lynda Short (10)
Juanita Trujillo (11)
Joe Avila (10)
Sally Gaitan* (11)
Bernie Landin (10)

Velasco

Art Escobedo (11)
_____ (10)
Lillian Puentes (10)
Jose Zamora (11)
Arcelia Miranda (11)

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

_____ (11)
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	Hector	Renteria	(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

Marilyn Llanos (2012)
Victor Becerra (2011)
Jessica Aguilar (2011)
Jeanneth Guerrero (2011)

Putnam

Ashley Ortiz (2010)
Wendy Pasillas (2013)
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)
Ariana Gonzalez (2013)

Velasco

Omar Rodriguez (2012)
Madalin Marquez (2011)
Martin Guerrero (2013)
Jose Rocha (2012)

The Youth Leadership Committee meets the first Monday of every month at 6:00 p.m. in Council Chambers.



City of Santa Fe Springs

Regular City Council Meeting

October 8, 2009

COUNCIL SUB-COMMITTEE APPOINTMENTS

Councilmember Appointments to Council Sub-Committees

RECOMMENDATION

That the City Council make appointments of Councilmembers to the following Council Sub-Committees: City Budget Sub-Committee, City Audit Sub-Committee, Activity Center Study Sub-Committee, Library Garden Art Sub-Committee.

BACKGROUND

Due to a number of time-sensitive matters needing Council input, staff is seeking the appointment of Councilmembers to four Council Sub-Committees: City Budget Sub-Committee, City Audit Sub-Committee, Activity Center Study Sub-Committee, Library Garden Art Sub-Committee.

There are existing appointments to the Budget (The Mayor and Councilmember Serrano) and Audit (The Mayor and Councilmember Rounds) Sub-Committee. The Activity Center and Library Garden Art Sub-Committees are new sub-committees and they require appointments.

Frederick W. Latham
City Manager