



AGENDA

FOR THE REGULAR MEETINGS OF THE:
COMMUNITY DEVELOPMENT COMMISSION
CITY COUNCIL

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

JANUARY 14, 2010
6:00 P.M.

Luis M. Gonzalez, Mayor
Betty Putnam, Mayor Pro Tem
William K. Rounds, Councilmember
Joseph D. Serrano, Sr., Councilmember
Juanita A. Trujillo, 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. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. 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 meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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

1. **CALL TO ORDER**

2. **ROLL CALL**

William K. Rounds, Commissioner/Councilmember
Joseph D. Serrano, Commissioner/Councilmember
Juanita A. Trujillo, 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**

A. **MINUTES**

Minutes of the Regular Community Development Commission Meeting
of December 10, 2009

Recommendation: That the Commission approve the Minutes as submitted.

B. Minutes of the Adjourned Community Development Commission
Meeting of December 17, 2009

Recommendation: That the Commission approve the Minutes as submitted.

C. **AWARD OF CONTRACT**

Single Family Residences at 9203 Danby Avenue and 11010 Davenrich
Street

Recommendation: That the Community Development Commission take the following actions: 1) Accept the bids for the Single Family Residences at 9203 Danby Avenue and 11010 Davenrich Street; and, 2) Award a contract to Tuscan Builders of Laguna Niguel, California in the amount of \$460,000.00

PUBLIC HEARING

5. Continued Public Hearing to Consider Adopting the 2010-2014 Five-Year Redevelopment Implementation Plan

Recommendation: That the Community Development Commission: 1) Open the public hearing and receive public testimony from anyone that wishes to speak, and 2) that the Community Development Commission adopt Resolution No. 250-2010 approving the 2010-2014 Redevelopment Implementation Plan.

NEW BUSINESS

6. Extension of Agreement with Premiere Investors Fund Regarding Redevelopment of 13210 Telegraph Road - Consideration of a nine month extension of Agreement.
7. Resolution No. 249-2010 – Approving the Use of Community Development Commission Funds for the Installation of a Bus Shelter at the Neighborhood Center

Recommendation: That the Community Development Commission (1) Amend the Adopted Capital Improvement Program for FY 2006-07 through FY 2011-12 to include the Installation of a Bus Shelter at the Neighborhood Center; (2) Adopt Resolution No. 249-2010 finding that the Installation of a Bus Shelter at the Neighborhood Center benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of this project is available within the Community; (3) Authorize the use of unallocated 2006 CDC Bond Funds allocated to the Neighborhood Center Renovation and Modernization Project from Account No. 484-R545 to complete the funding for this project; (4) Authorize the City Engineer to advertise for bids and award a contract to Install a Bus Shelter at the Neighborhood Center.

CLOSED SESSION

8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 13210 Telegraph Road

Negotiating Parties: Staff and Property Owner

Under Negotiation: Terms of Agreement

CITY COUNCIL

ORDINANCE FOR PASSAGE

9. Ordinance No. 1007 – Prohibiting Certain Uses of Public Property and Railroad Track Right-of-Way

Recommendation: That the City Council waive further reading and adopt Ordinance No. 1007, an ordinance adopting Santa Fe Springs Municipal Code Title XIII, Chapter 136, prohibiting certain uses of public property and railroad track right-of-way.

NEW BUSINESS

10. Resolution No. 9240 – Approving the Use of Community Development Commission Funds for the Installation of a Bus Shelter at the Neighborhood Center

Recommendation: That the City Council: (1) Amend the adopted capital Improvement Program for FY 2006-07 through FY 2011-12 to include the Installation of a Bus Shelter at the Neighborhood Center; and, (2) Adopt Resolution No. 9240 finding that the Installation of a Bus Shelter at the Neighborhood Center benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of this project is available within the Community.

11. Resolution No. 9241 – In Support of the Local Taxpayer, Public Safety and Transportation Protection Act of 2010

Recommendation: That the City Council (1) Adopt Resolution No. 9241 in support of the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010; (2) Authorize the listing of the City of Santa Fe springs in support of the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010; and, (3) Direct staff to communicate the Council's action as widely as possible, including to all of the appropriate State and Local Officials.

12. Authorize the Purchase of Hewlett Packard Computer Server System

Recommendation: That the City Council allow the Director of Purchasing Services to issue purchase orders for the procurement of replacement City core servers with an HP Blade Serve and SAN system.

City of Santa Fe Springs

Community Development/City Council Meetings

January 14, 2010

Please note: Item Nos. 13 – 22 will commence in the 7:00 p.m. hour

13. INVOCATION

14. PLEDGE OF ALLEGIANCE

COUNCIL REORGANIZATION

15. Selection of Mayor, Mayor Pro-Tem, Liaisons to Various City Committees and Representatives to Governmental Organizations

INTRODUCTIONS

16. Representatives from the Chamber of Commerce

17. Representatives from the Youth Leadership Committee

18. ANNOUNCEMENTS

19. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

20. ORAL COMMUNICATIONS

This is the time when comments may be made by interested persons on matters not on the agenda having to do with City business.

21. EXECUTIVE TEAM REPORTS

22. ADJOURNMENT

In memory of Robert "Roz" Zamora, founding employee of the Santa Fe Springs Fire Department.

In memory of Martin Pena, long-time City resident.

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.



Adria M. Jimenez, CMC
Deputy City Clerk

January 7, 2010
Date

MINUTES

REGULAR MEETING OF THE SANTA FE SPRINGS COMMUNITY DEVELOPMENT COMMISSION CITY COUNCIL

CITY OF SANTA FE SPRINGS
December 10, 2009

1. **CALL TO ORDER**

Chairperson/Mayor Gonzalez called the Community Development Commission and City Council Meetings to order at 6:20 p.m.

2. **ROLL CALL**

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

Also present: Fred Latham, City Manager; Adria Jimenez, Deputy 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; Maricela Balderas, Director of Family & Human Services; Jose Gomez, Director of Finance & Administrative Services; Alex Rodriguez, Fire Chief

COMMUNITY DEVELOPMENT COMMISSION

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

City Manager Fred Latham had no report. Executive Director Paul Ashworth had no report.

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 November 24, 2009

Recommendation: That the Commission approve the Minutes as submitted.

Vice-Chairperson Putnam moved to approve the Consent Agenda, including item No. 4-A. Commissioner Serrano seconded the motion, which carried unanimously.

PUBLIC HEARING

5. Public Hearing to Consider Adopting the 2010-2014 Five-Year Redevelopment Implementation Plan

Recommendation: That the Community Development Commission open the public hearing and receive public testimony from anyone that wishes to speak; and, that the Community Development Commission continue the public hearing to the adjourned meeting of December 17, 2009.

Chairperson Gonzalez opened the public hearing and invited interested parties to come forward to address the Commission.

Having no one come forward, Chairperson Gonzalez closed the public hearing.

Commissioner Serrano moved to continue the public hearing to January 14, 2010. Commissioner Rounds seconded the motion which carried unanimously.

RECESS

Chairperson/Mayor Gonzalez recessed the meeting at 6:25 p.m., to go into Closed Session.

CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 12345 Lakeland Road

Negotiating Parties: Staff and Property Owner

Under Negotiation: Terms of Agreement

RECONVENED

Chairperson/Mayor Gonzalez reconvened the meeting at 7:05 p.m.

6. **INVOCATION**

Councilmember Velasco gave the Invocation.

7. **PLEDGE OF ALLEGIANCE**

Councilmember Rounds led the Pledge of Allegiance

INTRODUCTIONS

8. Representatives from the Chamber of Commerce

Larry Clanton, Cosby Oil; Carlos Galvan, Jr., La Amapola, Inc.; Wendy Meador, Chamber President; and, Kathie Fink, Chamber of Commerce CEO were present on behalf of the Chamber of Commerce.

9. Representatives from the Youth Leadership Committee

Lupe Pasillas, Wendy Pasillas, Ashley Cortez, and Alyssa Trujillo, of the Youth Leadership Committee introduced themselves.

10. 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 November 24, 2009

Recommendation: That the City Council approve the Minutes as submitted

Mayor Pro-Tem Putnam moved to approve the Consent Agenda, including item No. 10-A. Councilmember Serrano seconded the motion, which carried unanimously.

ELECTION RESULTS

- 11. Resolution No. 9234 – Declaring the Final Results of the November 3, 2009 General Municipal Election**

City Attorney Skolnik requested that Council make a motion to certify the results of the General Municipal Election and adopt Resolution No. 9234.

Councilmember Rounds moved to certify the results and adopt Resolution No. 9234. Councilmember Serrano seconded the motion, which carried by the following roll call vote:

AYES: Councilmembers Rounds, Serrano, Velasco, Mayor Pro-Tem Putnam,
Mayor Gonzalez

NOES: None

ABSTAIN: None

City Manager Latham thanked outgoing Councilmember Velasco for his many years of dedication to the City and compassion for its residents. Mr. Latham announced that a plaque in Gus Velasco's name will be placed at the Neighborhood Center for his many contributions as the Director of Social Services, Director of Community Services, Mayor, and Councilmember.

Councilmember Serrano thanked Mr. Velasco for his contributions to the community. Councilmember Serrano stated he looks forward to his continued relationship with Mr. Velasco.

Councilmember Putnam thanked Mr. Velasco for his dedication and stated Mr. Velasco is still a part of the Santa Fe Springs Community.

Councilmember Rounds thanked Mr. Velasco for his dedication and experience.

Mayor Gonzalez thanked Mr. Velasco for his leadership and friendship for the past eight years. Mayor Gonzalez also stated that Mr. Velasco is a great mentor and coach and he has taught many people, including himself, how to enjoy and appreciate life.

Gus Velasco thanked the staff for all their support over the years and also thanked the community. Mr. Velasco stated that Santa Fe Springs is an amazing place to live. Mr. Velasco thanked his wife, Annie, who was unable to attend tonight's meeting, for her love and support.

12. Administration of the Oath of Office and Presentation of Certificates of Election

Mayor Gonzalez called upon Deputy City Clerk Adria Jimenez to administer the oath of office and present certificates of election to Juanita Trujillo, Louie Gonzalez, and Betty Putnam. Following the swearing in and presentation of certificates, Councilmembers Gonzalez, Putnam, and Trujillo introduced their family members, presented family members with bouquets of flowers and delivered brief remarks; pictures with their respective families followed.

Councilmember Serrano congratulated the newly sworn in Councilmembers.

Councilmember Rounds congratulated Ms. Putnam on the election and thanked her for her leadership. Councilmember Rounds also congratulated Mayor Gonzalez and Councilmember Trujillo and stated he is looking forward to working with everyone.

13. ANNOUNCEMENTS

Maricela Balderas, Director of Family & Human Services, updated the Community Calendar.

14. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

No appointments were made.

15. ORAL COMMUNICATIONS

This is the time when comments may be made by interested persons on matters not on the agenda having to do with City business.

Having no one come forward, Mayor/Chairperson Gonzalez closed Oral Communications.

16. EXECUTIVE TEAM REPORTS

Paul Ashworth, Director of Planning and Development, congratulated the newly sworn-in Councilmembers.

City Manager Fred Latham congratulated Mayor Gonzalez, and Mayor Pro-Tem Putnam on their re-election; and, Councilmember Trujillo on her election. Mr. Latham stated that he looks forward to working with Juanita in the upcoming weeks.

Mayor Gonzalez invited everyone in the audience to a reception at Town Center Hall immediately following the meeting.

17. ADJOURNMENT

Mayor Gonzalez, at 7:50 p.m., adjourned the Community Development Commission and City Council Meetings to Thursday, December 17, 2009, at 6:00 p.m., Council Chambers.

Luis M. Gonzalez
Chairperson/Mayor

ATTEST:

Adria M. Jimenez, CMC
Deputy City Clerk

CITY OF SANTA FE SPRINGS
MINUTES
FOR THE ADJOURNED MEETINGS OF THE
PUBLIC FINANCING AUTHORITY
WATER UTILITY AUTHORITY
COMMUNITY DEVELOPMENT COMMISSION
CITY COUNCIL

December 17, 2009

1. CALL TO ORDER

Chairperson/Mayor Gonzalez called the Community Development Commission and City Council Meetings to order at 6:08 p.m.

2. ROLL CALL

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

Also present: Fred Latham, City Manager; Adria Jimenez, Deputy 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 & Cultural Services; Jose Gomez, Director of Finance & Administrative Services; Alex Rodriguez, Fire Chief

PUBLIC FINANCING AUTHORITY

APPROVAL OF MINUTES

3. Public Financing Authority Meeting of November 24, 2009

Director Serrano moved to approve the Consent Agenda, including item No. 3-A. Vice-Chairperson Putnam seconded the motion, which carried unanimously, with Director Trujillo abstaining.

NEW BUSINESS

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

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

WATER UTILITY AUTHORITY

APPROVAL OF MINUTES

5. Water Utility Authority Meeting of November 24, 2009

Vice-Chairperson Putnam moved to approve the Consent Agenda, including item No. 5-A. Director Serrano seconded the motion, which carried unanimously, with Director Trujillo abstaining.

NEW BUSINESS

6. Rejection of Bids – Residential Water Main Replacement Program

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

COMMUNITY DEVELOPMENT COMMISSION

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

City Manager Fred Latham had no report. Executive Director Paul Ashworth had no report.

NEW BUSINESS

8. Approval of Policy Changes to the FY 2009 Section 8 Administrative Plan, and Resolution No. 248-2009 Approval of the Voluntary Transfer of 224 Section 8 Housing Choice Vouchers from the Santa Fe Springs Community Development Commission to the Housing Authority of the County of Los Angeles

Commissioner Rounds moved to approve the recommendation. Vice-Chairperson Putnam seconded the motion, which carried unanimously.

9. Authorization To Issue a Change Order to Erickson-Hall Construction Company for the Construction of the Library Reading Gardens Project

Recommendation: That the Community Development Commission 1)Authorize the Director of Public Works to issue a Change Order to Erickson-Hall Construction Company (Erickson-Hall) to construct the Library Reading Gardens Project in the amount of \$507,055; and 2) Appropriate \$637,000 from unobligated 2006 Tax- Exempt CDC bond funds to fund completion of the Library Reading Gardens Project.

Vice-Chairperson moved to approve the recommendation. Commissioner Rounds seconded the motion which carried with the following roll call vote:

AYES: Commissioner Rounds, Serrano, Trujillo, Vice-Chairperson Putnam,
Chairperson Gonzalez
NOES: None
ABSTAIN: None

10. Authorization to Advertise for Restroom Renovations – Los Nietos and Santa Fe Springs Parks

Recommendation: That the Community Development Commission authorize the City Engineer to advertise for construction bids for the Restroom Renovations – Los Nietos and Santa Fe Springs Parks.

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

CITY COUNCIL

PUBLIC HEARING

12. Resolution No. 9235 – Approval of an Amendment to Incorporate the Affordable Rental Rehabilitation Assistance Program into the Housing Element of the City General Plan and Making a Finding that the 34 Section 8 Units known as the Villa Verde Apartments are “At Risk” of Converting to Market Rate

Mayor Gonzalez opened the public hearing and invited interested parties to come forward to address the City Council.

Having no one come forward, Mayor Gonzalez closed the public hearing.

Councilmember Rounds moved to approve the recommendation items nos. 2, 3, 4 and 5. Councilmember Serrano seconded the motion which carried unanimously.

ORDINANCE FOR INTRODUCTION

13. Ordinance No. 1007 – Prohibiting Certain Uses of Public Property and Railroad Track Right-of-Way

Recommendation: That the City Council waive further reading and introduce Ordinance No. 1007, an ordinance adopting Santa Fe Springs Municipal Code Title XIII, Chapter 136, prohibiting certain uses of public property and railroad track right-of-way.

Mayor Pro-Tem Putnam moved to approve the recommendation. Councilmember Serrano seconded the motion which carried unanimously.

NEW BUSINESS

14. Amendment of the Implementation Agreement for the SR 91/605/405 Major Corridor Study

Recommendation: That the City Council approve the Amended Implementation Agreement for the 91/605/405 Major Corridor Study and authorize the Mayor to execute said Agreement.

15. Resolution No. 9237 – Rescinding Resolution No. 9226 – Unified Grocers, Inc.

Recommendation: That the City Council adopt Resolution No. 9237, rescinding Resolution No. 9226.

16. Resolution No. 9238 - Making Certain Revisions to Park Facility Use Policy, And Related Amendment to City Fee Schedule

Recommendation: That the City Council: 1) Adopt Resolution No. 9238 making certain changes to City Park Use policy; and, 2) Approve the attached amendment to the City Fee Schedule, which reflects the change to the Adult Sports Softball fees, which in effect eliminates the separate non-resident fee of \$590 and creates one fee of \$520 for both resident and non-resident teams.

Councilmember Rounds moved to approve item nos. 14, 15, and 16. Councilmember Serrano seconded the motion which carried unanimously.

17. Presentation and Consideration of the Community Development Commission's Annual Financial Report, State Controller's Financial Transactions Report, Housing and Community Development (HCD) Financial Report and the City's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ending June 30, 2009

Recommendation: That the City Council, receive and file the attached annual reports of the City and Community Development Commission.

Director of Finance and Administrative Services, Jose Gomez, advised that a brief presentation will be made to the City Council at the 7 p.m. hour, from the City's audit director.

Councilmember Serrano moved to receive and file the report. Councilmember Rounds seconded the motion which carried unanimously.

18. Approval of Early Retirement Incentive Program

Recommendation: That the City Council approve the Early Retirement Incentive Program and authorize the City Manager to implement the program, structure separation agreements, and reorganize divisions and departments to maximize operational efficiencies and budget savings.

Councilmember Rounds moved to approve the recommendation. Councilmember Serrano seconded the motion which carried unanimously.

19. Amend Personnel Policies and Procedure Section 7-8.1 – Electronic Media and Records Retention Schedule (Section CW-031)

Recommendation: That the City Council approve an amended personnel policy as it relates to Electronic Media; and, 2) approve an amended Records Retention Schedule (Section CW-031) as it relates to transitory correspondence.

Councilmember Serrano inquired if e-mails will automatically be removed from the system and placed in archives.

City Manager Fred Latham explained e-mails will be completely removed from the City's server after 180 days, and will not be archived or stored. He further stated most Cities have adopted a similar policy. Mr. Latham noted that e-mails which need to be contained for projects or historical purposes will need to be printed out.

Councilmember Serrano moved to approve the recommendation. Mayor Pro-Tem Putnam seconded the motion which carried unanimously.

20. Supplemental Right-of-Way Acquisition Support Services for the Valley View Avenue Grade Separation Project

Recommendation: That the City Council 1) Approve an extension of the contract with Epic Land Solutions, Inc. in the amount of \$361,899 to cover supplemental right-of-way acquisition support services for the Valley View Avenue Grade Separation Project; and, 2) Authorize the Director of Public Works to execute the work order in order to incorporate these supplemental services into the contract.

21. Clarification of Fireworks Ordinance Relating to the Eligibility of School Groups for Fireworks Booth Lottery

Recommendation: That the City Council clarify that Section 93.23 Subsection (A) of the City Code excludes schools from the types of organizations that are eligible to participate in the Fireworks Booth Lottery.

Councilmember Rounds moved to approve the recommendation.

Councilmember Serrano asked if this policy currently states schools are not allowed to participate in the fireworks lottery.

City Manager Fred Latham explained that staff has interpreted the policy to read that schools are not allowed to participate. This policy clarification would further define the participation requirements. Mr. Latham further stated clarification was needed due to the large number of schools requesting to participate in the lottery.

Councilmember Serrano stated he would like to help schools, especially in the current financial situation. He further stated that schools need assistance, and is aware of teachers using their own money to pay for school supplies.

Councilmember Serrano suggested the Council designate one fireworks booth for the Little Lake City School District only, similar to the fireworks booths designated for Santa Fe High School and St. Paul High School, and that other schools be allowed to participate in the Lottery.

Mr. Latham advised the Council that staff can return with a modified policy/ordinance allowing non-profits representing school districts to participate in the lottery, and, determine if it is feasible to allow an eleventh fireworks booth in the City, one specifically designated to Little Lake City School District, and, if not, designate one of the existing eight open locations for this district.

Councilmember Serrano moved to approve the modified recommendation. Councilmember Rounds seconded the motion which carried unanimously.

22. Traffic Study at Orr and Day Road/Longworth Avenue

Recommendation: That the City Council approve the installation of a regulatory sign prohibiting left-turn vehicle movements for northbound Orr and Day Road traffic onto westbound Longworth Avenue.

Councilmember Rounds moved to approve the recommendation.

Mayor Gonzalez inquired if the study included Clarkman Avenue, northbound of Orr and Day Road.

Director of Public Works Don Jensen stated Clarkman Avenue, northbound of Orr and Day Rd. was not included in the study, but the location can be reviewed. He further stated that if the Council wishes, they can hold off on the item and complete a traffic study of the requested location and act on both concurrently.

Councilmember Serrano also stated west Clarkman Avenue, west of Orr and Day Road also has many traffic issues.

Mr. Jensen advised that the area's proximity to Florence Avenue is the reason for the traffic issues.

City Manager Fred Latham advised the City Council that they can either act on this recommendation and direct staff to do an analysis, or delay approving the recommendation and complete a traffic study including the areas of concern noted by Mayor Gonzalez and Councilmember Serrano.

Councilmember Rounds withdrew his motion to approve the recommendation.

The Mayor, with Council concurrence directed that item #22 be pulled from the agenda and referred back to staff to complete the study and return in two months.

23. Resolution No. 9239 – A Resolution Authorizing Submission of a Grant Application for Energy Efficiency and Conservation Block Grant Funds (EEBG)

Recommendation: That the City Council 1) Approve Resolution No. 9239 authorizing staff to complete and submit a grant application to the California Energy Commission for funds under the EECBG Program; and, 2) Authorize the City Manager to sign and submit all documents required by the State.

24. Reconsideration of Alcohol Sales Conditional Use Permit Case No. 19

Recommendation: That the City Council approve Alcohol Sales Conditional Use Permit Case No. 19 for a period of five years until December 17, 2014, subject to the listed conditions of approval as contained in the staff report.

25. Request for Approval of a Recyclable Materials Dealer Permit for Waste Management Collection & Recycling Inc. (Mark Olver, Applicant)

Recommendation: That the City Council approve the issuance of Recyclable Materials Dealer Permit No. 19 to Waste Management Collection & Recycling Inc. for an annual renewal period set to expire on June 30, 2010, subject to the conditions of approval as contained within the report.

26. Authorization for Position Title Change from Secretary to Administrative Clerk II

Recommendation: That the City Council authorize the position title change and conversion of the full-time Secretary position in the Police Services Department to a full-time Administrative Clerk II.

Councilmember Rounds moved to approve Items Nos. 20, 23, 24, 25, & 26. Mayor Gonzalez seconded the motion which carried unanimously.

RECESS/RECONVENE

Mayor Gonzalez recessed the City Council Meeting at 6:55 p.m. The City Council reconvened at 7:05 p.m., with all Councilmembers present.

27. **INVOCATION**

Councilmember Rounds gave the Invocation.

28. **PLEDGE OF ALLEGIANCE**

Councilmember Putnam led the Pledge of Allegiance.

INTRODUCTIONS

29. Representatives from the Chamber of Commerce

There were no representatives from the Chamber of Commerce.

30. Representatives from the Youth Leadership Committee
There were no representatives from the Youth Leadership Committee
PRESENTATIONS

31. To Jose Tovar Upon His Retirement
Mayor Gonzalez advised the Council Jose Tovar was unable to attend tonight's meeting. This item was tabled to a future meeting.

32. Presentation of Fiscal Year 2007-08 Certificate of Achievement for Excellence in Financial Reporting (CAFR Award) to the City Council

Linda Hurley, Director with macias, Gini, & O'Connell present the City Council with the Certificate of Achievement for Fiscal Year 2007-08. Pictures with Council followed.

33. **ANNOUNCEMENTS**

Mayor Pro-Tem Putnam presented the City Council with the Community Playhouse Award on behalf of the Santa Fe Springs Community Playhouse. Mayor Pro-Tem Putnam thanked the Council for their support of this community program.

Mayor Pro-Tem Putnam also stated on Saturday she played Mrs. Claus on the City's Santa Float, which served over 500 children. Mayor Pro-Tem Putnam stated everyone had a great time.

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

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

34. Appointment of City Trustee to the Greater Los Angeles County Vector Control District

Recommendation: That the City Council appoint a Trustee to the Greater Los Angeles County Vector Control District to serve as the City's representative.

Councilmember Serrano moved to reappointed Michael Madrigal to serve as the Trustee to the Greater Los Angeles County Vector Control District for a 2-year term.

Councilmember Rounds seconded the motion, which carried unanimously.

35. Appointment of City Councilmember Representatives to City Commissions – Planning and Traffic

Mayor Gonzalez reappointed Laurie Rios to the Planning Commission and Arcelia Valenzuela to the Traffic Commission

Mayor Pro-Tem Putnam reappointed Larry Oblea to the Planning Commission and Manny Zevallos to the Traffic Commission.

Councilmember Trujillo appointed Donn Ramirez to the Traffic Commission and Frank Ybarra to the Planning Commission.

36. Appointments to Boards and Committees
No appointments were made.

37. **ORAL COMMUNICATIONS**

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

Having no one come forward, Chairperson/Mayor Gonzalez closed Oral Communications.

38. **EXECUTIVE TEAM REPORTS**

Paul Ashworth, Director of Planning and Development, showed a video and wished the City Council Happy Holidays.

Don Jensen, Director of Public Works, updated the City Council on the changes to the intersection of Clarkman Avenue and Pioneer Boulevard.

Tom Lopez, Assistant Director of Public Works, advise the City Council that the changes to the intersection will be in effect when school re-starts in January, and the School District will be advised.

Councilmember Serrano requested Council receive information on the progress of the intersection change.

Fernando Tarin, Director of Police Services, advised that the Whittier Police Department will be holding a DUI checkpoint at Florence Avenue and Shoemaker Avenue. Mr. Tarin also wished the Council a Merry Christmas.

Hilary Keith, Director of Library and Cultural Services, wished the City Council a Merry Christmas.

Alex Tong, Director of Information Technology, had no report.

Alex Rodriguez, Fire Chief, provided an updated on the Regional Training Center located at Fire Station Headquarters. Fire Chief Rodriguez shared photos of equipment and the facility.

Fred Latham, City Manager, thanked Community Services for assisting with the many City Holiday events, including Breakfast with the Boys, Las Posadas, and the Christmas Basket Distribution, which handed out over 375 baskets. Mr. Latham also noted that Councilmember Serrano brought in additional turkeys for this year's programs.

Mayor Gonzalez commended staff for keeping the Holiday spirit alive in Santa Fe Springs.

Councilmember Serrano thanked staff for their hard work during the year and wished everyone a Merry Christmas and Happy New Year.

Councilmember Rounds requested staff bring to City Council at it's next meeting, a 45-day moratorium against medical marijuana dispensaries opening in Santa Fe Springs.

Mayor Pro-Tem Putnam stated Santa Fe Springs is the best place to live and wished everyone a Merry Christmas.

Councilmember Trujillo wished everyone a Merry Christmas and Happy New Year.

RECESS

Chairperson/Mayor Gonzalez recessed the meeting at 8:25 p.m., to go into Closed Session.

CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: 13210 Telegraph Road

Negotiating Parties: Staff and Property Owner

Under Negotiation: Terms of Agreement

39. **RECONVENE/ADJOURNMENT**

Chairperson/Mayor Gonzalez reconvened the meeting at 9:35 p.m., and immediately adjourned in the memory of Laura Avalos, mother of former employee Steve Avalos.

Luis M. Gonzalez
Chairperson/Mayor

ATTEST:

Adria M. Jimenez, CMC
Deputy City Clerk



City of Santa Fe Springs

Community Development Commission Meeting

January 14, 2010

AWARD OF CONTRACT

Single Family Residences at 9203 Danby Avenue and 11010 Davenrich Street

RECOMMENDATION

That the Community Development Commission take the following actions:

1. Accept the bids for the Single Family Residences at 9203 Danby Avenue and 11010 Davenrich Street; and
2. Award a contract to Tuscany Builders of Laguna Niguel, California, in the amount of \$460,000.00.

BACKGROUND

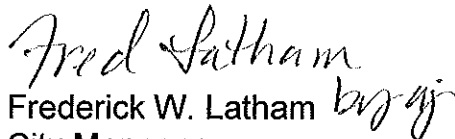
The Community Development Commission, at their respective meetings of September 8, 2005 (11010 Davenrich Street) & September 28, 2006 (9203 Danby Avenue), authorized the Director of Planning and Development to advertise for construction bids for the subject project.

Bids were opened on January 5, 2010 and a total of six (6) bids were received. The lowest bid for the project came from Tuscany Builders, of Laguna Niguel, California in the amount of \$460,000.00. The following represents the two lowest bids received and the amount of each bid:

<u>Company Name</u>	<u>Bid Amount</u>
Tuscany Builders	\$ 460,000.00
Rasmussen Brothers	\$ 660,000.00

The bid submitted by Tuscany Builders is 44% below the original project estimate of \$ 823,500.00.

The Department of Planning and Development has reviewed the bids and has determined the bid submitted by Tuscany Builders to be satisfactory.


Frederick W. Latham
City Manager


Paul Ashworth
Executive Director

Attachment(s)
None.

Report Submitted By: Paul Ashworth, Director of
Planning & Development

Date of Report: January 6, 2010



City of Santa Fe Springs

Community Development Commission Meeting

January 14, 2010

PUBLIC HEARING

Continued Public Hearing to Consider Adopting the 2010-2014 Five-Year Redevelopment Implementation Plan

Public Hearing for the purpose of reviewing and adopting the 2010-2014 Redevelopment Implementation Plan required by Health and Safety Code Section 33490

RECOMMENDATIONS

1. That the Community Development Commission open the public hearing and receive public testimony from anyone that wishes to speak, and
2. That the Community Development Commission adopt Resolution No. 250-2010 approving the 2010-2014 Redevelopment Implementation Plan.

BACKGROUND

Health and Safety Code (Code) requires redevelopment agencies to adopt implementation plans every five years. The Code also requires that a public hearing on the Implementation Plan must be held prior to adopting the Plan. Pursuant to these requirements, the Community Development Commission adopted an initial Five-Year Redevelopment Implementation Plan on December 22, 1994 and subsequently additional Plans were approved on January 27, 2000, and December 14, 2004. A new Implementation Plan for the years 2010-2014 has now been prepared and is attached for review by the Commission. As permitted by State Law, the Draft Implementation Plan covers the requirements for both the Washington Blvd. and the Consolidated Redevelopment project areas.

In order to meet the requirements of the Code, an implementation plan must contain:

1. Specific goals and objectives of the agency;
2. Specific programs and estimated expenditures proposed for the next five years, as well as how these programs will eliminate blight within the project area;
3. A description of the low- and moderate-income housing programs;
4. An estimate of the amount of housing funds available and the amounts to be deposited into the Housing Fund in the coming five years; and

5. Estimates of the number of low and moderate units that will be developed by the agency and others over the next five years.

The City of Santa Fe Springs and the CDC have been actively involved in redevelopment since 1966. Consistently, the CDC has focused on the elimination of blight, the assistance of economic development, and the creation and maintenance of affordable housing. The draft 2010-2014 Implementation Plan continues this tradition and provides a detailed analysis of the activities that the CDC has pursued and the plans that the CDC proposes for the next five fiscal years. Major issues covered in the Plan include:

- By establishing well-defined and obtainable goals and objectives, the CDC has been successful in achieving the primary purpose of redevelopment as defined by state law - the elimination of blight.
- The CDC has assisted in economic development by establishing workable, useable programs to which the business community has responded positively.
- The CDC has made strides toward assisting with the remediation of contaminated sites.
- The CDC has provided for the establishment and funding of capital improvement projects that are designed to make the City more accessible, useable, and efficient. The Plan estimates revenues and expenditures beginning in the 2010-11 fiscal year and anticipates providing funds for ongoing capital improvement projects over the course of the Plan.
- The CDC has consistently provided for, and assisted in, the creation of affordable housing. Specifically, the CDC has, to date, maintained, assisted, or provided 676 affordable homes. Additionally, during the term of the Plan, the CDC anticipates assisting in the development or rehabilitation of over 265 affordable units. The CDC is committed to creating affordable housing through the expenditure of 20% of the tax increment funds that will be deposited into the Low and Moderate Income Housing Fund.

The Community Development Commission of the City of Santa Fe Springs has consistently pursued redevelopment activities in careful accordance with the Community Redevelopment Law of the California Health & Safety Code. The CDC anticipates remaining in compliance with the Code throughout the term of this Plan.

STAFF CONSIDERATIONS


As required by the Health and Safety Code, advertising for this public hearing began in November. The hearing appeared three times in the local newspaper and posted in four places within the project areas. Due to scheduling conflicts the Public Hearing was opened and then continued from the adjourned meeting of December 17, 2009. A copy of the draft 2010-2014 Implementation Plan is available for review in the office of the City Clerk.


FISCAL IMPACT

There is no anticipated fiscal impact as a result of this public hearing or adopting the Implementation Plan. All projects discussed in the Plan must be approved by separate action of the CDC as part of the normal budgeting process.

INFRASTRUCTURE IMPACT

There is an anticipated positive impact as a result of approving the Plan. Over the next five years as the Plan is implemented, there will be an improvement to the infrastructure of the City.


Fredrick W. Latham
City Manager


Paul R. Ashworth
Executive Director

Attachment(s)

1. Draft 2010-2014 Implementation Plan (on file in the office of the City Clerk)
2. CDC Resolution No. 250-2010

CDC RESOLUTION NO. 250-2010

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF SANTA FE SPRINGS ADOPTING THE 2010-2014 FIVE-
YEAR IMPLEMENTATION PLAN FOR THE CONSOLIDATED AND
THE WASHINGTON BOULEVARD PROJECT AREAS**

WHEREAS, the Santa Fe Springs City Council (the "City Council") adopted the Consolidated Project Area in 1981 and adopted the Washington Boulevard Project Area in 1986. Each of these project areas have been amended from time to time; and

WHEREAS, California Health and Safety Code Subsection 33490(a)(1) provides that on or before December 31, 1994, and each five years thereafter, each redevelopment agency that has adopted a redevelopment plan prior to December 31, 1993, shall adopt, after a public hearing, an implementation plan that shall contain the specific goals and objectives of the agency for the project area, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the project area, and how the requirements of California Health and Safety Code Sections 33334.2, 33334.4, 33334.6 and 33413 will be implemented; and,

WHEREAS, regarding project areas for which a redevelopment plan was adopted on or after January 1, 1994, the redevelopment agency, after a public hearing shall adopt an implementation plan every five years commencing in the fifth year after the plan has been adopted; and,

WHEREAS, the Community Development Commission ("Commission") did prepare a draft document entitled "2010-2014 Five-Year Redevelopment Implementation Plan" ("Implementation Plan"); and,

WHEREAS, California Health and Safety Code Subsection 33490(d) provides that notice of public hearings for the Implementation Plan shall be published pursuant to Section 6063 of the Government Code and posted in at least four permanent places within the Project Area for a period of three weeks, and that publication and posting shall be completed not less than ten days prior to the date set for hearing; and,

WHEREAS, the Commission did cause to be published a notice of public hearing on November 16, 2009, November 23, 2009, and November 30, 2009, regarding the Implementation Plan, and did post a copy of said notice of public hearing in four places within the Project Areas; and,

WHEREAS, on December 17, 2009, and on January 14, 2010 the Commission conducted and concluded the above-referenced duly noticed public hearing; and,

WHEREAS, the Implementation Plan contains all sections and subject matter required by California Health and Safety Code Section 33490.

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

SECTION 1. Pursuant to California Health and Safety Code Section 33490, the Commission hereby adopts that document entitled "2010-2014 Five-Year Redevelopment Implementation Plan" a true and correct copy of which is attached hereto and marked Exhibit "A" and incorporated herein by this reference as the implementation plan for the Project Areas.

SECTION 2. The Secretary to the Commission shall certify to the adoption of this resolution.

The above and foregoing Resolution was duly passed and adopted by the Community Development Commission of the City of Santa Fe Springs at its regular meeting on December 10, 2009 by the following vote:

AYES: Agency Members:
NOES: Agency Members:
ABSENT: Agency Members:

Chairperson of the Community Development Commission

ATTEST:

Secretary of the Community Development Commission

Attachment: "2010-2014 Five-Year Redevelopment Implementation Plan"

DRAFT
Community Development Commission of the
City of Santa Fe Springs
2010-14
Five-Year Redevelopment Implementation Plan



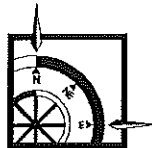
Community Development Commission

11710 Telegraph Road
Santa Fe Springs, CA 90670

Tel: (562) 868-0511

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Prepared By:



A.C. Lazzaretto & Associates
Project Manager: Andrew C. Lazzaretto

January 7, 2010

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EXECUTIVE SUMMARY

On December 22, 1994, the Community Development Commission (CDC) of the City of Santa Fe Springs adopted an Implementation Plan in accordance with Section 33490 of the California Health & Safety Code (Code). Redevelopment Agencies are now required to adopt implementation plans every five years by Code Section 33490(c). This Code Section requires a public hearing on the Implementation Plan and associated Redevelopment Plans. Pursuant to these requirements, the City of Santa Fe Springs CDC adopted an updated Five-Year Redevelopment Implementation Plan on January 27, 2000 and then on December 14, 2004.

The Code also requires the Commission to review the plan during the third year following adoption and to hold a public hearing on the document. The City held these hearings on December 23, 1997, January 23, 2003, and on December 20, 2007.

The following updated plan has been prepared as designated by Code Section 33490(c).

The City of Santa Fe Springs and the CDC have been actively involved in redevelopment since 1966. Consistently, the CDC has focused on the elimination of blight, the assistance of economic development, and the creation and maintenance of affordable housing. This 2010 Implementation Plan provides a detailed analysis of the activities that the CDC has pursued and the plans that the CDC proposes for the next five years. Through this analysis, the following conclusions can be made:

- By establishing well-defined and obtainable goals and objectives, the CDC has been successful in achieving the primary purpose of redevelopment as defined by State law – the elimination of blight.
- The CDC has assisted in economic development by establishing workable, useable programs to which the business community has responded positively.
- The CDC has made strides toward assisting with the remediation of contaminated sites.
- The CDC has provided for the establishment and funding of capital improvement projects that are designed to make the City more accessible, useable, and efficient. The CDC has budgeted \$72,142,168 for the 2009-10 fiscal year and anticipates providing funds for ongoing capital improvement projects over the course of this Plan.
- The CDC has consistently provided for, and assisted in, the creation of affordable housing. Specifically, the CDC has, to date, maintained, assisted, or provided 676 affordable homes. Additionally, during the term of this Plan, the CDC anticipates assisting in the development or rehabilitation of over 265 affordable units. The CDC is committed to creating affordable

housing through the expenditure of more than \$36,275,000 over the next five years from its Low and Moderate Income Housing Fund.

The Community Development Commission of the City of Santa Fe Springs has consistently pursued redevelopment activities in careful accordance with the Community Redevelopment Law of the California Health & Safety Code. The CDC anticipates remaining in compliance with the Code throughout the term of this Plan.

Section 1: Background to the Plan

1. Introduction

Assembly Bill 1290, also known as the Community Redevelopment Law Reform Act of 1993, became effective on January 1, 1994 as Section 33490 of the California Health & Safety Code ("the Code"). AB 1290 requires that each redevelopment agency prepare and adopt a five-year implementation plan ("Plan"). This Plan documents the proposed actions of the redevelopment agency, and details how these actions will lead to the elimination of blight and the creation and preservation of affordable housing.

The Plan is required to describe the specific goals, objectives, programs, and expenditures of the redevelopment agency, and provide an explanation of how these goals, objectives, programs and expenditures will eliminate blight within the project area. The Plan is also required to contain an annual housing program, a discussion of the number of housing units expected to be developed, rehabilitated, price-restricted, otherwise restricted, or destroyed, and the details of how the redevelopment agency plans to use its Low and Moderate-income Housing Fund. Additionally, if any project is expected to result in the destruction or removal of low- and moderate-income dwelling units, the Plan must identify proposed locations suitable for replacement of those units.

Implementation plans throughout the State were required to be adopted, after a public hearing, before December 31, 1994, and each five years thereafter. The CDC adopted its original Implementation Plan after a public hearing on December 22, 1994. The CDC adopted the second Implementation Plan on January 27, 2000. On the night in December for which the meeting was notified, there was no Quorum and therefore the meeting was continued to January 27, 2000. The CDC adopted its third Implementation Plan on December 14, 2004. In addition, according to Section 33490(c), every redevelopment agency is required to review the Implementation Plan during the mid-point of the five-year term and to hold a Public Hearing for that purpose. On December 23, 1997, January 23, 2003 and again December 20, 2007, the CDC held its Public Hearings on the Mid-term Updates of the Implementation Plans and in doing so complied with Section 33490(c).

The following 2010-2014 Implementation Plan has been prepared in accordance with the provisions of Section 33490 of the California Community Redevelopment Law and is intended to replace the Implementation Plan document adopted on December 14, 2004 (herein after the '2005 Plan'). The Plan identifies those programs that were specifically cited in that 2005 Plan and provides an analysis of the progress of each program. In addition, this Plan provides a discussion of projects that the Community Development Commission is contemplating which were not considered at the time of the 2005 Plan adoption.

2. Public Participation

This Plan is scheduled to be presented to the public at a Public Hearing on December 10, 2009 at 6:00 p.m. in the Santa Fe Springs City Council Chambers located at 11710 Telegraph Road, Santa Fe Springs, California. Pursuant to Section 6063 of the Government Code and Section 33490(d) of the Health & Safety Code, notice of this public hearing was published in the Whittier Daily News and posted in at least four permanent places within the Project Area for a period of three weeks prior to the hearing date. Publication was completed not less than ten days prior to the date set for the hearing. During the public hearing, anyone wishing to comment on the Plan will be given the opportunity to be heard, and all written comments will be considered.

3. The Santa Fe Springs Community Development Commission

The Community Development Commission directs the activities of the Community Development Commission of the City of Santa Fe Springs. Since inception of the Redevelopment Agency in 1966, the policies used in the formation of redevelopment project areas have consistently focused on areas that have obvious blighting characteristics and conditions. Since 1966, the Santa Fe Springs City Council has approved six (6) redevelopment projects, excluding amendments to existing areas, in accordance with the Health & Safety Code. As a result of merger actions, there are currently two separate Project Areas: the Consolidated Redevelopment Project Area and the Washington Boulevard Redevelopment Project Area. This Implementation Plan will serve as the official Implementation Plan for both Project Areas, including the merged and amended Project Areas listed below. For reference purposes, the Project Areas are described individually as follows:

The Flood Ranch Redevelopment Project was adopted pursuant to Ordinance No. 290 on April 14, 1966 (Amended by Ordinance No. 378 on April 9, 1970). This project was originally an area of older deteriorated mixed residential, agricultural, and other non-conforming and underutilized land uses. Located on both sides of Pioneer Boulevard between Los Nietos and Charlesworth roads, the project area has been transformed with the assistance of the Commission into a modern, attractive residential area through the rehabilitation of approximately 37% of the pre-existing residential structures. Encompassing 65 acres, the area presently contains 228 single-family homes and 275 multi-family dwelling units that were constructed as a result of redevelopment.

The Pioneer-Telegraph Redevelopment Project was adopted by Ordinance No. 422 on June 8, 1972. The area is defined generally as the land between Jersey Avenue to the west, Smith Street to the north, Florence Avenue to the south, and the Southern Pacific railroad to the east. This area contains 183 acres of industrially zoned property located adjacent to a residential district. The area was originally selected for redevelopment due to its improper traffic

circulation and street configuration, improper and underutilized land uses, inadequate public utilities, and improper storm drainage system.

The Norwalk Boulevard Redevelopment Project was approved on July 31, 1972 by Ordinance No. 441 and amended in 1975 and 1976. The area contains 879 acres located along Norwalk Boulevard (between the Southern Pacific Railroad and Lakeland Road) and along Los Nietos Road (between the Southern Pacific Railroad and Painter Avenue). The area was selected for redevelopment due to the existence of deteriorated oil production equipment, oil leases impeding other industrial development by restricting surface uses, improper drainage, and other conditions hindering economic development and detrimental to the public safety and welfare.

The Oil Field Redevelopment Project was adopted on August 9, 1973 and amended in 1975 and 1976. This project consisted of 964 acres of largely underutilized property encumbered by petroleum production and highly fragmented ownership. Methane gas and contaminated soils still impact the area due to the extensive use of these properties for the production of oil.

The Consolidated Redevelopment Project Area was created in 1980 when the four previously described project areas were merged. The Consolidated Project Area was subsequently amended in July 1981 (Amendment No. I), April 1984 (Amendment No. II), November 1990 (Amendment No. III), and November 13, 2003 (Amendment No. IV). This project now contains 3,450 acres of mostly contiguous, irregularly shaped parcels that are over 90% industrial. The City Council on June 25, 2009 approved Ordinance No. 1000 (Amendment No. 4), which added 57.97 acres to the project area. This project area amendment is currently being challenged by the County of Los Angeles. The issue is expected to be resolved in 2010.

The Washington Boulevard Redevelopment Project Area was adopted by Ordinance No. 696 on July 16, 1986. This area contains 55 acres along the Washington Boulevard commercial corridor extending between the western and eastern City boundaries. On April 12, 2001, the Washington Boulevard Redevelopment Project was amended (Amendment No. I). On June 25, 2009, the project area was expanded as demonstrated by Ordinance No. 1001 (Amendment No. 2), whereby it added an additional 101.08 acres. This project area amendment is currently being challenged by the County of Los Angeles. The issue is expected to be resolved in 2010.

Time Limit

When the Redevelopment Law was reformed by Assembly Bill 1290, one of the major modifications included the requirement that all Project Areas contain certain time limits for activities, including the effective life of the Plan, the date to which debt could be incurred, and the date for which tax increment receipts by the CDC would end. This new law applied to all existing projects as well as any new areas that were adopted after January 1, 1994.

In January of 2002, the Legislature enacted Senate Bill 211, an amendment to the Code, which enabled a City Council to adopt an ordinance allowing an agency to incur new debt until the end

of the active life of the project area. In June 2003, the City Council adopted Ordinance 936, thereby eliminating the time limits on incurring indebtedness within the Consolidated Redevelopment Project Area.

In August of 2003, the State Legislature passed Senate Bill 1045, an amendment to the Code, which required redevelopment agencies to make certain payments to the Educational Revenue Augmentation Fund (ERAF). SB 1045 also allows redevelopment agencies that make such payments to amend their redevelopment plans by extending the time limits by one year for redevelopment activities and for receipt of tax increment revenues. In May of 2004, the Santa Fe Springs City Council adopted Ordinance Nos. 957 and 958 extending the time limits for both the Washington Boulevard and Consolidated Redevelopment Project Areas for one year. In June of 2009, the Santa Fe Springs City Council adopted Ordinance Nos. 1000 and 1001 to increase the size of the Washington Boulevard and Consolidated Redevelopment Project Areas. The project area amendments were designed to coincide with existing debt time limits, plan effective limits and tax increment limits.

The table below identifies the current time limits that have been incorporated into the various Redevelopment Plans through CDC and City Council actions.

Table 1
Time Limitations for the Redevelopment Project Areas

Redevelopment Plan	Adoption Date	Debt Time Limit	Plan Effective Time Limit	Tax Increment Time Limit	Eminent Domain Time Limit
Flood Ranch	4/1/70	4/9/13	4/9/13	4/9/23	4/9/2010
Pioneer-Telegraph	6/8/72	6/8/15	6/8/15	6/8/25	6/8/2012
Norwalk Blvd.	7/31/72	7/31/15	7/31/15	7/31/25	7/31/2012
Oil Field	8/9/73	8/9/16	8/9/16	8/9/26	8/9/2013
Oil Field Amendment No. 1	8/14/75	8/14/18	8/14/18	8/14/28	8/15/2015
Oil Field Amendment No. 2	12/14/76	12/14/19	12/14/19	12/14/29	8/15/2015
Norwalk Blvd. Amendment No. 1	12/14/76	12/14/19	12/14/19	12/14/29	12/13/2015
Consolidated Amendment No. 1	7/9/81	7/9/24	7/9/24	7/9/34	12/13/2015
Washington Blvd.	7/16/86	7/16/27	7/16/27	7/16/37	4/12/2013
Consolidated Amendment No. 3	11/20/90	11/20/31	11/20/31	11/20/41	12/13/2105
Washington Blvd. Amendment No. 1	5/12/01	11/21/27	11/20/27	11/20/37	4/12/2013
Consolidated Amendment No. 4	6/25/09	6/25/29	6/25/34	6/25/34	6/25/21

Washington Blvd. Amendment No. 2	6/25/09	6/25/29	6/25/37	6/25/37	6/25/21
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Includes ERAF time limit extensions per SB 1096.
Source: Planning & Development Department 2009

4. Redevelopment Standards

Before the passage of AB 1290, the California Community Redevelopment Law defined the specific characteristics of blight in Sections 33031 and 33032. All of the Project Areas that exist within the City, including associated amendments and merger actions with the exception of Consolidated Amendment No. 4 and Washington Blvd. Amendment No. 2, were adopted using these definitions. They are included here for reference purposes.

Section 33031. A blighted area is characterized by the existence of buildings and structures, used or intended to be used for living, commercial, industrial, or other purposes, or any combination of such uses which are unfit or unsafe to occupy for such purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime because of any one of a combination of the following factors:

- a) Defective design and character of physical construction.
- b) Faulty interior arrangement and exterior spacing.
- c) Inadequate provision for ventilation, light, mixed character, or shifting uses.

Section 33032. A blighted area is characterized by properties which suffer from economic dislocation, deterioration, or disuse because of one of the following factors:

- a) The subdividing and sale of lots irregular in form and shape and inadequate in size for proper usefulness and development.
- b) The laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.
- c) The existence of inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.
- d) A prevalence of depreciated values, impaired investments, and social and economic maladjustment.

Under this definition, a blighted area was one characterized by one or more of the aforementioned conditions and which caused a reduction of, or lack of, proper utilization of the

area to such an extent that it constituted a serious physical, social, or economic burden on the community, which could not be reasonably expected to be reversed or alleviated by private enterprise acting alone.

As these were the conditions upon which the Project Areas were originally selected, they are the standards that the CDC used to evaluate its performance in regards to the elimination of blight.

Some of the conditions of blight within the Project Areas include: (1) buildings characterized by dilapidation, deterioration, and defective design; (2) buildings and lots affected by substandard design, inadequate size given market conditions, multiple ownership, and lack of parking; (3) depreciated and stagnant property values with impaired values; and (4) abnormally low lease rates compared to other properties of similar characteristics.

In 1994, with the adoption of AB 1290, the definitions of blight were modified. They are included below and have been the standards that the CDC has used to evaluate its performance in regards to the elimination of blight since 1994. Where appropriate, these definitions will also be applied to the previously adopted Project Areas. Consolidated Amendment No. 4 and Washington Boulevard Amendment No. 2 were adopted using these standards.

Section 33030.

(a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state.

(b) A blighted area is one that contains both of the following:

- (1) An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.
- (2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 330331 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

(c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.

Section 33031.

(a) This subdivision describes physical conditions that cause blight:

- (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geological hazards, and faulty or inadequate sewer utilities.
- (2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of a substandard design, defective or obsolete design or construction given the present general plan, zoning or other development standards.
- (3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.
- (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

(b) This subdivision describes economic conditions that cause blight:

- (1) Depreciated or stagnant property values.
- (2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).
- (3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.
- (4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
- (5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations.
- (6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.

- (7) A high crime rate that constitutes a serious threat to the public safety and welfare.

5. Organization of the Plan

In accordance with the Code Section 33490, the following portions of this Plan will be broken into two sections: the first dealing with specific redevelopment activities, the second dealing with housing related issues. Each section will contain three parts: 1) a discussion of the goals, objectives and specific programs which were contemplated in the 2005 Plan; 2) a review of activity that has taken place since the adoption of the 2005 Plan; and 3) a presentation of potential projects and estimated expenditures along with an analysis of what remains to be completed from the 2005 Plan and new projects added for the coming 5-Year period. The Housing Section will also contain an analysis of the CDC's compliance status with statutory affordability requirements.

Section 2: General Redevelopment Issues

1. Goals and Objectives

According to the Redevelopment Plans, the specific objectives designed to end the blighting conditions within the Project Areas are:

- The elimination and prevention of blight and deterioration and the conservation, rehabilitation, and redevelopment of the Project Areas in accordance with the General Plan, applicable codes and ordinances, and the California Community Redevelopment Law.
- The promotion of new and continued encouragement of private sector investment within the Project Areas to prevent the loss, and to facilitate the recapture of commercial sales activity.
- The achievement of an environment reflecting a high level of concern for architecture, landscape, and urban design and land use principles appropriate for the attainment of the objectives of the Redevelopment Plans.
- The creation of conditions that will result in the reduction of crime and an increase in public safety.
- The retention and expansion of as many existing businesses as possible by means of redevelopment and rehabilitation activities, and by encouraging and assisting the cooperation and participation of owners, businesses, and public agencies in the revitalization of the Project Areas.
- To foster a business environment that leads to increased sales, business licenses, and other fees, taxes, and revenues for the City.
- The creation and development of local job opportunities and the preservation of the area's existing employment base.
- The replanning, redesign, rehabilitation, and redevelopment of areas which are stagnant or not utilized to their maximum potential.
- The elimination or amelioration of certain environmental deficiencies, including substandard vehicular circulation systems; inadequate water, sewer, and storm drainage systems; insufficient off-street parking; and other similar deficiencies that adversely affect the Project Areas.

- The expansion of the community's supply of affordable, quality housing (both within and outside of the Project Areas), including opportunities for low- and moderate-income households.
- The reduction of the City's annual costs of the provision of local services to, and within, the Project Areas.
- The continued assistance with the cleanup and remediation of those properties that are adversely affected by contaminated soils and/or hazardous wastes.
- The acquisition of properties that are determined to be of benefit to the CDC and the Project Areas.

In addition to the goals and objectives identified in the Redevelopment Plans, this Plan identifies specific goals and objectives designed to eliminate blight in the next five years. These goals are related to those conditions of blight considered most urgent and within the capacity of the CDC to remove such conditions during the present term. They are to:

- Assist in the renovation, new development, and retention of stable businesses in the Project Areas;
- Continue to implement improvements along the Telegraph corridor and within the oil field area of the Consolidated Project Area.
- Pursue redevelopment alternatives for targeted residential and commercial sites;
- Eliminate and prevent the spread of blight;
- Encourage private sector investment in the redevelopment areas;
- Promote the economic well-being of the Project Areas by encouraging diversification of its commercial and industrial base;
- Promote the development of diverse local job opportunities; and
- Provide opportunities for commercial and industrial firms to locate their operations in an attractive, safe, and economically sound environment.

2. Programs Contemplated In the 2005 Plan

As required by the Code, the 2005 Plan included an analysis of the expected programs and costs based on the anticipated revenues. The following is a synopsis of the projects that were contemplated over the five-year period, as well as a present status of the projects.

Heritage Springs: Heritage Springs is a mixed-use development at the northeast corner of Telegraph Road and Norwalk Boulevard. A portion of this property was once a plating shop under the jurisdiction of the Department of Toxic Substance Control (DTSC). The CDC worked with a number of stakeholders to transform this former contaminated and underutilized site into a focal point for the community. This development includes four restaurants/dining opportunities as well as various commercial and office spaces. The CDC assisted with project oversight and completion of public improvements. The 2005 plan identified the possibility for additional development complementing the project, including the creation of an Urban Forest along the Telegraph corridor.

Golden Springs (East): This industrial development, east of Carmenita Road and south of Imperial Highway, was originally slated for a five to ten year build out period. The project moved faster than anticipated. The CDC, the state Regional Water Quality Control Board, the SFS Certified Unified Program Agency, the developer, and the property owner remediated this seriously contaminated site. The CDC was assisted by obtaining Federal Section 108 loans along with an associated Brownfield Economic Development Initiative grant in the amounts of \$20 million and \$3.75 million, respectively. The CDC focused on obtaining grants as well as overseeing the environmental cleanup of the site. During the past five years, loans have been repaid by the developer and secured by annual Community Development Block Grant funds. It was also the intention of the CDC during this time period to successfully remediate the site and initiate development.

Capital Improvement Plan: The CDC assisted the City in creating a Five-Year Capital Improvement Plan and Needs Assessment. A listed goal of the 2005 Plan relating to this project was to implement the Capital Improvement Plan.

Washington Boulevard Project Area Amendment: In April 2001, Amendment No.1 to the Washington Boulevard Project Area was adopted. This Amendment extended, for 12 years, the time limits by which the CDC can exercise eminent domain within the Project Area. In addition, the Amendment extended, for 10 years, the time limits that the Project Area can incur debt. The CDC believed this action necessary to fully remediate the blighting conditions within the Project Area. The CDC hoped that the project area would see a decrease in blight during the 2005 Plan, and one possibility to doing this was the consideration of another project area amendment. The plan was eventually amended in the 2005 Plan.

Bond Issue and Refinance: In order to take advantage of favorable financing rates, the CDC in previous years refinanced its existing bonded debt to lower interest rates. Through this process, the CDC issued additional bonded debt in order to finance the activities listed above as well as Capital Improvement Projects in the CIP. The proceeds of these actions were intended to be used to carry out the goals and objectives of the Implementation Plan and the Redevelopment Plan.

Lakeland Development Company: In May 2004, Sares-Regis closed escrow on the acquisition of the twenty acres at the southeast corner of Florence and Bloomfield Avenues. Development of this site with several new industrial buildings began in the fall of 2004. The CDC provided funds for part of the public infrastructure and oversaw the development. It was the intention of the CDC in 2005 to submit the Remedial Action Plan and to acquire the property.

The Town Lot Area Redevelopment: This 55-acre development is bounded by Telegraph Road, Bloomfield Avenue, Clark Street and Norwalk Boulevard. Early in 2004, feasibility studies were completed concluding that it is environmentally and financially feasible to build housing in the Town Lots. In July 2004, the CDC commissioned a fiscal analysis intended to aid in the upcoming decision regarding land use. It was anticipated that construction would commence within the 2005 Plan for this 50+ acre area, which lies within the OFRP. The CDC also stated that it would facilitate the reclamation of the contaminated property.

Oil Field Reclamation Project: The CDC has been working for many years to prepare the former oil field portion of the Consolidated Project Area for development. The OFRP is a 250± acre area contaminated because of historic oil exploration and production activities. The 55-acre Town Lot area lies at the heart of the OFRP. Other sites include MC&C sites I, II, III and IV. During the life of the 2005 plan, federal monies were pursued in an effort to further petroleum-related environmental concerns. The CDC intended to continue coordinating site characterization and remediation of the entire area for future commercial or industrial development.

Oil Field Land Assembly: In order to continue the implementation of the Oil Field Reclamation Project (OFRP), the CDC set a goal to acquire and consolidate small, industrially undevelopable properties in this area. The assembling of small properties located within the OFRP was necessary in order to make the parcels usable and to ensure proper environmental cleanup. Specific goals relating to this project in the 2005 Plan included acquiring parcels and successfully remediating them.

Waste Disposal Inc. Site: During the past twenty years the CDC has been working with the federal Environmental Protection Agency to make this 43± acre site safe. The site was remediated under the direction of the EPA in 2004. This closure allowed the CDC to move forward during 2005 in its efforts to detail a specific plan for the site. The CDC also intended on cultivating development interest.

Neville Chemical Site: This State Superfund site at 12800 East Imperial Highway has been vacant for many years. The subsurface was contaminated and the site was under the supervision of the California Department of Toxic Substance Control. During the 2005 Plan, the property was acquired and construction of a public parking facility was initiated. The CDC also continued its efforts in working with Metrolink to reuse a portion of the property for the SFS/Norwalk Transportation Center.

Telegraph Corridor Improvements: The CDC intended to continue implementing public improvements contemplated in the Vision document adopted for the Telegraph Corridor. Additionally, the CDC hoped to provide planning resources and a portion of the capital funds necessary to construct improvements such as bus stops, fountain and medians.

Town Center Improvements: The CDC expected to assist in upgrading the Town Center. At the time of the Plan, it was anticipated that this participation could take several forms: a) Completion of the Town Center Master Plan, b) Construction of a new library or expansion and refurbishing of the existing library, c) Parking lot improvements, d) Improvements to Town Center Hall, e) Construction of public information kiosks, f) Landscaping improvements, and g) Signage and lighting improvements.

Developer Assistance: Historically, developers, property owners, and tenants routinely approach the CDC with requests for assistance. During the life of the 2005 Plan, the CDC expected to render such miscellaneous assistance, including financial, in keeping with the Health and Safety Code.

Capital Improvement Plan: During the past five years, the CDC anticipated funding several on-going and one-time public improvements as part of the implementation of the adopted Capital Improvement Plan (CIP). The specific projects are listed in the CIP; however, Table 5 includes a representative list of the projects that the CDC expects to fund during the life of this Plan.

Additional Development Opportunities: As part of its ongoing development programs, the CDC anticipated the possibility of assisting or participating in several developments over the next five years. These projects included properties along the Telegraph Corridor, Washington Boulevard, Santa Fe Springs Road, Bloomfield Avenue, Norwalk Boulevard, Florence Avenue, Imperial Highway, and Carmenita Road. In each of these cases, participation could include land assembly, site preparation and disposition, along with marketing efforts to develop the sites. All of the potential sites would be commercial or industrial in nature; however, at the time of the plan, neither the level of CDC participation, nor the exact development specifications were detailed.

3. Statement of Completed Activities

With the adoption of the Plan in 2005, the CDC focused on projects that have great immediate impact on the community as a whole and those that will have the greatest effect on the elimination of the blight that exists within the Project Areas. The following is a brief description of the activities that the CDC has been able to undertake.

Street Improvements: The CDC funded or helped fund street improvements throughout the Project Areas. Resurfacing and repair work was performed on a number of streets, including Florence Avenue, Telegraph Road, and Bartley Avenue. In addition, over the past two years, the CDC has assisted with the reconstruction and resurfacing of various streets and street lighting systems. For example, at Telegraph Road concrete intersections were installed, sidewalks improved, bus shelters installed, an urban forest planted and portions of Florence Avenue were improved.

Building and Facilities Improvements: The CDC assisted in building and facility improvements at the Town Center Hall and several parks.

Washington Boulevard Commercial Development: The redevelopment of the property at the southeast corner of Washington Boulevard and Broadway Street was completed. This was the site of a closed bowling alley and an old strip of retail stores. The retail center is now developed with a freestanding Sav-On drugstore and new in-line shops.

Consolidated Redevelopment Project Area Amendment: The Agency pursued a plan to increase the project area in an effort to reduce physical and economic blight in the City, and to encourage redevelopment. The plan amendment added 57.97 acres. This plan was adopted by the City Council under Ordinance No. 1000. This amendment has been challenged by the County of Los Angeles, and the issue is expected to be resolved within the next year.

Washington Boulevard Redevelopment Project Area Amendment: The Agency pursued a plan to increase the project area in an effort to reduce physical and economic blight in the City, and to encourage redevelopment. The plan amendment added 101.08 acres. This plan was adopted by the Agency under Ordinance No. 1001. This amendment has been challenged by the County of Los Angeles, and the issue is expected to be resolved within the next year.

Lakeland Development Company: The first phase was initiated over the last five years of the redevelopment of the former CENCO refinery property. The 20-acre site at the southeast corner of Lakeland Road and Bloomfield Avenue has been remediated and developed with four new industrial buildings. The CDC provided assistance negotiating with the Regional Water Quality Control Board and approved development plans for the site. The CDC continues to facilitate negotiations between the owner and the developer. Two of the three sites have been remediated and redeveloped. The CDC will also provide partial funding for the public infrastructure for the project. The Commission continues to work with the developer on Phase 3.

Telegraph Corridor Improvements: The CDC completed several public improvement projects along the Telegraph Corridor, including the Telegraph Road and Cedardale Drive Entry Fountain, Heritage Crossing Landscape and Water Feature, Heritage Crossing Off-Site Improvements, a Parkette Fountain at Laurel Avenue, and several bus stop improvements. These improvements are among the \$16 million worth of public improvements identified in the Vision document adopted for the Telegraph Corridor.

Town Center Improvements: The CDC completed and adopted the Town Center Master Plan, and began implementing guidelines set forth in that plan. In 2009, the City Council approved a \$5 million library modernization project, and construction began June 22, 2009. It is expected that the library modernization project will be completed in 2010.

Lakeview Park Recreation Building: The CDC approved a Master Plan in 2008 for Lakeview Park. Included in the plan is the construction of a new Recreation Building.

Neville Chemical Site: During the 2005 Plan, the CDC acquired the property and construction began on the public parking facility serving the Norwalk-Santa Fe Springs Transportation Center. In 2009, the City Council approved the expenditure of \$1 million to convert a portion of the State superfund site into a new 250-stall park and ride facility.

Golden Springs (East): During the past five years, the project has been completely built out. The highly recognized redevelopment project has been completed and now fully occupied as an industrial park. It has resulted in the creation of more than 700 jobs, the construction of 5.1 million square feet of commercial and industrial space and it has increased in assessed valuation. In 1998-98, the assessed valuation was \$20,387,000 and in 2008, it was \$241,000,000. The project was recently presented with an "Award of Excellence" by the California Community Redevelopment Agency, and has been a source of pride for the City and the CDC.

Town Lot Area Redevelopment: Construction of 522 new homes is currently underway on the 55-acre site, and sales of these homes have begun. During the past five years, the CDC assisted the developer in soil remediation and development efforts. The developer has successfully completed the process of abandoning 164 oil wells and other soil remediation activities to bring the area to residential environmental standards. These activities paved the way for construction of the residential development, known as the Villages at Heritage Springs.

MC&C Sites: These properties were identified as additional development opportunities in the 2005 Plan. Over the past five years, there has been significant progress relating to these sites. The Farwell Property at Freeman and Telegraph Road was constructed in the past year into a multi-tenant industrial project. The CDC has also moved forward with clean-up efforts on MC&C Sites III and IV. In 2009, the City submitted a Brownfield clean-up grant proposal with the U.S. Environmental Protection Agency.

Santa Fe Springs Plaza: During the past five years, the CDC worked with developers and the property owner to upgrade the center at 13401-13543 Telegraph Road. The property owners remodeled the center, improved the façade, removed/added buildings and new commercial tenants that include three fast food outlets and a bank. Additionally, the CDC added public infrastructure. These improvements included a fountain and landscaping projects throughout the Santa Fe Springs Plaza.

Additional Development Opportunities: Committed to its ongoing development programs, the CDC planned to assist in several developments during the past five years. CDC participation included land assembly, preparation, and disposition along with marketing efforts to develop and attract quality businesses to the sites. All of the identified sites are commercial or industrial in nature.

Redevelopment of the Project Areas pursuant to this Plan and to the goals, objectives, programs, and expenditures of the Community Development Commission has accomplished the purposes of the California Community Redevelopment Law:

- By assisting with the redevelopment of areas suffering from economic dislocation and disuse;
- By replanning, redesigning, and redeveloping areas that are stagnant or improperly utilized, and that could not be reasonably expected to be improved by private enterprise or public assistance without the use of redevelopment;
- By protecting and promoting sound development, redevelopment of blighted areas, and the general welfare of citizens of the City by remedying such conditions through the employment of appropriate means;
- By assisting with the cleanup and remediation of those properties that are adversely effected by soil contamination and/or hazardous wastes;
- By acquiring properties that are deemed to be of benefit to the Project Areas; and

By installing or replacing public improvements, facilities, and utilities in areas that are inadequately serviced with regard to such improvements, facilities, and utilities.

4. Revenues & Expenditures

Over the next five years the following tax increment revenues are estimated to accrue to the Redevelopment Project Areas. The projected revenues include interest on deposits, proceeds from sales, or lease payments on properties. For a complete review of the sources and uses of funds, please refer to Exhibits 1 through 6 on pages 44 to 49 in this Plan.

Table 2
(2010-2014)
Five-Year Revenue Projections
Santa Fe Springs Project Areas
(Gross Tax Revenue)

Fiscal Year	2009/10	2010/2011	2011/12	2012/13	2013/14	Totals
Consolidated	\$24,500,000	\$24,500,000	\$25,000,000	\$25,500,000	\$26,000,000	\$125,500,000
Washington Blvd.	\$461,000	\$461,000	\$470,000	\$480,000	\$490,000	\$2,362,000
Total Income	\$24,961,000	\$24,961,000	\$25,470,000	\$25,980,000	\$26,490,000	\$127,862,000

Source: Keyser Marston Associates, Inc.
Prepared By: A.C. Lazzaretto & Associates

While it is estimated the CDC may be receiving an average of \$25.7 million per year in gross tax increment revenues, there are many ongoing obligations, including bond debt and administration as well as pass through agreements and housing fund requirements that have to be considered. The table below outlines these general obligations; the projects and programs listed later in this Plan will be implemented using the remainder of funds after the CDC has met these commitments.

Table 3
(2010-2014)
Five-Year Expense Projections
Santa Fe Springs Project Areas

Fiscal Year	2009/10	2010/2011	2011/12	2012/13	2013/14	Total
Administration & Capital Funds	\$4,521,000	\$4,560,000	\$4,660,000	\$4,770,000	\$4,883,000	\$23,394,000
Interfund Transfers	\$(3,247,100)	\$(3,453,663)	\$(3,598,267)	\$(3,738,845)	\$(3,613,715)	\$(17,651,590)
Non-Housing Bond Funds	\$7,016,700	\$7,086,900	\$7,157,700	\$7,229,300	\$7,301,600	\$35,792,200
Debt Service	\$18,200,700	\$18,255,337	\$18,375,733	\$18,505,155	\$18,905,285	\$92,424,210
Housing Fund	\$983,100	\$1,013,000	\$1,043,000	\$1,074,000	\$1,106,000	\$5,219,100
Total Expenditures	\$27,474,400	\$27,461,574	\$27,638,166	\$27,839,610	\$28,582,170	\$138,995,920

Source: City of Santa Fe Springs Department of Finance and Administration, and Community Development Commission 2009-10 Budget
Prepared By: A.C. Lazzaretto & Associates

The table below estimates the net income available to the CDC for discretionary projects. The expenditures above include expenses for some of the projects previously discussed. It should be noted that the revenues listed in Table 4 do not coincide with the revenues previously identified, as the revenues in this table include interest and income from property management, whereas the previous table only identified gross tax increment.

Table 4
(2010-2014)
Five-Year Net Revenue Projections
Santa Fe Springs Project Areas

Fiscal Year	2009/10	2010/2011	2011/12	2012/13	2013/14	Total
Opening Balance	\$73,954,568	\$72,142,168	\$69,855,068	\$67,699,686	\$65,633,768	\$349,285,258
Total Revenues	\$32,156,200	\$32,081,800	\$32,679,500	\$33,251,200	\$33,846,150	\$164,014,850
Total Expenditures	\$30,721,500	\$30,915,237	\$31,236,433	\$31,578,455	\$32,195,885	\$156,647,510
Closing Balance	\$72,142,168	\$69,855,068	\$67,699,868	\$65,633,768	\$63,670,318	\$339,001,190

Source: Santa Fe Springs Department of Finance and Administration, and the Community Development Commission 2009-10 Budget
Prepared By: A.C. Lazzaretto & Associates

Because this net income figure is highly dependent upon the annual budgeting process, it is not feasible to accurately predict exact amounts that will be available for a given project. Furthermore, it is difficult to project the amounts that will be expended on any given project because the forms of assistance required for listed projects are not known at this time. As a

result, the only prediction that can be made is to assert that the available income identified above will be used to implement the programs listed as well as to pay the CDC's annual obligations.

5. Identification of Future Activities

The CDC envisions assisting multiple projects in the next five years. The following is a list of programs that are currently being planned in the community through the assistance of the CDC.

McMaster-Carr: This prominent corporate resident expanded its business over the past five years, but still has plans on improving public infrastructure improvements on approximately 13.7 acres at 9630 Norwalk Boulevard required to accommodate their business expansion needs. Major utility lines need to be relocated, and it is expected that this will be accomplished within the next five years. The CDC will assist in the relocation of the utility lines.

Butterworth Property: This site is a former bowling alley that recently went out of business. It is located at the southeast corner of Telegraph Road and Painter Avenue. The CDC will work with the property owner to develop a site plan consisting of commercial uses during the 2010 Plan.

CHP Site: The California Highway Patrol is looking to relocate its current field facility located at 10051 Orr and Day Road to another location in the City. The City has inquired about the possibility of purchasing the existing 1.37 acre CHP site. Because the CDC would purchase the site using redevelopment housing funds, development would be restricted for occupancy by low and moderate income households. The site is located adjacent to the City's single-family residential zone, and transit services are available along Orr and Day Road. A density of 30 units per acre would accommodate 41 units on this site.

Sempra Energy Sites: These sites currently contain operating oil wells, and are located at the northwest corner of Telegraph Road and Santa Fe Springs Road. In an effort to improve aesthetics, air quality and build residential facilities in the area, the CDC has approved monies for the construction of a new entry feature and perimeter landscaping. This is part of the Telegraph Corridor improvement.

Town Center Improvements: The CDC intends to continue pursuing plans to improve the Town Center, including exploring ways to improve the parking lot, and landscaping. Other considerations could be the construction of public information kiosks and signage and lighting improvements. Making these projects environmentally efficient is a priority for the CDC.

Chevron Station Site: Approximately 1.25 acres were acquired during the 2005 Plan at the northwest corner of Telegraph Road and Norwalk Boulevard for commercial development. The CDC continues to review development proposals and plans to select a quality developer to construct the site in the next five years.

Oil Field Reclamation Project: Now that the Villages at Heritage Springs have been completed and the homes are coming on the market, the CDC can consider this as successful completion of the goals of the Oil Field Redevelopment Project. The CDC has asked that the Los Angeles Regional Water Quality Control Board to close the project. The development that still has to take place will be along the Telegraph Corridor.

Telegraph Corridor: The CDC will continue to invest money to improve infrastructure along the Corridor. It will also identify sites for potential development along the Corridor, including but not limited to the bowling alley, the MC&C sites and the Sempra sites.

Waste Disposal Inc. Site: This site was remediated under the direction of the EPA in 2004. The closure allowed the CDC to move forward during 2005 in its efforts to detail a specific plan for the site. The CDC also intended on cultivating development interest. Progress during the 2005 Plan was stalled due to the poor economic conditions. During the life of the 2010 Plan, however, the CDC will attempt to achieve these goals. The CDC will continue to work with interested parties and the EPA in hopes of developing the property into a viable industrial and commercial center.

Lakeland Development Company: This is an ongoing project as the City and the CDC are working with property owners, the Regional Water Quality Control Board and CUPA to clean the entire site in preparation for the property's industrial redevelopment. This site is formerly known as the Cenco Refining property.

Neville Chemical Site: The City Council in September of 2009 approved \$1 million for the construction of a park and ride lot at Metrolink's SFS/Norwalk Transportation Center. Construction will be completed during the 2010 Plan.

Property Acquisition and Assembly: During the coming five years the CDC expects to assist in the acquisition of property within the Project Areas in order to make the sites available for development. The precise number and location of the properties is not known at this time.

Table 4
(2010-2014)
Capital Improvement Projects

Project	Expenditure	Potential Funding Source
Library – Renovation (Phase 1 & 2)	\$4,600,000	CDC
Neighborhood Center- Renovation (Phase 1)	6,400,000	CDC
Little Lake Park	\$1,800,000	CDC
New Water Well – Zone 2(Location A)	\$3,000,000	CDC and Non-CDC funds
Fire HQ – Office Expansion/Site Improvements	\$2,785,000	CDC and Non-CDC funds
Valley View Grade Separation	\$75,177,000	CDC and Non-CDC funds
Norwalk/SFS Transportation Center Expansion	\$3,200,000	CDC and Non-CDC funds
Fire Station No. 2 – Replace Generator	\$250,000	CDC
Alondra Blvd. Median Improvements	\$45,000	CDC
Villages Water Feature SW Corner (Tel/Bloomfield)	\$680,000	CDC and Non-CDC funds
City Hall – Basement Modifications (Phase 2)	\$252,000	CDC and Non-CDC funds
Lake Center Snack Bar Expansion	\$175,000	CDC
Restroom Renovation – SFS and Los Nietos Parks	\$80,000	CDC
Town Center Hall – Renovate Large Restrooms (TCH)	\$200,000	CDC
Security Gates at the Neighborhood Center	\$45,000	CDC
Activity Center – Increase Upstairs Storage and Access	\$75,000	CDC
Town Center Landscaping	\$450,000	CDC
Four Corners Landscaping (Telegraph at SFS Road)	\$185,000	CDC
Commercial/Industrial Street Rehabilitation	\$3,051,400	CDC
Traffic Signal Upgrades (3 groups)	\$240,000	CDC
New Water Well – Zone 1 (Phase 1)	\$1,000,000	CDC
Pavement Management System	\$75,000	CDC
Arsenic Treatment Facilities New Well – Zone 2	\$1,500,000	CDC and Non-CDC funds
Los Nietos Water Park	\$200,000	CDC and Non-CDC funds
Rivera Road Resurfacing/Reconstruction	\$207,000	CDC
Water System Changes –	\$250,000	CDC

Project	Expenditure	Potential Funding Source
Carmenita/I-5 (Design)		
Florence/ Roseton Traffic Signal	\$225,000	CDC and Non-CDC funds
Urban Forest – Pedestrian Bollards (Southside)	\$200,000	CDC
Traffic Signal Modification – Tel/605 at Cedardale	\$160,000	CDC
Lakeview Park Shade Structure	\$44,000	CDC
Street Light Conversion – Industrial and Residential	\$650,000	CDC
Sorensen Storm Drain – Design	\$200,000	CDC
16-inch Transmission Main – Phase 2 Inv & Repair	\$200,000	CDC
16-inch Transmission Main – Phase 1 Inv & Repair	\$600,000	CDC
Vehicle Display Feedback Signs	\$17,000	CDC
Sorenson/Slauson Avenue Sidewalk	\$180,000	CDC
Fire Station No. 2 – Expand Workout and Equipment Room	\$286,000	CDC
Above Ground Fuel Storage Tanks (Sta. 3) HQ	\$132,000	CDC
Traffic Signal Installation – Corral and Bloomfield	\$222,000	CDC
Town Center – City Hall Parking Lot	\$550,000	CDC and Non-CDC funding
Replace Directional Specialty Signs	\$50,000	CDC
Bridge Barrier – Ptr/Sor, Rosecrans/CCC No Fork	\$219,000	CDC
Quiet Zone Mitigations (Phase 1)	\$550,000	CDC
SFS Park and Sanctuary (North side of Telegraph)	\$1,900,000	CDC and Non-CDC funding
Alondra/Valley View Intersection Project (COG)	\$250,000	CDC
Activity Center – Develop Master Plan (Phase 1 and 2)	\$500,000	CDC
Portable Generators for Well Nos. 1 and 2	\$200,000	CDC
New Reservoir No. 2 – Chloramination Facilities/Bldg	\$300,000	CDC
Upgrade Electrical – City Hall (Basement)	\$50,000	CDC and Non-CDC Funding
Heritage Park Improvements	\$150,000	CDC
Repaint UPRR Bridge Façade	\$50,000	CDC
New Zone 2 Reservoir Expansion	\$250,000	CDC
Street Sweeping/Disposal Facility	\$87,000	CDC

Project	Expenditure	Potential Funding Source
Clarke Estate Renovation	\$300,000	CDC
Enhanced Parkways – SG River to I-605 and I-605 Bridge	\$365,000	CDC
Total	\$114,809,400	Non-CDC funding: \$81,776,000 CDC funding: \$33,033,400

Additional Development Opportunities: As part of its ongoing development programs, the CDC anticipates the possibility of assisting or participating in several developments over the next five years. These projects could include: properties along the Telegraph Corridor, Washington Boulevard, Santa Fe Springs Road, Bloomfield Avenue, Norwalk Boulevard, Florence Avenue, Imperial Highway, and Carmenita Road. In each of these cases, participation could include land assembly, site preparation and disposition, along with marketing efforts to develop and attract quality tenants and businesses to the sites. All of the potential sites would be commercial or industrial in nature; however, at this time, the level of CDC participation, if any, is not known, nor can the exact development specifications be predicted.

As previously noted, the future costs for most of the contemplated programs are not known at this time. Not only are actual expenditures and CDC assistance highly dependent upon the negotiation process and the feasibility of selected projects, but the financial situation identified in the revenue and expenditure section earlier requires the CDC to be highly selective in spending its limited discretionary funds.

A. Elimination of Blight

The above-proposed projects will generally eliminate blighting conditions within the Project Areas in the following ways:

- (1) By assisting with the redevelopment of areas suffering from economic dislocation and disuse;
- (2) By the replanning, redesign, and redevelopment of areas which are stagnant or improperly utilized, and which could not be reasonably expected to be improved by private enterprise or public assistance without the use of redevelopment;
- (3) By protecting and promoting sound development and redevelopment of blighted areas and general welfare of the citizens of the City by remedying such conditions through the employment of appropriate means;
- (4) By the assisting with cleanup and remediation of those properties that are adversely effected by soil contamination and/or hazardous wastes;
- (5) By acquiring properties that are deemed to be of benefit to the Project Area(s); and

- (6) Through the installation or replacement of public improvements, facilities, and utilities in areas which are currently inadequately serviced with regard to such improvements, facilities, and utilities.

In addition, the table below identifies the types of blight that will be addressed through the implementation of the proposed activities.

Table 6
Relationship of Proposed Projects to the
Elimination of Blight

Project Description	Types of Blight Addressed
Townlot Redevelopment	Vacant land, environmental remediation, inadequate public improvements, lots of inadequate size given market conditions in multiple ownership
Golden Springs	Vacant land, environmental remediation, inadequate public improvements, lots of inadequate size given market conditions
Lakeland Development	Depreciated or stagnant property values, substandard design, buildings of inadequate size, deterioration and dilapidation, environmental problems.
Oil Field Land Assembly	Vacant land, environmental remediation, inadequate public improvements, lots of inadequate size given market conditions in multiple ownership
Capital Improvement Plan	Deterioration & dilapidation, deferred maintenance, lack of parking, lack of facilities, inadequate public improvements
Telegraph Corridor	Deterioration & dilapidation, deferred maintenance, lack of parking, lack of facilities, inadequate public improvements
Town Center Improvements	Deterioration & dilapidation, deferred maintenance, lack of parking, lack of facilities, inadequate public improvements
Neville Chemical	Vacant land, environmental remediation, inadequate public improvements, lots of inadequate size given market conditions in multiple ownership
Additional Developments	All criteria identified in Section 33031 of CH&SC

Source: Santa Fe Springs Community Development Commission & Staff
 Prepared By: A.C. Lazzaretto & Associates

B. Summary

While there is certainly much to be completed, the CDC accomplished many objectives and programs identified in the 2005 Plan, curbing blighting factors that exist within the Project Areas. Future programs will be implemented with these same goals in mind.

Section 3: Affordable Housing Compliance Requirements

1. Introduction

The California Health & Safety Code Section 33000, *et seq.* ("the Code") states that one of the basic purposes of redevelopment is to improve and increase the supply of low- and moderate-income housing within the community. Assembly Bill 315 added a requirement that all redevelopment agencies adopt a ten-year housing plan that is to be amended every five years. The AB 315 Plan is designed to identify quantifiable housing requirements and to establish specific actions to meet those requirements within the mandated ten-year period. Section 33413(b)(4), as amended by AB 1290, requires that the AB 315 Plan be completed as part of the Implementation Plan process. The housing provisions previously contained in sections 33413 have been rewritten and are now included within Section 33490. This section will describe the requirements of the Code and detail the specific projects and goals that the Santa Fe Springs Community Development Commission plans to undertake in the coming years to satisfy the requirements set forth in the Code.

2. Requirements

In order to discuss the issue of affordable housing, the definitions of what constitutes affordability must be discussed. California Health & Safety Code Section 50079.5 and 50105 provide that affordability limits are those, which are established by the U.S. Department of Housing and Urban Development ("HUD"). The income limits set by HUD are revised annually and are based on median family income for a particular county and a corresponding family size. As such, the following categories are those established by State and Federal guidelines:

- Very Low-Income is deemed to be 50 percent or less of Area Median Family Income;
- Low-Income is deemed to be between 51 and 80 percent of Area Median Family Income; and
- Moderate-Income is set at levels between 81 and 120 percent of Area Median Family Income.

As an example, in the County of Los Angeles, the Area Median Family Income (for a family of four) is \$62,100 for 2009.

There are three major criteria that guide the actions of the Santa Fe Springs Community Development Commission pursuant to affordable housing. They are:

- (1) Twenty percent (20%) of all tax funds allotted to the CDC must be set-aside to improve and increase the supply of low- and moderate-income housing;
- (2) The CDC must replace all low- and moderate-income housing that is destroyed or removed as a result of redevelopment activity;
- (3) All redevelopment actions taken pursuant to affordable housing must comply with the goals and policies set forth in the Housing Element of the City's General Plan.

The following describes, in detail, the requirements listed above.

A. Twenty Percent Set-Aside for the Low and Moderate Income Fund

According to Section 33334.2 of the Code,

Not less than 20% of all taxes that are allocated to an agency [through tax increment funding] shall be used by the agency for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing available at affordable housing cost to persons and families of low- or moderate-income, lower income households, very low-income households and extremely low income households.

This money can be used for the acquisition, improvement, or donation of real property or building sites to private or public persons or entities; the construction, acquisition, or rehabilitation of buildings or structures; providing subsidies to families of low- and moderate-income; payments for the development of plans, principal and interest on bonds, loans, advances, or other indebtedness; maintenance of the community's supply of mobile homes; or for the preservation of the availability of affordable housing to persons of low- and moderate-income. In addition, this money may be used within or outside the Project Areas provided that the use of funds outside the Project Areas is found to be of benefit to the Projects.

B. Replacement Housing

Section 33413(a) of the Code requires that,

Whenever dwelling units housing persons and families of low- and moderate-income are destroyed or removed from the low- and moderate-income market as part of a redevelopment project, that is subject to a written agreement with the agency or where financial assistance has been provided by the agency shall, within four years of the destruction or removal, rehabilitation, development, or construction, or cause to be rehabilitated, developed, or constructed for rental or sale to persons and families of low or moderate income, [make available] an equal

number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency.

For those units removed after January 1, 2002, 100% of the replacement dwelling units shall be available at affordable housing costs in the same income level or lower as those removed. Not less than 30 days prior to the execution of an agreement for the acquisition of property which would lead to the destruction or removal of affordable housing units, the CDC must adopt, by resolution, a replacement housing plan which describes the area, means of financing, the number of dwelling units, a timetable for meeting the plan requirements, and a finding that the replacement housing does not require a vote of the general public.

C. Affordability Requirements

The "inclusionary rule" described in Section 33413(b) requires that a fixed percentage of the total number of housing units developed or substantially rehabilitated within a project area that was adopted after January 1976, be affordable to people of low- and moderate-income. (N.B. This Code provision only applies to the Washington Boulevard Project Area and the area added by Amendment No III of the Consolidated Project Area.) The fixed percentage is dependent on whether the units are developed by the CDC or by another public or private entity within the Project Area. If the CDC (within or outside the Project Areas) develops units, at least thirty percent of the units must be made available to persons or families of low- and moderate-income. Of those units required to be affordable to persons of low- and moderate-income, half, or 15% of the total, must be available to households of very low-income. When units are developed in a project area by an entity other than the CDC, fifteen percent must be affordable to low- and moderate-income families, with at least forty percent, or 6% of the total, of those units available to persons of very low-income.

Example: Over the life of the plan, 200 homes are built: 100 by the CDC, 100 by a private company within the Project Area. Thirty affordable homes must be established from the CDC action (15 very low-income homes, and 15 low/moderate units). As a result of the 100 built by the private company, 15 affordable homes (6 very low-income and 9 low/moderate-income units) must be established.

The commitments under this section are considered on a cumulative basis, and do not need to be met on a project-by-project basis. In addition, to satisfy the requirements of this section, the CDC is allowed to replace two affordable housing units outside the affected Project Area for every one required inside. This is referred to as the 2-to-1 rule.

Units developed for the replacement of those destroyed or removed, **do not** satisfy the requirements of the inclusionary rule. In other words, a unit built to replace one that was destroyed does not count towards the total number of affordable housing units required under

the inclusionary rule. Each affordable unit satisfies **either** the replacement rule **or** the inclusionary rule, but not both.

D. Length of Affordability

Units which are developed pursuant to (B) above must remain available to persons of low- and moderate-income for "the longest feasible time, but for not less than the period of the land use controls established in the redevelopment plan." The Code further requires that the units must remain affordable for at least 55 years for rental units and 45 years for homeownership units.

Under Section 33413(c)(2) of the Code, the CDC may permit sales of homeownership units prior to the expiration of land use controls for a price in excess of that allowed, with the owner retaining a portion of the excess, provided the remainder of the proceeds are deposited back into the Low and Moderate Income Housing Fund. The amount of excess that the occupant is allowed to retain is dependent upon the length of occupancy. Within three years, the CDC is required to make available an equal number of units at the same income level as those sold.

E. Housing Element Goals and Policies

According to the Government Code, Section 65583, the Housing Element shall,

Consist of an identification and analysis of existing financial resources, projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory built housing, mobile homes and emergency shelters; and shall make adequate provision for the existing and projected needs of all economic segments of the community.

The City has divided its housing goals and policies into four categories: (1) maintenance and preservation; (2) housing opportunities; (3) home ownership; and (4) environmental compatibility. To review the specific details of the adopted goals and policies, the Housing Element should be consulted.

3. Programs Contemplated in the 2005 Plan

The purpose of this section is to recap those programs identified in the adopted 1999 Implementation Plan in order to provide a basis for analysis of the CDC's progress toward its overall goals and objectives. This section is a summary only; for specific program details, the original documents should be reviewed. Since the adoption of the Implementation Plan in 1999,

changes may have been made to the following programs, which are discussed later in this document.

A. Description of Anticipated 2005 Programs

In the 2005 Implementation Plan, the Santa Fe Springs Community Development Commission identified several housing programs aimed to increase or improve the community's supply of affordable housing. The majority of these programs are funded through the Low- and Moderate-Income Housing Fund; however, as described in the 2005 Implementation Plan, there are many supplemental funding sources used in conjunction with the Low and Moderate Income Fund to strengthen the overall success of the City's housing efforts. The programs listed below summarize those shown in the 2005 Plan. Details of the actual activities are included under the section titled **Statement of Completed Activities**.

Home Repair Program: The CDC intended to fund 42 single-family housing repairs per year during the past five years, or a total of 210 units. These repairs were to generally consist of roof maintenance, and interior and exterior rehabilitation. Costs per unit were expected to run from \$10,000 to \$25,000 per unit, and were restricted to very low and low-income residents. Because the units were not substantially rehabilitated, they weren't considered in future affordability calculations.

Housing Acquisition and Rehabilitation Program (HARP): The CDC expected to purchase 3 single-family residential properties advertised for sale per year in the last five years (15 total), substantially rehabilitate the homes (or demolish the structure and construct a new dwellings) and then market the units for sale to low- or moderate-income residents.

Placita Park Apartments: Among the goals of the CDC during the 2005 Plan was to continue to preserve the affordability of this former Section 8 housing complex for the remaining senior tenants. The number of affordable housing units at the beginning of the plan was at 36. However, due to the relocation and tenant deaths, there has been a decline from 36 to 19.

NWC Laurel Avenue & Lakeland Road: At the time of the Plan, the CDC intended to explore constructing as many as thirty-six (36) moderate-income single-family units on the 3.9 acre property at the northwest corner of the Laurel Avenue and Lakeland Road. The CDC purchased the site in 2009 and issued an RFP. This project is expected to move forward in 2010-14.

Town Lots Project: The CDC supported the proposal to convert the Town Lots area of the City from industrial to residential. This area is approximately 55 acres and there are approved plans to construct 522 homes in the former oil field.

4. Statement of Completed Activities

A. Number of Units Constructed, Rehabilitated, or Price Restricted (Prior to 2004)

In prior years, several housing projects were initiated to enhance the City's supply of affordable housing. The general characteristics of these projects are listed below. This is only a brief synopsis of the programs and expenditures. A more detailed description is available in the 1994 and 1999 Implementation Plans and the Housing and Community Development certified 2008-2014 Housing Element.

HARP Program: The CDC established a goal of purchasing three single-family residential properties per year for the five year period. The City purchased, rehabilitated or replaced a total 13 homes during the life of the 2005 Plan.

Home Repair Program: The CDC funded 300 single family housing repairs during the past five years. The goal was to fund 210 units during the 2005 Five-Year Implementation Plan. These repairs generally consisted of roof maintenance, electrical, plumbing, heating, weatherization and water heater replacement. The CDC emphasized the use of energy efficient replacement items. Costs per units ranged from \$10,000 to \$35,000 and were restricted to very low and low income homeowners.

Town Lot Area Redevelopment: The CDC made significant strides in adding more than 500 new homes to the City. The contaminated property was successfully remediated, and the construction of 522 homes was approved in the final months of the 2005 Plan. The final phase of these homes is now under construction and a major part of the project is expected to be built-out during the 2010 Plan.

New Housing Units: Prior to 1985, there was no requirement for the reporting of affordable units that were added to the supply of affordable housing. Since 1985, the state has required an annual summary of affordable housing be included in the "*Redevelopment Agency's State Controller's Report*." Therefore, the building of new homes before and after 1985 will be discussed in separate detail.

Pre 1985 Activities: A total of 167 single-family units and 267 multi-family units were constructed within the Flood Ranch Redevelopment Project Area prior to 1985. The multi-family consisted of two separate projects: Pioneer Gardens and Placita Pacifica. The Pioneer Gardens apartments are restricted under the Federal Section 8 program and located at 9039 Pioneer Boulevard. The development consists of 127 very low-income units, 6 low-income units, and 4 moderate-income units. In addition to these units, the CDC assisted in the construction of the 130 unit, Placita Park complex; however as noted, the complex has converted to market rate rental housing due to the U.S. Department of Housing and Urban Development (HUD) loan prepayment.

Post 1985 Activities: Within the Consolidated Redevelopment Project and Washington Blvd. Project Areas, the CDC has assisted in the creation of 676 affordable housing units since 1985. Of these, 189 were moderate-income, 143 were low-income, and 344 were very low-income units. The projects where these units were developed are as follows:

1. **Pioneer Gardens** is a 141 unit apartment complex, which accommodates 4 moderate-income, 6 low-income, and 131 very low-income families;
2. **Heritage Village Senior Apartments** (now known as South Fulton Village) located at 10829 Fulton Wells Avenue. The 280-unit complex is made up of 129 moderate, 129 low and 22 very low-income units;
3. **Silvercrest Section 8** housing complex formerly known as **Salvation Army** project, located at 12015 Lakeland Road, which provides 22-unit very low-income senior housing;
4. **Lake Center Park Lane** 19 single family homes that were constructed and made available to 1st time homeowners. 14 moderate and 5 low-income units under the City's HARP program;
5. **Habitat for Humanity** constructed a low-income single family home on a lot donated by the CDC;
6. **AbilityFirst** is a 25 unit very low-income complex created to serve the special needs of handicapped individual and their families that was originally developed in cooperation with the Crippled Children's Society, which is now known as AbilityFirst;
7. **Little Lake Village Senior Apartments** is a 144 unit (2 moderate and 142 very-low-income) senior citizens complex; and
8. **Housing Acquisition and Rehabilitation Program (HARP)**. The CDC has assisted in the creation of 44 affordable homes by purchasing homes throughout the community, rehabilitating or completely rebuilding the structures and then converting the homes to deed-restricted affordable units. 40 moderate-income, 2 low-income and 2 very low-income units have been made available.
9. **Town Lots Project:** The CDC has assisted in the creation of 522 homes. The City is currently exploring whether to offer any of these homes at low to moderate prices.

The location and income level of the HARP and Section 8 homes still eligible under the Code are detailed below, and depicted in Table 7. *(The units itemized below differ from those found in the 1994 and 1999 because some of the housing credits taken in the previous plans were not eligible under the Code. The primary reason the units are no longer eligible, is because the units were not secured by recorded covenants or restrictions enforceable by the CDC or City for at least the life of the redevelopment plans.)*

Table 7
Location and Income Analysis
Of HARP & Section 8 Homes Constructed 1985-2009
(With Recorded Covenants)

Location	In Project Area?	Program	Units	Moderate	Low	Very-Low
Pioneer Gardens – 9039 Pioneer Blvd	Yes	State Tax Credit	141	4	6	131
South Fulton Village	Yes	Private	280	129	129	22
Silvercrest Residences - 12015 Lakeland	Yes	Section 8	22	-0-	-0-	22
Lake Center Park Lane	No	1 st Homebuyers	19	14	5	-0-
Habitat for Humanity	Yes	1 st Homebuyers	1	-0-	1	-0-
AbilityFirst (Crippled Children's Society)	Yes	Subsidy	25	-0-	-0-	25
Little Lake Village Senior Apartments	Yes	Subsidy	144	2	-0-	142
HARP Program	No	1 st Homebuyers	44	40	2	2
Total Eligible Units			676	189	143	344

Source: City of Santa Fe Springs Department of Planning and Development
Prepared By: A.C. Lazzaretto & Associates

B. Number of Units Destroyed or Removed

As mentioned previously, the CDC develops affordable housing under its Housing Acquisition and Rehabilitation Program (HARP). It purchases property advertised for sale, rehabilitates the existing housing unit (often through demolition and reconstruction onsite) and sells the unit to a low- or moderate-income household. In the past, the CDC treated housing developed under HARP as triggering replacement housing requirements. However, in a compliance review performed during 2004, the Department of Housing and Community Development determined that housing developed through the above-described process does not trigger replacement housing requirements. Based on this finding, the CDC has only five (5) units that were destroyed or removed that now need to be accounted for. In Table 8 the number of units, and the number of bedrooms in the units are illustrated and the status of the replacement is depicted.

Table 8
Location and Income Level of Units Destroyed as a Result of Redevelopment Activities
1989-2009

Address	Displaced Household Income	Bedrooms	Unit Replaced?	Number of Units Replaced	Replacement Household Income
9503 Orr & Day Road	Moderate	3	Yes	One 3-bedroom unit	1 moderate
11045 Davenrich Street	Moderate	3	No	None	Not Applicable
11010 Davenrich Street	Moderate	3	Pending	One 3-bedroom unit	1 moderate
10329 Orr & Day Road	Moderate	3	Yes	Two 3-bedroom units	2 moderate
9236 Danby Avenue	Moderate	3	Yes	One 3-bedroom units	1 moderate

Source: City of Santa Fe Springs Department of Planning and Development
 Prepared By: A.C. Lazzaretto & Associates

Table 8 illustrates that the CDC has destroyed or removed five (5) units from the supply of affordable housing because of activities within the Consolidated and Washington Boulevard Project Areas, and has replaced four (4) units. Both the removed units and replacement units were moderate-income households; the numbers of removed and replaced bedrooms are also identical. The one unit that has not yet been replaced will be replaced during 2010 with a moderate-income dwelling that will contain at least three (3) bedrooms, which is identical to that which it replaces.

5. Identification of Future Activities

The following sections detail the programs that are anticipated for the five years of the Implementation Plan. Where appropriate, those programs not completed during the earlier Implementation Plans and are still under consideration, have been reiterated.

A. Number of Units to Be Constructed, Rehabilitated, or Price Restricted (2010-2014)

Town Lots: The Villages at Heritage Springs involved CDC property acquisition and assembly of 101 lots in the Town Lots Area and sale to the Villages at Heritage Springs. The CDC is

currently evaluating issuance of an estimated \$4.5 million housing bond in support of the project in exchange for approximately 39 deed restricted moderate income units.

Villa Verde: The CDC has approved a plan to work with the property owner to preserve the 34 very low income Section 8 units “At Risk” of conversion to market rate. The Affordable Rental Rehabilitation Assistance Program (ARRAP) provides the owner of an affordable rental project with rehabilitation assistance in exchange for the owner agreeing to deed restrict those assisted units for low income housing purposes for the required 55 year period, per the Health and Safety Code Section 33334.3. ARRAP will also allow the City to receive credit against its Regional Housing Needs Allocation (RHNA) for preserving the affordability of these “At Risk” units for a 55-year period. The CDC appropriated \$1.5 million of Housing Funds to establish the program and pay for consultant costs to amend the City Housing Element.

Little Lake Village Senior Apartments: This approximately 0.4 acre open space on the campus of the 144 unit Little Lake Village Senior Apartments and Community Center is planned for future development. It is located at 10902 Fulton Wells Road. National Community Renaissance, the non-profit owner, is proposing development of 36 very low and low income senior housing units adding to the existing inventory of very low income senior apartments on the property.

Salvation Army’s Transitional Living Center: The Salvation Army has submitted a proposal to the City for development of ten, two-story apartment-type living units for families in transition to be located on the western portion of their current 3.22-acre Transitional Living Center site at 12000 E. Washington Blvd. The project would also involve construction of a new plaza and playground area. The State Emergency Housing Assistance Program awarded funds to the project in 2008. It is expected that during the life of the 2010 Plan that this project will be completed.

NWC Lakeland Road and Laurel Avenue: An approximately 4-acre site was recently purchased by the CDC when an application for 110-unit market rate residential project was withdrawn due to the soft real estate market. The site is currently vacant but has a localized area of contamination requiring remediation. During the life of the 2010 Plan, it is expected that development of the site with an affordable homeownership project for up to 118 units will occur.

NEC Lakeland Road and Laurel Avenue: The CDC owns the 0.8 acre oddly configured vacant land at 10934 Laurel Avenue. This property is adjacent to Lakeland Manor, a housing facility for physically disabled adults that is operated by AbilityFirst. AbilityFirst is in discussions with the CDC about the possibility of constructing a second phase of the Lakeland Manor project. AbilityFirst envisions a 21-unit family rental project for people with disabilities. The proposed project would contain a mix of one-, two- or three-bedroom units, and would be affordable to very-low and low income households. Development is expected to be completed during the 2010 Plan.

CHP Site: The California Highway Patrol is looking to relocate its current field facility located at 10051 Orr and Day Road to another location in the City. The City has inquired about the possibility of purchasing the 1.37 acre site. Because the CDC would purchase the site using redevelopment housing funds, development would be restricted for occupancy by low and moderate income households. The site is located adjacent to the City's single-family residential zone, and transit services are available along Orr and Day Road. A density of 30 units per acre would accommodate up to 41 units on the site.

Home Improvement Rebate Program: The CDC will continue supporting this program, which is expected to provide approximately 300 rebates per year to lower income homeowners for rehabilitation expenses. Redevelopment Agency Set-Aside monies will be used to fund this program.

Home Repair Program: This program will continue throughout the 2010 Plan. It is estimated that there will be approximately 80 home repairs per year provided to very low and low income homeowners in need of free home repair service. Redevelopment Agency Set-Aside monies will be used to fund this program.

Property Maintenance Program: The CDC will continue to support this program to ensure that properties remain in compliance with the City's property maintenance ordinance. The program will continue to bring properties into compliance and provide information on available rehabilitation assistance.

Housing Acquisition and Rehabilitation Program: This program is expected to be continued through the life of the 2010-2014 Plan. Approximately 2 homes per year will be provided with quality, affordable homeownership through the purchase, rehabilitation, replacement, and resale of previously substandard homes to income eligible 1st time homebuyers. Redevelopment Agency Set-Aside monies will be used.

Additional Projects: The CDC anticipates assisting housing developers and property owners with projects designed to increase, improve, or preserve the community's supply of affordable housing. Such programs will be reviewed and implemented on a case-by-case basis and could include new construction, substantial rehabilitation, or the provision of affordability covenants. Over the course of the next 5 years, the CDC expects to react to several such projects.

Table 9
Summary of Affordable Units
To Be Built or Substantially Rehabilitated (2010-2014)

Proposed Project	In Project Area?	Program	Units	Moderate	Low	Very-Low
Home Repair Program	Not all	Housing Preservation	400	-0-	200	200
HARP Program	Not all	1 st Homebuyers	10	10	-0-	-0-
Home Improvement Rebate Program	Not all	Housing Preservation	1500	-0-	750	750
CHP site	Yes	1 st Homebuyers	41	41	-0-	-0-
NEC Laurel Avenue & Lakeland Road	Yes	1 st Homebuyers	21	-0-	10	11
NWC Laurel Avenue & Lakeland Road	Yes	1 st Homebuyers	45	45	-0-	-0-
Town Lots Project	Yes	1 st Homebuyers	39	39	-0-	-0-
Other Housing Projects	Unknown	Subsidy	-0-	-0-	-0-	-0-
Total Proposed Units			156	135	10	11

N.B. Home Repair Program units and Home Improvement Rebate Program units are not eligible; therefore the units are not included in the totals
Source: City of Santa Fe Springs Department Planning and Development
Prepared By: A.C. Lazzaretto & Associates

B. Number of Units to Be Destroyed or Removed

The CDC does not expect to destroy or permanently remove any housing units from either the Consolidated or the Washington Blvd. Project Areas during the coming five years. Should circumstances change and the CDC decide to acquire homes that fall into the affordable income categories, before removal the CDC will develop a replacement housing plan and determine how the destroyed or removed units will be replaced. The units will be replaced as stipulated in the Code.

6. Housing Compliance

The following sections describe the ten-year goals and objectives for the Santa Fe Springs Community Development Commission in compliance with Code Sections 33413(a) and 33413(b)(2). These are the Code provisions dealing with "Inclusionary Housing" and "Replacement Housing" summarized and discussed above. Table 11, titled "Summary of Affordable Housing Compliance of the Community Development Commission," illustrates the overall anticipated compliance of the City's supply of affordable housing.

A. Replacement Requirements

To create the number of units required by the replacement housing rules, the CDC may opt to replace its affordable units outside the designated Project Areas. The CDC has already passed the necessary resolutions that enable the Commission to use housing set-aside funds outside the Project Areas. As stated above, the CDC must create two units outside the Project Areas for every one unit required within the Areas. For example, if a low-mod unit is destroyed or removed, due to actions of the CDC, the unit must be replaced on one-to-one basis within the project area, or on a 2-to-1 basis if it is replaced outside the project area.

a. Replacement Housing

As illustrated in Table 8, the CDC has removed five dwellings that trigger replacement housing requirements. To replace the destroyed units, the CDC has already constructed four replacement units (three on Orr & Day Road and one on Danby Avenue. Pursuant to completion of the last replacement unit on Davenrich Street the CDC will be in complete compliance with Section 33413(a) and the unit is slated to be constructed in 2010.

b. Inclusionary Housing

There is only one housing project that has been developed within either the Washington Blvd. or Amendment III of the Consolidated Redevelopment Project Area since the adoption of either of the project areas, and therefore subject of the Inclusionary housing test. This is a 53 unit project developed by a private entity in the area of Amendment III and called Promenade Homes, constructed in the 1992-95 timeframe. Based on the dictates of Code Section 33413(2)(A)(i) when housing is developed by a private party at least 15 percent of the homes shall be made available to low- and moderate income families, and at least 40 percent of the low/mod dwelling units must be occupied by very-low income households. There is no practical place to develop additional housing within the boundaries of Amendment III, therefore the CDC had to either acquire units within Promenade Homes, or provide the affordable units outside the limits of Amendment III.

Table 10
Summary of A Units Required to Be Provided
Under 2-to-1 Rule

Project	Total Number of Units	Number of L/M Units Required	Number of Very Low Units Required	Number of L/M Units Provided
Promenade Homes (Consolidated Project, Amendment III) developed by a private developer without CDC assistance	53	8	3	-0-
If Units are Placed within Amendment III		8	3	-0-
If Units are Placed Outside Amendment III		16	6	
Maximum Number of Units that Must be Provided	53	16	6	-0-

Source: City of Santa Fe Springs Department Planning and Development
Prepared by: A.C. Lazzaretto & Associates

To meet the Inclusionary housing production requirements identified in Table 10 above, the CDC has developed affordable housing in all classifications, outside the applicable project area, as summarized in Table 11. This information supports that the CDC is in full compliance with Section 33413 (b)(1). To meet the Replacement housing production requirements identified in Table 8, the CDC has developed, or will develop in the 2005 Plan, an excess number of replacement housing units with the required number of bedrooms. This production is summarized in Table 11. This information supports that the CDC is in full compliance with Section 33413 (a).

B. Compliance

As mentioned before, during 2004, the Department of Housing and Community Development (HCD) performed an audit of the CDC housing programs to determine compliance with State law. The HCD determined that there was a need to make adjustments in some of the programs in order to bring the programs into full compliance. Most of the items were minor and involved the CDC mistakenly taking credit for affordable units that did not have proper deed restrictions. In keeping with the findings of HCD, the numbers of affordable units have been adjusted from prior years and are properly reflected in this Implementation Plan. The CDC is currently in full compliance with the Health & Safety Code with respect to affordable housing and expects to remain in compliance over the life of this Plan. The table below illustrates the compliance of the City of Santa Fe Springs' housing supply pursuant to the low- and moderate-income market at anticipated total development.

Table 11
Summary of Affordable Housing Compliance of the
Community Development Commission

	Moderate	Low	Very Low	Total
Removed Prior to 1994	-0-	-0-	-0-	(0)
Removed 1994 to 2004	(5)	-0-	-0-	(5)
To Be Removed	-0-	-0-	-0-	-0-
Inclusionary Rule	-0-	-0-	-0-	-0-
2-to-1 Rule	(16)	-0-	(6)	(22)
(Total Needed To Replace)	(21)	-0-	(6)	(27)
Built Prior to 1994	-0-	-0-	-0-	-0-
Built 1994 to 1999	176	143	344	663
Built 1999 to 2004	8	-0-	-0-	8
Built 2005 to 2009	5	-0-	-0-	5
To Be Built 2010 to 2014	265	-0-	-0-	265
Total Affordable Housing Created	454	143	344	941
Net Compliance (Deficiency)	433	143	338	914

Source: City of Santa Fe Springs Department of Planning and Development
Prepared By: A.C. Lazzaretto & Associates

Should the CDC approve an additional redevelopment project area prior to the revision of this Plan, any and all units that are destroyed or removed from the housing supply will be replaced within the time specified, and any new housing which is built as a result of the redevelopment plan will be built pursuant to the replacement rules. This will also be done throughout the life of both the Consolidated Redevelopment Project Area and the Washington Boulevard Project Area.

7. Replacement Housing Location and Means of Financing

At any future date, if the CDC contemplates the removal of housing or the displacement of families, a detailed replacement housing plan will be prepared and adopted in advance, in accordance with the applicable State and Federal laws.

8. Plan for Using the Low and Moderate Income Fund

Under the requirements of the Code, the CDC is required to identify a plan for using the annual deposits in the Low and Moderate Income Fund. This section will describe (1) the current balance of the Fund; (2) the annual deposit estimate; (3) the annual expenditures; and (4) the number of units to be developed as a result of those expenditures.

A. Current Balance

According to the Finance Department of the City of Santa Fe Springs, as of June 30, 2009, the estimated available balance of the Low and Moderate Income Fund was approximately \$3,940,472. No funds from the Housing Fund were utilized. These monies will be used to fund the HARP and Home Repair programs as well as any other ongoing program needs.

B. Annual Deposit Estimate

The following table describes the anticipated deposits into the Low and Moderate Income Housing Fund during the next five fiscal years. Figures are based on the projections prepared for the Consolidated Project Area and Washington Boulevard Project.

Table 12
Anticipated Annual Deposits into the Low and Moderate Income Fund from the Consolidated and Washington Boulevard Project Areas

Year	2009/10	2010/2011	2011/12	2012/13	2013/14	Total
20 % Property Tax Increment for Project Areas	\$6,240,200	\$6,250,000	\$6,375,000	\$6,502,500	\$6,632,550	\$32,000,250
Interest	\$45,000	\$45,000	\$50,000	\$50,000	\$50,000	\$240,000
Total Revenues	\$6,285,200	\$6,295,000	\$6,425,000	\$6,552,500	\$6,682,550	\$32,240,250

Source: City of Santa Fe Springs Department of Finance and Administration
Prepared By: A.C. Lazzaretto & Associates

C. Annual Expenditures of The Low and Moderate Income Fund

It is anticipated that additional programs will take place over the next five years, but it is not possible to predict when they will occur or the cost of the assistance.

Table 13
Estimated Expenditures of the Low and Moderate Income Fund

Year	2009/10	2010/2011	2011/12	2012/13	2013/14	Total
Administration	\$423,100	\$436,000	\$449,000	\$462,000	\$476,000	\$2,246,100
HARP	\$560,000	\$577,000	\$594,000	\$612,000	\$630,000	\$2,973,000
RDA Housing Interfund Transfer	\$3,552,500	\$3,659,000	\$3,769,000	\$3,882,000	\$3,998,000	\$18,860,500
Total Expenditures	\$4,535,600	\$4,672,000	\$4,812,000	\$4,956,000	\$5,104,000	\$24,076,600

Source: City of Santa Fe Springs Budget, Department of Finance and Administration
Prepared By: A.C. Lazzaretto & Associates

With the anticipated revenues and expenditures for the Low and Moderate Income Housing Fund, it is expected that at the end of the five-year period there will be a balance of \$24,076,600, excluding the balance of the Housing Bond. As a result, it is not anticipated that the CDC would have an "excess surplus," as defined by Redevelopment Law and, therefore, no plan is required for the expenditure of said excess. The following table illustrates this anticipated activity in the Housing Fund.

Table 14
Summary of Anticipated Activity in the Low and Moderate Fund
2009/10 through 2013/14

Year	2009/10	2010/2011	2011/12	2012/13	2013/14
Opening Balance	\$3,940,472	\$5,690,072	\$7,313,072	\$8,926,072	\$10,522,572
Revenues	\$6,285,200	\$6,295,000	\$6,425,000	\$6,552,500	\$6,682,550
Expenses	\$983,100	\$1,013,000	\$1,043,000	\$1,074,000	\$1,106,000
Ending Balance	\$5,690,072	\$7,313,072	\$8,926,072	\$10,522,572	\$12,101,122

Source: City of Santa Fe Springs Budget, Department of Finance and Administration
Prepared By: A.C. Lazzaretto & Associates

D. Units to be Developed Through the Housing Fund

The CDC expects to provide assistance of up to three homes per year with its HARP Program and 42 homes per year with the Home Repair Program. Due to the loan amount cap on the Home Repair Program, it is not anticipated that any of these units will meet the 25% value requirement to qualify as a "substantial rehabilitation." However, this program is important to the overall redevelopment strategy of the CDC in order to ensure that the housing supply is preserved. It is anticipated that two-hundred and twenty-five (225) additional units will be constructed during the next five years. Their expected dates of completion are included below; however, it is likely that these dates will be modified as opportunities and challenges present themselves. The table below describes the schedules of completion for the various housing programs.

Table 15
Summary of Units to Be Developed Each Year Through
The Use of the Low and Moderate Income Fund

	2009/10	2010/2011	2011/12	2012/13	2013/14	Total
HARP Program	3	3	3	3	3	15
Home Repair Programs	42	42	42	42	42	210
Total	45	45	45	45	45	225

Source: Planning Department Staff
Prepared By: A.C. Lazzaretto & Associates

9. Summary

The Santa Fe Springs Community Development Commission has taken reasonable measures to maintain the quality and standard of living for all of its residents. The CDC has completed projects that have supplied housing to the less fortunate, and complies with all sections of the California Health & Safety Code pursuant to affordable housing. The CDC plans on maintaining its focus on rehabilitation and revitalization of the current housing supply as the City is almost fully urbanized. As opportunities present themselves, the CDC expects to assist in the development of new, affordable housing within the City.



Exhibit 1**Sources and Uses of Funds
FY 2009-10**

Community Development Commission of the City of Santa Fe Springs

	Administrative and Capital Funds				Debt Service Funds			Grand Total
	Consolidated Project Fund (480)	Washington Boulevard Project Fund (481)	Housing Fund (482)	Non-Housing Bond Funds	Consolidated Project Fund (380)	Washington Boulevard Project Fund (381)	Housing Fund (388)	
Sources								
Beg. Balance Avail. 7/1	\$ (985,719)	(87,359)	3,940,472	41,700,266	29,327,351	(1,679,353)	1,738,910	73,954,568
Estimated General Revenues	39,000	9,000	6,285,200	400,000	24,900,000	523,000	-	32,156,200
Estimated Applied Revenues	-	-	-	-	-	-	-	-
Total Estimated Revenues	39,000	9,000	6,285,200	400,000	24,900,000	523,000	-	32,156,200
Estimated Funds Available	(946,719)	(78,359)	10,225,672	42,100,266	54,227,351	(1,156,353)	1,738,910	106,110,768
Uses - Operations								
Est. Expend. - All Depts.	4,232,200	288,800	983,100	7,016,700	17,004,400	135,600	1,060,700	30,721,500
Surplus/(Deficit)	(4,193,200)	(279,800)	5,302,100	(6,616,700)	7,895,600	387,400	(1,060,700)	1,434,700
Interfund Transfers	(945,300)	-	(3,552,500)	-	-	190,000	1,060,700	(3,247,100)
Advance/General Fund	5,152,000	400,000	-	-	(5,152,000)	(400,000)	-	-
Est. End. Bal. 6/30	\$ (972,219)	32,841	5,690,072	35,083,566	32,070,951	(1,501,953)	1,738,910	72,142,168

Source: City of Santa Fe Springs' Finance and Administrative Services Department

Exhibit 2**Sources and Uses of Funds
FY 2010-11**

Community Development Commission of the City of Santa Fe Springs

	Administrative and Capital Funds				Debt Service Funds			Grand Total
	Consolidated Project Fund (480)	Washington Boulevard Project Fund (481)	Housing Fund (482)	Non-Housing Bond Funds	Consolidated Project Fund (380)	Washington Boulevard Project Fund (381)	Housing Fund (386)	
Sources								
Beg. Balance Avail. 7/1	\$ (972,219)	32,841	5,690,072	35,083,566	32,070,951	(1,501,953)	1,738,910	72,142,168
Estimated General Revenues	39,000	9,000	6,295,000	350,800	24,900,000	488,000	-	32,081,800
Estimated Applied Revenues	-	-	-	-	-	-	-	-
Total Estimated Revenues	39,000	9,000	6,295,000	350,800	24,900,000	488,000	-	32,081,800
Estimated Funds Available	(933,219)	41,841	11,985,072	35,434,366	56,970,951	(1,013,953)	1,738,910	104,223,968
Uses - Operations								
Est. Expend. - All Depts.	4,322,000	238,000	1,013,000	7,086,900	17,132,000	135,600	987,737	30,915,237
Surplus/(Deficit)	(4,283,000)	(229,000)	5,282,000	(6,736,100)	7,768,000	352,400	(987,737)	1,166,563
Interfund Transfers	(974,000)		(3,659,000)	-		191,600	987,737	(3,453,663)
Advance/General Fund	5,200,000	200,000	-	-	(5,200,000)	(200,000)	-	-
Est. End. Bal. 6/30	\$ (1,029,219)	3,841	7,313,072	28,347,466	34,638,951	(1,157,953)	1,738,910	69,855,068

Source: City of Santa Fe Springs' Finance and Administrative Services Department

Exhibit 3

Sources and Uses of Funds
FY 2011-12

Community Development Commission of the City of Santa Fe Springs

	Administrative and Capital Funds				Debt Service Funds			Grand Total
	Consolidated Project Fund (480)	Washington Boulevard Project Fund (481)	Housing Fund (482)	Non-Housing Bond Funds	Consolidated Project Fund (380)	Washington Boulevard Project Fund (381)	Housing Fund (386)	
Sources								
Beg. Balance Avail. 7/1	\$ (1,029,219)	3,841	7,313,072	28,347,466	34,638,951	(1,157,953)	1,738,910	69,855,068
Estimated General Revenues	41,000	10,000	6,425,000	283,500	25,420,000	500,000	-	32,679,500
Estimated Applied Revenues	-	-	-	-	-	-	-	-
Total Estimated Revenues	41,000	10,000	6,425,000	283,500	25,420,000	500,000	-	32,679,500
Estimated Funds Available	(988,219)	13,841	13,738,072	28,630,966	60,058,951	(657,953)	1,738,910	102,534,568
Uses - Operations								
Est. Expend. - All Depts.	4,415,000	245,000	1,043,000	7,157,700	17,260,000	135,600	980,133	31,236,433
Surplus/(Deficit)	(4,374,000)	(235,000)	5,382,000	(6,874,200)	8,160,000	364,400	(980,133)	1,443,067
Interfund Transfers	(1,003,000)		(3,769,000)	-		193,600	980,133	(3,598,267)
Advance/General Fund	5,200,000	200,000	-	-	(5,200,000)	(200,000)	-	-
Est. End. Bal. 6/30	\$ (1,206,219)	(31,159)	8,926,072	21,473,266	37,598,951	(799,953)	1,738,910	67,699,668

Source: City of Santa Fe Springs' Finance and Administrative Services Department

Exhibit 4**Sources and Uses of Funds
FY 2012-13**

Community Development Commission of the City of Santa Fe Springs

	Administrative and Capital Funds				Debt Service Funds			Grand Total
	Consolidated Project Fund (480)	Washington Boulevard Project Fund (481)	Housing Fund (482)	Non-Housing Bond Funds	Consolidated Project Fund (380)	Washington Boulevard Project Fund (381)	Housing Fund (386)	
Sources								
Beg. Balance Avail. 7/1	\$ (1,206,219)	(31,159)	8,926,072	21,473,266	37,598,951	(799,953)	1,738,910	67,699,868
Estimated General Revenues	43,000	11,000	6,552,500	214,700	25,920,000	510,000	-	33,251,200
Estimated Applied Revenues	-	-	-	-	-	-	-	-
Total Estimated Revenues	43,000	11,000	6,552,500	214,700	25,920,000	510,000	-	33,251,200
Estimated Funds Available	(1,163,219)	(20,159)	15,478,572	21,687,966	63,518,951	(289,953)	1,738,910	100,951,068
Uses - Operations								
Est. Expend. - All Depts.	4,518,000	252,000	1,074,000	7,229,300	17,389,000	135,600	980,555	31,578,455
Surplus/(Deficit)	(4,475,000)	(241,000)	5,478,500	(7,014,600)	8,531,000	374,400	(980,555)	1,672,745
Interfund Transfers	(1,033,000)	-	(3,882,000)	-	-	195,600	980,555	(3,738,845)
Advance/General Fund	5,300,000	200,000	-	-	(5,300,000)	(200,000)	-	-
Est. End. Bal. 6/30	\$ (1,414,219)	(72,159)	10,522,572	14,458,666	40,829,951	(429,953)	1,738,910	65,633,768

Source: City of Santa Fe Springs' Finance and Administrative Services Department

Exhibit 5

Sources and Uses of Funds
FY 2013-14

Community Development Commission of the City of Santa Fe Springs

	Administrative and Capital Funds				Debt Service Funds			Grand Total
	Consolidated Project Fund (480)	Washington Boulevard Project Fund (481)	Housing Fund (482)	Non-Housing Bond Funds	Consolidated Project Fund (380)	Washington Boulevard Project Fund (381)	Housing Fund (386)	
Sources								
Beg. Balance Avail. 7/1	\$ (1,414,219)	(72,159)	10,522,572	14,458,666	40,829,951	(429,953)	1,738,910	65,633,768
Estimated General Revenues	43,000	11,000	6,682,550	144,600	26,440,000	525,000	-	33,846,150
Estimated Applied Revenues	-	-	-	-	-	-	-	-
Total Estimated Revenues	43,000	11,000	6,682,550	144,600	26,440,000	525,000	-	33,846,150
Estimated Funds Available	(1,371,219)	(61,159)	17,205,122	14,603,266	67,269,951	95,047	1,738,910	99,479,918
Uses - Operations								
Est. Expend. - All Depts.	4,623,000	260,000	1,106,000	7,301,600	17,519,000	135,600	1,250,685	32,195,885
Surplus/(Deficit)	(4,580,000)	(249,000)	5,576,550	(7,157,000)	8,921,000	389,400	(1,250,685)	1,650,265
Interfund Transfers	(1,064,000)		(3,998,000)	-		197,600	1,250,685	(3,613,715)
Advance/General Fund	5,300,000	200,000	-	-	(5,300,000)	(200,000)	-	-
Est. End. Bal. 6/30	\$ (1,758,219)	(121,159)	12,101,122	7,301,666	44,450,951	(42,953)	1,738,910	63,670,318

Source: City of Santa Fe Springs' Finance and Administrative Services Department

Exhibit 6

Sources and Uses of Funds
FY 2014-15

Community Development Commission of the City of Santa Fe Springs

	Administrative and Capital Funds				Debt Service Funds			Grand Total
	Consolidated Project Fund (480)	Washington Boulevard Project Fund (481)	Housing Fund (482)	Non-Housing Bond Funds	Consolidated Project Fund (380)	Washington Boulevard Project Fund (381)	Housing Fund (386)	
Sources								
Beg. Balance Avail. 7/1	\$ (1,758,219)	(121,159)	12,101,122	7,301,666	44,450,951	(42,953)	1,738,910	63,670,318
Estimated General Revenues	43,000	11,000	6,815,201	73,034	26,970,000	535,000	-	34,447,235
Estimated Applied Revenues	-	-	-	-	-	-	-	-
Total Estimated Revenues	43,000	11,000	6,815,201	73,034	26,970,000	535,000	-	34,447,235
Estimated Funds Available	(1,715,219)	(110,159)	18,916,323	7,374,700	71,420,951	492,047	1,738,910	98,117,553
Uses - Operations								
Est. Expend. - All Depts.	4,729,000	268,000	1,139,000	7,374,700	17,650,000	135,600	988,313	32,284,613
Surplus/(Deficit)	(4,686,000)	(257,000)	5,676,201	(7,301,666)	9,320,000	399,400	(988,313)	2,162,622
Interfund Transfers	(1,096,000)		(4,118,000)	-		199,600	988,313	(4,026,087)
Advance/General Fund	5,400,000	200,000	-	-	(5,400,000)	(200,000)	-	-
Est. End. Bal. 6/30	\$ (2,140,219)	(178,159)	13,659,323	-	48,370,951	356,047	1,738,910	61,806,853

Source: City of Santa Fe Springs' Finance and Administrative Services Department



City of Santa Fe Springs

Community Development Commission

January 14, 2010

NEW BUSINESS

Extension of Agreement with Premiere Investors Fund Regarding Redevelopment of 13210 Telegraph Road.

Consideration of a nine month extension of Agreement.

RECOMMENDATIONS:

It is recommended that the Community Development Commission take the following action:

1. That the Community Development Commission approve a nine month extension to the subject agreement in accordance with Section 3 of the agreement with Premiere Investors Fund to facilitate the sale and redevelopment of the property at 13210 Telegraph Road, and that the Community Development Commission authorize the Executive Director to effectuate the extension subject to review by the Commission Attorney.

BACKGROUND

On April 23, 2009 the Community Development Commission approved the subject agreement per Resolution No. 222-09 for an eight month period to market the site to a developer and assist with the preparation of the site for development. The agreement was executed on May 16, 2009 and therefore expires on January 16, 2010.

CDC staff have completed the following in accordance with the agreement: a) fencing and screening of the entire site; b) the CEQA review for the demolition in the form of a Mitigated Negative Declaration; c) Asbestos and Lead surveys; d) the Phase I environmental assessment including review of Dept. of Oil, Gas, and Geothermal Resources records; e) developed bid specifications for the demolition of the building and paving; and f) distributed a request for qualifications and selected a developer to negotiate with the property owner.

The nine month extension is necessary to fulfill the goals of the agreement and specifically to complete the demolition and for the developer and owner to complete a development transaction per the agreement. There were unexpected and complicating issues that resulted in not getting all items completed in the eight month period. The CEQA required a higher level of review due to the historical analysis of the building and sign as a result of the LA Conservancy and other



City of Santa Fe Springs

Community Development Commission

January 14, 2010

interested historical and sign advocates. Also the demolition requires a public formal bid process due to the higher than expected cost that was not anticipated. And the economic recession has made the marketing of the site to developers and prospective tenants more challenging. The developer and owners are continuing their positive negotiations.

Per the previously approved agreement, the CDC has an economic development interest in facilitating the highest and best potential of the subject property. Accordingly, it is common practice for a redevelopment agency to financially assist a property owner with costs to remedy blighting conditions. The property owner contends that these expensive, front-loaded costs limit his ability to adequately prepare the property for redevelopment and market the subject site for its highest and best use. In exchange for this assistance, the property owner will grant the CDC an extension to this exclusive right period to remove said blighting influences, prepare the property for redevelopment as described above, and continue marketing efforts with the selected developer.

FISCAL IMPACT

Providing financial assistance to help offset the upfront cost to remove blighting influences and prepare the subject property for sale and redevelopment were previously approved.

Fred Latham
Frederick W. Latham
City Manager

Paul R. Ashworth
Paul R. Ashworth
Executive Director

Attachment(s)

Agreement between Premiere Investors Fund and CDC

REDEVELOPMENT AGREEMENT
(13210 Telegraph Road)

This Agreement is made and entered into as of the date of execution of this document by all parties hereto (the "Effective Date"), by and between the Community Development Commission of the City of Santa Fe Springs (the "Commission"), and Edward L. Butterworth and Stuart Nelson, Trustee of the Cecelia Butterworth Ross Trust ("Owner").

Recitals

A. Owner owns that certain real property in the City of Santa Fe Springs shown in the records of the Los Angeles County Assessor as Parcel Number 8011-013-017, with the address of 13210 Telegraph Road (the "Property").

B. The Property is improved with a building (the "Building"), which is presently unoccupied.

C. There are two abandoned oil wells (the "Wells") located on the Property.

D. The Commission is interested in assisting Owner in selling or leasing the Property, to a party who will redevelop the Property in a manner consistent with the Commission's goals and objectives.

Based on the Recitals set forth above, and in consideration of the mutual promises set forth below, the Parties hereby agree as follows:

1. Commission Expenses. The Commission shall, at its sole expense:

A. Provide a fence around the Property, for security purposes, such work to be completed within fifteen (15) days of the Effective Date.

B. Contract for the demolition of the Building, including asbestos removal, such work to be completed promptly, subject to full compliance with the statutory and regulatory provisions of the California Environmental Quality Act.

C. Contract for a Phase I Environmental Assessment of the Property.

D. Facilitate any necessary inspection of the Wells, and review processes, with the State of California Division of Oil and Gas and Geothermal Resources.

2. Development Proposals. Immediately following the Effective Date, the Commission shall commence efforts to attract qualified proposals for the purchase or lease of the Property. The Commission's objective is to find a purchaser or lessee acceptable to Owner, who will build

a project which meets the goals of the Commission.

3. Exclusive Right. Owner hereby grants to the Commission the "Exclusive Right" to market the Property for a period of eight (8) months, commencing on the Effective Date. Owner is not bound to accept any proposal presented by the Commission, but Owner shall not seek any other proposals regarding any purchase, lease or development of the Property, from any other source, during the Exclusive Right period. The parties may, by mutual consent, extend such Exclusive Right beyond the initial period. The Commission shall not have the power or the right to sell or lease the Property without Owner's prior written consent.

4. No Environmental Liability. This Agreement shall not be construed to impose upon the Commission any responsibility or liability relating to environmental conditions at the Property, except with respect to the asbestos removal as set forth in Section 1(B), above.

5. Non-Discrimination Requirements.

A. Obligation to Refrain from Discrimination. Owner covenants and agrees for itself and any successors-in-interest that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, ancestry or national origin, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall Owner or any person claiming under or through Owner establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of any portion of the Property.

B. Form of Nondiscrimination and Nonsegregation Clauses. Owner shall refrain from restricting the rental, sale or lease of any portion of the Property on the basis of race, color, creed, religion, sex, marital status, ancestry or national origin of any person. All such deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

(i) In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

(ii) In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through

him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

(iii) In contracts entered into relating to the sale, transfer or leasing of the Property or any interest therein, the foregoing provisions in substantially the forms set forth shall be included, and the contracts shall further provide that the foregoing provisions shall be binding upon and obligate the contracting parties any subcontracting parties, or other transferees under the instruments.

C.. Effect and Duration of Covenants. The covenants contained in this Section shall run with the land, in perpetuity, shall constitute equitable servitudes thereon, and shall, without regard to technical classification and designation, be binding for the benefit and in favor of the Commission, its successors and assigns.

6. Notices. Formal notices, demands and communications between the Parties shall be given by facsimile transmission as indicated below, and shall be deemed received upon transmission. Either party may from time to time designate a change in the identity of the recipient and/or the facsimile transmission number, by giving notice to the other party as set forth in this Section.

To the Commission: Community Development Commission
 of the City of Santa Fe Springs
 Attention: Executive Director
 (562) 868-7112

To Owner: Edward Butterworth
 (626) 355-7688

 Stuart Nelson
 (818) 758-1905

 David Freeman (Legal Representative)
 (626) 445-2085

7. Institution of Legal Actions. Any legal actions pursuant to this Agreement shall be instituted in the Southeast District of the Los Angeles County Superior Court.

8. Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

9. Interpretation. Both Parties have been assisted by legal counsel in the negotiating and drafting of this Agreement. In the interpretation of this Agreement there shall not be any presumption that ambiguities should be resolved against any party.

10. Non-Liability of Commission Officials. No officer, employee or agent of the Commission shall be personally liable to any other party, or any party's successor-in-interest, for any obligation of the Commission, or in the event of any default or breach by the Commission pursuant to this Agreement.

11. Waivers. Any waivers of any of the provisions of this Agreement shall be in writing and signed by the appropriate representatives of the Parties, as must any amendments hereto.

12. Headings and Captions. The headings and captions contained in this Agreement are for the purpose of convenient reference only, and do not have any legal meaning or significance.

13. Litigation Expenses. In the event that either party brings legal action against the other to interpret or enforce the terms of this Agreement, the prevailing party in such action shall be entitled to recover from the other party its reasonable and actual litigation expenses, including its attorneys' fees.

14. Successors-in-Interest. The provisions contained in this Agreement shall inure to the benefit and detriment of the Parties' successors-in-interest.

15. Brokers' Fees. The Commission and Owner each represent and warrant to the other that no broker or other person or entity is entitled to any commission or fee in connection with the transactions described herein. The Commission and Owner each shall defend, indemnify and hold harmless the other from and against any liability for compensation which may be claimed by any broker, finder or other similar person or entity.

16. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding the subject matter hereof, and supersedes any and all prior agreements between the Parties, whether written or oral, regarding such subject matter.

Intending to be legally bound, the Parties have executed this Agreement, below, as of the date first set forth above.

IN WITNESS WHEREOF, the parties have executed this Agreement, or caused this Agreement to be executed by their duly authorized representatives, as of the Agreement Date.

"Owner":

EDWARD L. BUTTERWORTH

By: Edward L. Butterworth
Print Name: EDWARD L. BUTTERWORTH
Its/Their (legal representative): _____
Date: 5/15/09

Stuart Nelson, Trustee of the Cecelia Butterworth Ross Trust

By: Stuart Nelson
Print Name: STUART S. NELSON
Its/Their (legal representative): TRUSTEE
Date: 5/16/09

"Commission":

Community Development
Commission of the City of Santa Fe Springs

By: Paul R. Ashworth
Paul R. Ashworth
(Its) Executive Director

Date: 5-8-09

Attest: Barbara Rupp
Commission Secretary

APPROVED AS TO FORM:

By: FE
Commission Counsel



City of Santa Fe Springs

Community Development Commission Meeting

January 14, 2010

NEW BUSINESS

Resolution No. 249-2010 – Approving the Use of Community Development Commission Funds for the Installation of a Bus Shelter at the Neighborhood Center

RECOMMENDATION

That the Community Development Commission take the following actions:

1. Amend the Adopted Capital Improvement Program for FY 2006-07 through FY 2011-12 to include the Installation of a Bus Shelter at the Neighborhood Center;
2. Adopt Resolution No. 249-2010 finding that the Installation of a Bus Shelter at the Neighborhood Center benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of this project is available within the Community;
3. Authorize the use of unallocated 2006 CDC Bond Funds allocated to the Neighborhood Center Renovation and Modernization Project from Account No. 484-R545 to complete the funding for this project;
4. Authorize City Engineer to advertise for bids and award a contract to Install Bus Shelter at the Neighborhood Center.

BACKGROUND

Pursuant to California Community Redevelopment Law, Section 33445, the City Council and Community Development Commission must approve the spending of Community Development Commission funds for public improvements including "...pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements which are publicly owned either within or outside the project area." In order to make the expenditure of Community Development Commission funds, two findings must be made:

1. That buildings, facilities, structures, or other improvements are of benefit to the project area or the immediate neighborhood in which the project is located, regardless of whether the improvements are within another project area, or in the case of a project area in which substantially all of the land is publicly owned that the improvements are of benefit to an adjacent project area of the agency.
2. That no other reasonable means of financing such buildings, facilities, equipment, structure, or other improvements, are available to the community.

INSTALLATION OF A BUS SHELTER AT THE NEIGHBORHOOD CENTER

Staff was requested to improve the existing bus stop on Pioneer Boulevard in front of the Neighborhood Center. The existing bus stop will remain in the same location; however, the bus stop will be modernized.

Report Submitted By:

Don Jensen, Director
Department of Public Works

Date of Report: January 5, 2010

The modernized bus stop shelter will resemble the kaleidoscope design previously used on the Telegraph Road corridor improvements incorporating the canopy, bench and trash receptacle. In order to keep the Telegraph Road corridor bus shelters unique and to reduce costs, the custom sign and post, stone seat wall and colored concrete will be eliminated from the bus stop shelter. Also, since there are two existing light fixtures, no lighting is proposed under the canopy. Furthermore, the landscape seat wall is eliminated, since there are approximately 16 seats around the Neighborhood Center plaza area for overflow bus patrons to sit.

Since there is a 6-8 week lead time for the kaleidoscope canopy and bench; staff proposes purchasing these materials prior to construction and furnish these items to the contractor. The estimated total project cost is \$48,000, which includes design, construction, inspection and contingency for the project.

Staff is not requesting an appropriation, but instead requests that funding for this project be provided from the Neighborhood Center Renovation and Modernization Project. At the time of the award of contract for the Neighborhood Center Renovation and Modernization Project, staff will re-evaluate the need to backfill the account for the Neighborhood Center Renovation and Modernization depending on the bids.

FISCAL IMPACT

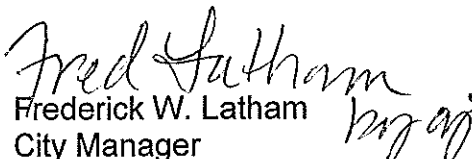
No appropriation is requested as funding for the project will be provided from the Neighborhood Center Renovation and Modernization Project.

INFRASTRUCTURE IMPACT

This project will improve the aesthetics to the bus stop shelter at the Neighborhood Center.

FINDINGS

1. That the Installation of a Bus Shelter at the Neighborhood Center is of benefit both within and outside the Consolidated Redevelopment Project Area and to the City; and
2. The only available funds to complete funding for this project are from the Community Development Commission (Community Development Commission Bond Funds).


Frederick W. Latham
City Manager


Paul Ashworth
Executive Director

Attachment(s)

Resolution No. 249-2010

RESOLUTION NO. 249-2010

A RESOLUTION OF THE
COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF SANTA FE SPRINGS, CALIFORNIA
APPROVING THE USE OF COMMUNITY DEVELOPMENT COMMISSION
FUNDS FOR THE INSTALLATION OF A BUS SHELTER
AT THE NEIGHBORHOOD CENTER

WHEREAS, the Installation of a Bus Shelter at the Neighborhood Center project will be of benefit to the community within the Consolidated Redevelopment Project Area; and

WHEREAS, the Installation of a Bus Shelter at the Neighborhood Center project will improve services and aesthetics within the City; and

WHEREAS, no other reasonable means to complete the funding for this improvement is available except through the Community Development Commission.

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

Section 1: The expenditure of funds from the Community Development Commission is hereby authorized for the Installation of a Bus Shelter at the Neighborhood Center project; and

Section 2: The Director of Public Works is authorized to use funds from Account No. 484-R545 (Neighborhood Center Modernization and Renovation) to cover the cost of the authorized project.

Section 3: The Commission Secretary shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 14th day of January 2010.

CHAIRPERSON

ATTEST:

COMMISSION SECRETARY



City of Santa Fe Springs

City Council Meeting

January 14, 2010

ORDINANCE FOR PASSAGE

Ordinance No. 1007– Prohibiting Certain Uses of Public Property and Railroad Track Right-of-way.

RECOMMENDATION

That the City Council waive further reading and adopt Ordinance No. 1007, an ordinance adopting Santa Fe Springs Municipal Code Title XIII, Chapter 136, prohibiting certain uses of public property and railroad track right-of-way.

BACKGROUND

For several months now, Staff, the City Attorney and the City Prosecutor have been working on a draft ordinance to deal with the illegal encampment issue along railroad track right-of-ways, freeway right-of-ways, and public property.

These encampments have created numerous issues for the property owners, surrounding businesses, railroad companies, the City, and the State (Caltrans). The encampments have resulted in the accumulation of trash, debris, junk, health hazard issues, construction of unsightly structures, and an increase in crime. Currently, the Santa Fe Springs Municipal Code does not specifically address the encampment issue, and relies solely on the cooperation of the railroad companies, private parties, and other agencies to work with City personnel to resolve the problem.

Unfortunately, this process can be quite lengthy in that the locations are not always posted for "No Trespassing" and the individuals trespassing must be notified prior to cleaning up the areas. This sometime can be extremely difficult in that the individuals are not always around, and will tend to avoid the area if City officials or the property owners are present. Ultimately, the cost of the clean-up ends up falling on the property owners or the City with no consequences to the individuals constructing the encampment.

In addition to the encampment issue, Staff has been dealing with an increase number of sex registrants living in vehicles and RV's on private property and City streets. Primarily in the south end of the City in the industrial area. Many of these sex registrants living on City streets are currently under the supervision of the State of California Department of Corrections and Rehabilitation.

Those sex registrants that are not under the supervision of the Department of Corrections and Rehabilitation have elected to stay in the industrial area for fear of violation Proposition 83 also known as "Jessica's Law."

Jessica's Law states "That it is unlawful for any person for whom registration is required pursuant to Section 290 to reside within 2000 feet of any public or private school, or park where children regularly gather."

For these reasons, Staff is recommending that the City Council adopt Ordinance No. 1007, prohibiting certain uses of public property and railroad track right-of-way for habitation.


Frederick W. Latham
City Manager

Attachment

Ordinance No. 1007

ORDINANCE NO: 1007

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF SANTA FE SPRINGS ADOPTING SANTA FE
SPRINGS MUNICIPAL CODE TITLE XIII, CHAPTER
136, PROHIBITING CERTAIN USES OF PUBLIC
PROPERTY.

The City Council of the City of Santa Fe Springs, California does ordain as follows:

Section 1. Title XIII, Chapter 136, of the Santa Fe Springs City Code is hereby adopted.

Section 2. Title XIII, Chapter 136 states:

“136. PROHIBITED USES OF PUBLIC PROPERTY.”

§136. 01 Definitions

For the purpose of this Chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Camp means to erect or occupy camp facilities or to use camp paraphernalia.

Camp facilities means, but is not limited to, structures such as tents, huts, or other temporary shelters.

Camp paraphernalia means, but is not limited to, tarpaulins, cots, beds, sleeping bags, hammocks, outdoor cooking facilities and equipment, and similar equipment for living.

Habitation and **reside** mean the permanent or temporary occupancy by a person of a vehicle or structure for the purpose of providing permanent or temporary living quarters or sleeping quarters.

Public property means real property owned by the City of Santa Fe Springs, real property in which the City of Santa Fe Springs has a possessory interest and real property owned or controlled by the State of California as freeway right-of-way. Public property includes, but is not limited to, public streets, public alleys, parkways as defined in §96-001 of this code, bridges, culverts, drains, public parks, city-owned parking structures, city-owned parking lots, and city-owned lots and yards whether landscaped or not.

Railroad property means railroad track right-of-way.

Store means to place or leave material things of any kind at a location.

Structure means that which is constructed, built, erected, or formed from any material. Structure includes, but is not limited to, buildings, huts, lean-tos, and tents. Structure does not include vehicles or motorized equipment.

Vehicle means a device by which any person or property may be propelled, moved, or drawn, including a device moved by human or animal power. Vehicle includes, but is not limited to, automobiles as defined in §155.03 of this code, carts, trucks, trailers, truck tractors, truck trailers, wagons, campers as defined in §155.03 of this code, house cars as defined in §155.003 of this code, recreational vehicles, and buses.

§136.02 Prohibited Uses of Public Property

A. No person shall use public property or railroad property for habitation. No person shall reside in a vehicle or structure on public property except as part of a City of Santa Fe Springs-sponsored event.

B. No person shall camp on public property or railroad property, except for camping that is part of a City of Santa Fe Springs-sponsored event.

C. No person shall store personal property on public property. The City of Santa Fe Springs may store personal property on its public property.

D. No person shall place a structure on public property. The City of Santa Fe Springs may place structures on its public property.

Section 3. Severability

The City Council declares that it would have adopted each remaining paragraph, sentence, clause, phrase and word of this ordinance if any part of it is found by a court to be invalid. If any part of this ordinance is found by a court to be invalid, the remainder of the ordinance is severable and remains in effect.

Section 4: The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after the passage hereof.

PASSED, APPROVED AND ADOPTED THIS ____ DAY OF ____ 2010.

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

City Clerk



City of Santa Fe Springs

City Council Meeting

January 14, 2010

NEW BUSINESS

Resolution No. 9240 – Approving the Use of Community Development Commission Funds for the Installation of a Bus Shelter at the Neighborhood Center

RECOMMENDATION

That the City Council take the following actions:

1. Amend the Adopted Capital Improvement Program for FY 2006-07 through FY 2011-12 to include the Installation of a Bus Shelter at the Neighborhood Center;
2. Adopt Resolution No. 9240 finding that the Installation of a Bus Shelter at the Neighborhood Center benefits the Consolidated Redevelopment Project Area and that no other reasonable means to complete the financing of this project is available within the Community,

BACKGROUND

Pursuant to California Community Redevelopment Law, Section 33445, the City Council and Community Development Commission must approve the spending of Community Development Commission funds for public improvements including "...pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvements which are publicly owned either within or outside the project area." In order to make the expenditure of Community Development Commission funds, two findings must be made:

1. That buildings, facilities, structures, or other improvements are of benefit to the project area or the immediate neighborhood in which the project is located, regardless of whether the improvements are within another project area, or in the case of a project area in which substantially all of the land is publicly owned that the improvements are of benefit to an adjacent project area of the agency.
2. That no other reasonable means of financing such buildings, facilities, equipment, structure, or other improvements, are available to the community.

INSTALLATION OF A BUS SHELTER AT THE NEIGHBORHOOD CENTER

Staff was requested to improve the existing bus stop on Pioneer Boulevard in front of the Neighborhood Center. The existing bus stop will remain in the same location; however, the bus stop will be modernized.

The modernized bus stop shelter will resemble the kaleidoscope design previously used on the Telegraph Road corridor improvements incorporating the canopy, bench and trash receptacle. In order to keep the Telegraph Road corridor bus

Report Submitted By:

Don Jensen, Director
Department of Public Works

Date of Report: January 5, 2010

shelters unique and to reduce costs, the custom sign and post, stone seat wall and colored concrete will be eliminated from the bus stop shelter. Also, since there are two existing light fixtures, no lighting is proposed under the canopy. Furthermore, the landscape seat wall is eliminated, since there are approximately 16 seats around the Neighborhood Center plaza area for overflow bus patrons to sit.

Since there is a 6-8 week lead time for the kaleidoscope canopy and bench; staff proposes purchasing these materials prior to construction and furnish these items to the contractor. The estimated total project cost is \$48,000, which includes design, construction, inspection and contingency for the project.

Staff is not requesting an appropriation, but instead requests that funding for this project be provided from the Neighborhood Center Renovation and Modernization Project. At the time of the award of contract for the Neighborhood Center Renovation and Modernization Project, staff will re-evaluate the need to backfill the account for the Neighborhood Center Renovation and Modernization depending on the bids.

FISCAL IMPACT

No appropriation is requested as funding for the project will be provided from the Neighborhood Center Renovation and Modernization Project.

INFRASTRUCTURE IMPACT

This project will improve the aesthetics to the bus stop shelter at the Neighborhood Center.

FINDINGS

1. That the Installation of a Bus Shelter at the Neighborhood Center is of benefit both within and outside the Consolidated Redevelopment Project Area and to the City; and
2. The only available funds to complete funding for this project are from the Community Development Commission (Community Development Commission Bond Funds).

Fred Latham
Frederick W. Latham
City Manager

Attachment(s)

Resolution No. 9240

RESOLUTION NO. 9240

A RESOLUTION OF THE
CITY COUNCIL OF THE
CITY OF SANTA FE SPRINGS, CALIFORNIA
APPROVING THE USE OF COMMUNITY DEVELOPMENT COMMISSION
FUNDS FOR THE INSTALLATION OF A BUS SHELTER
AT THE NEIGHBORHOOD CENTER

WHEREAS, the Installation of a Bus Shelter at the Neighborhood Center project will be of benefit to the community within the Consolidated Redevelopment Project Area; and

WHEREAS, the Installation of a Bus Shelter at the Neighborhood Center project will improve services and aesthetics within the City; and

WHEREAS, no other reasonable means to complete the funding for this improvement is available except through the Community Development Commission.

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

Section 1: The expenditure of funds from the Community Development Commission is hereby authorized for the Installation of a Bus Shelter at the Neighborhood Center project; and

Section 2: The Director of Public Works is authorized to use funds from Account No. 484-R545 (Neighborhood Center Modernization and Renovation) to cover the cost of the authorized project.

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

APPROVED and ADOPTED this 14th day of January 2010.

MAYOR

ATTEST:

CITY CLERK



NEW BUSINESS

Resolution No. 9241 In Support of the Local Taxpayer, Public Safety, And Transportation Protection Act of 2010

RECOMMENDATION – That the City Council:

1. Adopt Resolution No. 9241 in support of the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010;
2. Authorize the listing of the City of Santa Fe Springs in support of the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010, and;
3. Direct Staff to communicate the Council's action as widely as possible, including to all of the appropriate State and Local Officials.

BACKGROUND

As the Council is well aware, the State remains mired in a financial morass with the most recent fiscal projections showing a \$21 billion deficit. Local government advocates, including the League of California Cities, believe that the balance of local revenues that were not borrowed or seized earlier this past year remain at risk for a future seizure. In response to this situation, the League has formed a coalition with two other economic and transportation advocacy organizations to submit a ballot initiative that has been reviewed by the California Attorney General's Office for title and summary. The League and its coalition partners are preparing to commence a signatures gathering campaign in order to qualify the initiative for the November 2010 ballot. In order to create awareness of this effort, the League is asking city councils to adopt resolutions of support for the initiative. Staff recommends that the City Council adopt Resolution No. 9241, a resolution in support of the Local Taxpayer, Public Safety and Transportation Protection Act of 2010.

Historically, California voters have repeatedly passed separate ballot measures to stop State raids of local government funds (e.g. Proposition 1A, which was passed in 2004). However, inasmuch as these separate efforts have failed to adequately protect Local Governments from the unrelenting grasp of the State, which has sought every possible way around previous protection measures (be they constitutional or not), it is felt that the approval of Local Taxpayer, Public Safety and Transportation Protection Act of 2010 is needed to further prevent State politicians from seizing, diverting, shifting, borrowing, transferring, suspending or otherwise taking or interfering with tax revenues dedicated to funding local government services, including redevelopment, or dedicated to transportation improvement projects and mass transit.

Fred W. Latham
Frederick W. Latham
City Manager

RESOLUTION NO. 9241

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS IN SUPPORT OF THE LOCAL TAXPAYER, PUBLIC SAFETY, AND TRANSPORTATION PROTECTION ACT OF 2010

WHEREAS, California voters have repeatedly and overwhelmingly passed separate ballot measures to stop State raids of local government funds, and to dedicate the taxes on gasoline to fund transportation improvement projects; and

WHEREAS, these local government funds are critical to provide the police and fire, emergency response, parks, libraries, and other vital local services that residents rely upon every day, and gas tax funds are vital to maintain and improve local streets and roads, to make road safety improvements, relieve traffic congestion, and provide mass transit; and

WHEREAS, despite the fact that voters have repeatedly passed measures to prevent the State from taking these revenues dedicated to funding local government services and transportation improvement projects, the State Legislature has seized and borrowed billions of dollars in local government and transportation funds in the past few years; and

WHEREAS, this year's borrowing and raids of local government, redevelopment and transit funds, as well as previous, ongoing raids of local government and transportation funds, have lead to severe consequences, such as layoffs of public safety and other public employees, stalled economic development, delays in road safety improvements and related public service reductions; and

WHEREAS, State politicians in Sacramento have continued to ignore the will of the voters, and current law provides no penalties when state politicians take or borrow these dedicated funds; and

WHEREAS, a coalition of local government, transportation and transit advocates recently filed a constitutional amendment with the California Attorney General, called the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010, for potential placement on California's November 2010 statewide ballot; and

WHEREAS, approval of this ballot initiative would close loopholes and change the Constitution to further prevent State politicians in Sacramento from seizing, diverting, shifting, borrowing, transferring, suspending or otherwise taking or interfering with tax revenues dedicated to funding local government services, including redevelopment, or dedicated to transportation improvement projects and mass transit.

THEREFORE, BE IT RESOLVED that the Santa Fe Springs City Council formally endorses the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010, a proposed constitutional amendment.

BE IT FURTHER RESOLVED that we hereby authorize the listing of the City of Santa Fe Springs in support of the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010 and instruct staff to fax a copy of this resolution to campaign offices at 916.442.3510.

PASSED AND ADOPTED this 14th day of January, 2010 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council Meeting

January 14, 2010

NEW BUSINESS

Authorize the Purchase of a Hewlett Packard Computer Server System

RECOMMENDATION

That the City Council allow the Director of Purchasing Services to issue purchase orders for the procurement of replacement City core servers with an HP Blade Server and SAN system.

BACKGROUND

As part of the City's Capital Improvement Program, the City Council has approved funds to implement, enhance and replace outdated technology infrastructure. The current HP NetServer and Proliant servers provide the main processing units for the City's E-mail system, water billing printing database application, City's website, and other various applications. Current servers are over seven years old and have become obsolete. As a matter of fact two of the servers that will be replaced by this project cannot be supported by HP or any 3rd party vendors due to the lack of availability of computer parts.

The new system will offer greater expandability, improved processing speed, improved management tools, built-in redundancy, self monitoring and lower power consumption costs. The new system will perform the same work as the multiple servers that it will be replacing. In addition the new system will allow the City to manage its data more efficiently by simplifying the management of fragmented storage units and it will reduce the cost of data storage.

The replacement system will cost \$71,863.51 including tax and shipping. The Director of Technology Services solicited four quotes from HP certified vendors as follows:

<u>VENDOR</u>	<u>BID AMOUNT</u>
GovConnection	\$71,863.51
HP WISCA Contract	\$74,862.47
PC Mall Gov	\$78,823.56
Genisys Corporation	\$85,890.45

FISCAL IMPACT

The funding for this procurement will come from a previously approved CIP Project (Upgrade Core Wan Server).

Fred Latham
Frederick W. Latham
City Manager *by aj*



City of Santa Fe Springs

City Council Meeting

January 14, 2010

COUNCIL RE-ORGANIZATION

Selection of Mayor, Mayor Pro Tem, Liaisons to Various City Committees and Representatives to Governmental Organizations

BACKGROUND

It would be appropriate at this time to select the Mayor and Mayor Pro Tem for 2010-2011 as well as Council Liaisons to the various City Committees and Council Delegates/Representatives for selected governmental organizations.

When the Council is ready to reorganize, the correct procedure is for the City Clerk to declare the Office of Mayor vacant and call for nominations. Once a Mayor has been chosen, the new Mayor will then call for nominations for Mayor Pro Tem.

Attached for your information and review is a listing of Council Liaison Appointments and Organization Representatives.

Fred Latham
Fredrick W. Latham
City Manager *by aj*

Attachments

Council Liaison Appointments
Organization Representatives List

CITY COMMITTEES			
Organization/ Agency	Council Liaison	Meeting Date	Meeting Time/ Location
Beautification Committee	Gus Velasco (Interim appt.)	Fourth Wednesday of every month	Town Center Hall 9:30 a.m.
Chamber Youth Enrichment Fund Board	Joe Serrano	Second Wednesday every other month	Chamber office 2:00 p.m.
Christmas Home Decorating Contest	Bill Rounds (Interim appt.)	Month of December	City Hall 5:00 p.m.
Community Program Committee	Bill Rounds	Third Wednesday every other month	City Hall 7:00 p.m.
Family & Human Services Advisory Committee	Gus Velasco	Third Wednesday of every month	Neighborhood Center 5:30 p.m.
Friends of the Library	Gus Velasco	First Tuesday of the month quarterly (May, June, Sept., Dec.)	Library 12:00 p.m.
Heritage Arts Advisory Committee	Gus Velasco Joe Serrano (Interim appt.)	Last Tuesday of the Month	Train Depot 9:00 a.m.
Historical Committee	Louie Gonzalez (Interim appt.)	First Wednesday of the month in April, July, October; Second Wednesday in January	Train Depot 5:30 p.m.
Parks & Recreation Committee	Joe Serrano	First Wednesday of the month (dark July, August, December)	Subcommittee: 6:00 p.m. Committee: 7:00 p.m. Council Chambers

READI Committee (Safe Neighborhood Team)	Bill Rounds	First Tuesday of the month	Police Services Center 6:30 p.m.
Scholarship Interview Panels	Mora – Velasco Sandoval – Rounds (Interim appt.) Sharp – Gonzalez (Interim appt.)	To be announced - changes annually	City Hall Times vary
SFHS Educational Foundation	Joe Serrano	Meets on an as-needed basis	Santa Fe High School
SFS Baseball Association	Joe Serrano	First Thursday of every month	SFS Athletic Field 6:30 p.m.
SFS/PIH Health Center Oversight Committee	Gus Velasco Joe Serrano Alicia Gonzalez – Community Rep. Betty Putnam - Alternate	February 12; May 13; August 12; November 18	Neighborhood Center 10:00 a.m.
Senior Citizen Advisory Committee	Gus Velasco (Interim appt.)	Second Wednesday of every month	Neighborhood Center 10:00 a.m.
Sister City Committee	Joe Serrano (Interim appt.)	First Monday of every month	TCH Mtg. Room #1 6:30 p.m.
Youth Leadership Committee	Louie Gonzalez Alt. - Betty Putnam	First Monday of every month	Council Chambers 6:00 p.m.
ORGANIZATIONS/ASSOCIATIONS			
AbilityFirst Governing Board	Joe Serrano (Interim appt.) Alt. -Louie Gonzalez	Three meetings per year; some by telephone ; 2008-09 calendar not yet final	Sierra Home 3053 ½ E. Del Mar Blvd., Pasadena 91107
California Contract Cities Association	Louie Gonzalez Alt. - Gus Velasco	Third Wednesday of every month	Host City 6:00 p.m.

Chamber of Commerce Economic Dev. Committee	Betty Putnam Gus Velasco (Interim appt.)	As advertised by the Chamber	Various locations/times
Citizenship Awards Committee	Joe Serrano	Varies yearly	Chamber office Time varies
Area "E" Disaster Board	Joe Serrano Alt. - Fire Dept. Staff	Third Wednesday of every month	Norwalk Sports Complex 13200 S. Clarkdale Avenue, Norwalk
Community, Economic & Housing Committee	Joe Serrano	First Thursday of every month	SCAG Office 818 W. 7 th Street 12th Floor LA 11:30 a.m.
Family Foundations Board	Bill Rounds (Interim appt.)	2008 schedule not finalized	11121 Bloomfield Ave., SFS 90670
Gateway Cities Council of Governments	Louie Gonzalez (Interim appt.)	First Wednesday of every month	16401 Paramount Blvd., 2 nd Floor, Board Room, Paramount 90723 6:00 p.m.
I-5 Consortium	Joe Serrano Alt. -Gus Velasco (Interim appt.)	Fourth Monday of every month	Norwalk City Hall 12700 Norwalk Blvd. 2:00 p.m.
Independent Cities of Los Angeles	Louie Gonzalez Alt. - Joe Serrano	Feb. Mtg – Santa Barbara; July Mtg. – Rancho Bernardo	Santa Barbara; Rancho Bernardo; President's City

Joint Powers Insurance Authority	Dir. - Louie Gonzalez Alt. - Joe Serrano	Board of Directors Annual Meeting – second Wednesday in July	JPIA offices 8081 Moody St. La Palma 90623 Dinner: 6:00 p.m. Mtg.: 7:00 p.m.
LA CADA	Bill Rounds VP Board of Directors (Interim appt.)	Last Wednesday of every month	Allen House 10425 Painter Ave. SFS 90670 7:00 p.m.
League of CA Cities	Delegate -Joe Serrano Alt. – Louie Gonzalez	First Thursday of every month; dark July/Dec.	Metropolitan Water District Courtyard Cafe 700 N. Alameda LA 90012 6:30 p.m.
LA Economic Dev. Corporation (LAEDC) SFS-Affiliate Level Member T-Mack on Board	Joe Serrano	Third Wednesday every other month	California Club 538 S. Flower St. LA 90071 7:30 a.m.
Sanitation District	Dir. – Gus Velasco Alt. – Louie Gonzalez	Fourth Wednesday of every month	1955 Workman Mill Road, Whittier 90601 1:30 p.m.
SFS/South Whittier Education Center Advisory Committee(RHC) -also- President's Advisory Committee	Joe Serrano Rep. - Betty Putnam	One per semester; next one April 24 May/Sept	Southwest Resource Center 10750 Laurel Avenue Whittier 90605 9:00 a.m. RHC Board Room 8:00 a.m.
SASSFA	Rep. – Gus Velasco Alt. – Joe Serrano	Fourth Thursday of every month	9825 Painter Ave. Whittier 90605 12:00 p.m.

SEAACA	Rep. – Gus Velasco Alt. – Louie Gonzalez	Third Thursday of every month	9777 SEAACA Way Downey 90241 2:00 p.m.
SCAG Water Policy Task Force	Joe Serrano	Second Thursday of every other month	SCAG office 818 W. 7 th Street, 12 th Floor, LA 10:00 a.m.
Southeast Water Coalition	Joe Serrano Alt. – Louie Gonzalez (Interim appt.)	First Thursday of every other month	Paramount 16401 Paramount Blvd. Paramount 90723 6:00 p.m.
91/605/405 Committee	Joe Serrano (Interim appt.)	Date varies	Gateway COG 16401 Paramount Blvd., Paramount 90723 6:00 p.m.



City of Santa Fe Springs

City Council Meeting

January 14, 2010

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	Gonzalez
Beautification	1	Putnam
Beautification	3	Rounds
Beautification	3	Serrano
Community Program	4	Gonzalez
Community Program	2	Serrano
Community Program	1	Trujillo
Historical	3	Putnam
Historical	2	Serrano
Parks & Recreation	1	Gonzalez
Parks & Recreation	1	Trujillo
Senior Citizens Advisory	1	Gonzalez
Senior Citizens Advisory	2	Putnam
Senior Citizens Advisory	2	Rounds
Sister City	2	Gonzalez
Sister City	1	Serrano
Sister City	2	Trujillo
Youth Leadership	1	Putnam

An application from Andrea Lopez was received for the Parks & Recreation Advisory Committee and the Sister City Committee; and, Christina Avila submitted an application for the Parks & Recreation Advisory Committee.

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

Fred Latham
Frederick W. Latham
City Manager *brgj*

Attachments:

Application for Appointment
Active Committee Lists

Submitted By: Adria M. Jimenez, CMC
Deputy City Clerk

December 7, 2009

Prospective Members for Various Committees/Commissions

Beautification

Henrietta Abajian

Community Program

Henrieta Abajian

Family & Human Services

A.J. Hayes

Jimmy Mendoza

Jose Avila

Berta Sera

Gilbert Aguirre

Heritage Arts

Marlene Vernava

Historical

Personnel Advisory Board

Parks & Recreation

Cecilia Uribe Gonzalez

Andrea Lopez

Christina Avila

Planning Commission

Art Escobedo

Lynda Short

Hector Renteria

Senior Citizens Advisory

Berta Sera

Sister City

Frank Carbajal, Sr.

Michele Carbajal

Cecilia Urbie Gonzalez

Andrea Lopez

Traffic Commission

Art Escobedo

Jose Zamora

Hector Renteria

Youth Leadership

Veronica Cruz

Gabriela Rodriguez

BEAUTIFICATION COMMITTEE

Meets the fourth Wednesday of each month, at 9:30 a.m., Town Center Hall

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Juanita Montes	(10)
	Irene Pasillas	(10)
	Vacant	(10)
	May Sharp	(11)
	Marlene Vernava	(11)
Putnam	Juliet Ray	(10)
	Vacant	(10)
	Lupe Lopez	(11)
	Guadalupe Placensia	(11)
	Ruth Gray	(11)
Rounds	Vacant	(10)
	Vacant	(10)
	Annette Ledesma*	(11)
	Paula Minnehan*	(11)
	Vacant	(11)
Serrano	Martha Ohanesian	(10)
	Vacant	(10)
	Vacant	(10)
	Vada Conrad	(11)
	Vacant	(11)
Trujillo	Sylvia Takata*	(10)
	Eleanor Connelly	(10)
	Margaret Bustos*	(10)
	Rosalie Miller	(11)
	A.J. Hayes	(11)

**Asterisk indicates person currently serves on three committees*

COMMUNITY PROGRAM COMMITTEE

Meets the third Wednesday of every other month, at 7:00 p.m., in City Hall.

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	A.J. Hayes	(10)
	Vacant	(10)
	Vacant	(10)
	Vacant	(11)
	Vacant	(11)
Putnam	Rosalie Miller	(10)
	Luigi Trujillo*	(10)
	Mary Jo Haller	(11)
	Lynda Short	(11)
	Jose Zamora	(11)
Rounds	Mark Scoggins*	(10)
	Marlene Vernava	(10)
	Sylvia Takata*	(10)
	Denise Vega	(11)
	Annette Rodriguez	(11)
Serrano	Ruth Gray	(10)
	Mary Anderson	(11)
	Dolores H. Romero*	(11)
	Vacant	(11)
	Vacant	(11)
Trujillo	Eleanor Connelly	(10)
	Hilda Zamora	(10)
	Naomi Torres	(10)
	Lisa Sanchez	(11)
	Vacant	(11)

**Asterisk indicates person currently serves on three committees*

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of every month at 5:30 p.m., Neighborhood Center

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

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Mercedes Diaz	(10)
	Josephine Santa-Anna	(10)
	Toni Vallejo	(11)
Putnam	Arcelia Miranda	(10)
	Laurie Rios*	(11)
	Margaret Bustos*	(11)
Rounds	Annette Rodriguez	(10)
	Janie Aguirre*	(11)
	Michele Carbajal	(11)
Serrano	Lydia Gonzales	(10)
	Francis Carbajal	(11)
	Modesta Viero	(11)
Trujillo	Dolores H. Romero*	(10)
	Gloria Duran*	(10)
	Alicia Mora	(11)

Organizational Representatives: Nancy Stowe
Evelyn Castro-Guillen
Irene Redondo Churchward
(SPIRRIT Family Services)

**Asterisk indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the Month at 9:30 a.m., at the Train Depot

Membership: 9 Voting Members
 6 Non-Voting Members

APPOINTED BY

NAME

Gonzalez

Laurie Rios*

Putnam

May Sharp

Rounds

Gustavo Velasco

Serrano

Paula Minnehan*

Trujillo

Amparo Oblea

Committee Representatives

Beautification Committee

Sylvia Takata*

Historical Committee

Larry Oblea

Planning Commission

Richard Moore

Chamber of Commerce

Tom Summertield

Council/Staff Representatives

Council

Betty Putnam

City Manager

Frederick W. Latham

Director of Library & Cultural Services

Hilary Keith

Director of Planning & Development

Paul Ashworth

**Asterisk indicates person currently serves on three committees*

HISTORICAL COMMITTEE

Meets Quarterly - The First Tuesday of of the Month in April, July, October, and January at
5:30 p.m., Carriage Barn

Membership: 20

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Richard Moore	(10)
	Gilbert Aguirre	(11)
	Janie Aguirre	(11)
	Sally Gaitan	(11)
Putnam	Astrid Gonzalez	(10)
	Vacant	(10)
	Vacant	(11)
	Vacant	(11)
Rounds	Art Escobedo	(10)
	Paula Minnehan*	(10)
	Mark Scoggins*	(11)
	Janice Smith	(11)
Serrano	Gloria Duran*	(10)
	Vacant	(10)
	Vacant	(10)
	Larry Oblea	(11)
Trujillo	Marv Clegg	(10)
	Alma Martinez	(10)
	Merrie Hathaway	(11)
	Susan Johnston	(11)

**Asterisk indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, 7:00 p.m., Council Chambers.

Subcommittee Meets at 6:00 p.m., Council Chambers

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Jennie Carlos	(10)
	Frank Leader	(10)
	Vacant	(10)
	Ruben Madrid	(11)
	Michael Madrigal	(11)
Putnam	Jimmy Mendoza	(10)
	Michele Carbajal	(10)
	Frank Realado	(11)
	Carlene Zamora	(11)
	Hilda Zamora	(11)
Rounds	Kenneth Arnold	(10)
	Richard Legarreta, Sr.	(10)
	Luigi Trujillo*	(10)
	Don Mette	(11)
	Mark Scoggins*	(11)
Serrano	Lynda Short	(10)
	Bernie Landin	(10)
	Joe Avila	(10)
	Sally Gaitan	(11)
	Vacant	(11)
Trujillo	Hector Renteria	(10)
	Vacant	(10)
	Art Escobedo	(11)
	Jose Zamora	(11)
	Arcelia Miranda	(11)

*Asterisk indicates person currently serves on three committees

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

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

APPOINTED BY	NAME
Council	Angel Munoz Ron Biggs
Personnel Advisory Board	Jim Contreras
Firemen's Association	Wayne Tomlinson
Employees' Association	Donn Ramirez

**Asterisk indicates person currently serves on three committees*

PLANNING COMMISSION

Meets the Second and Fourth Mondays of every Month at 4:30 p.m., Council Chambers

Membership: 5

APPOINTED BY

NAME

Gonzalez

Laurie Rios

Putnam

Larry Oblea

Rounds

Richard Moore*

Serrano

Michael Madrigal

Trujillo

Frank Ybarra

**Asterisk indicates person currently serves on three committees*

SENIOR CITIZENS ADVISORY COMMITTEE

Meets the second Wednesday of the month at 10:00 a.m., Neighborhood Center

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Gloria Duran*	(10)
	Josephine Santa-Anna	(10)
	Toni Vallejo	(11)
	Janie Aguirre*	(11)
	Vacant	(11)
Putnam	Jennie Valli	(10)
	Martha Ohanesian	(10)
	Vacant	(10)
	Vacant	(10)
	Pete Vallejo	(11)
Rounds	Josephine G. Ramirez	(10)
	Vacant	(10)
	Gloria Vasquez	(11)
	Lorena Huitron	(11)
	Vacant	(11)
Serrano	Gusta Vicuna	(10)
	Louis Serrano	(10)
	Mary Bravo	(10)
	Amelia Acosta	(11)
	Jessie Serrano	(11)
Trujillo	Julia Butler	(10)
	James Hogan	(10)
	Gilbert Aguirre	(11)
	Margaret Bustos*	(11)
	Modesta Viero	(11)

**Asterisk indicates person currently serves on three committees*

SISTER CITY COMMITTEE

Meets the First Monday of every month at 6:30 p.m., Town Center Hall, Mtg. Room #1. When there is a Monday holiday, the meeting is held on the second Monday of the month.

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Luigi Trujillo*	(10)
	Kimberly Mette	(10)
	Jimmy Mendoza	(11)
	Vacant	(11)
	Vacant	(11)
Putnam	Martha Villanueva	(10)
	Gloria Duran*	(10)
	Mary K. Reed	(11)
	Peggy Jo Radoumis	(11)
	Jeannette Wolfe	(11)
Rounds	Manny Zevallos	(10)
	Susan Johnston	(10)
	Francis Carbajal	(10)
	Ted Radoumis	(11)
	Jose Avila	(11)
Serrano	Charlotte Zevallos	(10)
	Vacant	(10)
	Laurie Rios*	(11)
	Doris Yarwood	(11)
	Vacant	(11)
Trujillo	Alicia Mora	(10)
	Vacant	(10)
	Dolores H. Romero*	(11)
	Marcella Obregon	(11)
	Vacant	(11)

*Asterisk indicates person currently serves on three committees

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 7:00 p.m., Council Chambers

Membership: 5

APPOINTED BY	NAME
Gonzalez	Arcelia Valenzuela
Putnam	Manny Zevallos
Rounds	Ted Radoumis
Serrano	Michael Madrigal
Trujillo	Donn Ramirez

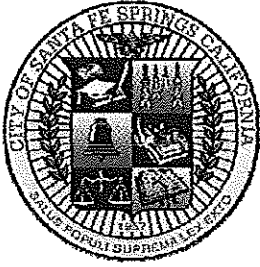
**Asterisk indicates person currently serves on three committees*

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:00 p.m., Council Chambers

Membership: 20

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Victor Becerra	(11)
	Jessica Aguilar	(11)
	Jeanneth Guerrero	(11)
	Marilyn Llanos	(12)
Putnam	Ashley Ortiz	(10)
	Lupe Pasillas	(10)
	Wendy Pasillas	(13)
	Vacant	
Rounds	Carina Gonzalez	(11)
	Stephanie Gilbert	(11)
	Karina Saucedo	(12)
	Lisa Baeza	(13)
Serrano	Kimberly Romero	(11)
	Alyssa Trujillo	(11)
	Alyssa Berg	(11)
	Ariana Gonzalez	(13)
Trujillo	Madalin Marquez	(11)
	Omar Rodriguez	(12)
	Jose Rocha	(12)
	Martin Guerrero	(13)



City of Santa Fe Springs Application for Appointment

If you would like to be included in the Santa Fe Springs "Talent Bank" of persons interested in serving on a City Committee, Commission or Board, please complete this application and submit it to the City Clerk's Office.

Name: CHRISTINA AVILA

Address: 11713 NOVA S.F.S.

Home Phone: 1-714-871-6917 Work Phone: _____ Cell Phone: 1-714-423-7343

Occupation: HOUSEWIFE

I am willing to serve on an ad hoc committee for a specific short-term project.

☐

Yes

☒

No

Is there a specific night or time you would be *unable* to attend meetings? If so, please indicate:

Please list in order of preference the committee(s) on which you would like to serve:

1. PARKS & RECREATION
2. _____
3. _____
4. _____
5. _____

Signature Christina Avila Date 12-28-09

OFFICE USE ONLY

Date Application Received: 12/31/09

Action: _____

Date Applicant Notified: _____

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JAN 04 2010



City of Santa Fe Springs *City of Santa Fe Springs*
Application for Appointment

If you would like to be included in the Santa Fe Springs "Talent Bank" of persons interested in serving on a City Committee, Commission or Board, please complete this application and submit it to the City Clerk's Office.

Name: Andrea Lopez

Address: 10241 Fallon AVE

Home Phone: 562-863-5581 Work Phone: _____ Cell Phone: 562-335-9578

Occupation: Ret

I am willing to serve on an ad hoc committee for a specific short-term project.



Is there a specific night or time you would be *unable* to attend meetings? If so, please indicate:

NONE

Please list in order of preference the committee(s) on which you would like to serve:

1. Parks & Recreation Advisory
2. Sister City Committee
3. _____
4. _____
5. _____

Signature Andrea Lopez Date 12/30/09

OFFICE USE ONLY

Date Application Received: 1/4/10

Action: Am Lopez

Date Applicant Notified: _____