New Business

Authorize the appropriation of $40,000 from Community Development Commission Funds for the Purchase and Installation of Park Benches at Santa Fe Springs Park

RECOMMENDATION

That the Community Development Commission authorize the appropriation of $40,000 from Community Development Commission Funds for the purchase and installation of park benches at Santa Fe Springs Park.

BACKGROUND

As part of the Fiscal Year 2009/2010 budget, $40,000 was budgeted for the replacement and installation of tables and benches at Santa Fe Springs Park. As a result of budget reductions Council froze this expenditure at its February 25 meeting.

Subsequently, a re-evaluation of the tables at this facility revealed that we have a genuine safety concern. An inspection disclosed that of the 72 benches onsite 58 need to be removed or replaced. From a risk management perspective we see a real need to replace these park benches. Removal at a minimum must occur, but this would impact the daily casual use that occurs at this facility by having limited seating for the park patrons. Replacement of the benches would insure that park patrons have an enjoyable and safe place to rest.

Frederick W. Latham
City Manager

Paul R. Ashworth
Executive Director

Report Submitted By: Paul Martinez,
Finance & Administrative Services

Date of Report: May 4, 2010

ORDINANCE FOR INTRODUCTION

Ordinance No. 1012 – Adding Chapter 126 to Title XI of the Santa Fe Springs Municipal Code Relating to the Establishment and Operation of Medical Marijuana Collectives for Non-Profit Use.

RECOMMENDATIONS

1. Find and determine that the proposed ordinance is not subject to the California Environmental Quality Act (CEQA), per CEQA Guidelines sections 15060 (c) (2). Since the proposed ordinance merely establishes regulations for medical marijuana collectives, it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

2. It is recommended that the City Council pass the first reading of Ordinance No. 1012, an ordinance permitting the establishment and operation of Medical Marijuana Collectives for Non-Profit use.

BACKGROUND

In 1996, Proposition 215, known as The Compassionate Use Act, was passed allowing seriously ill patients, with a doctor's recommendation, to obtain and use medical marijuana. As a result, medical marijuana dispensaries began to open up throughout the State. In 2003, Senate Bill 420 was passed by the California State Legislature which clarified Prop 215 and gave local jurisdictions the authority to create additional regulations for dispensaries.

Currently, the Municipal Code does not contain any regulation regarding collectives, and; as a result, the local dispensaries are operating under their own interpretation of State law, with no regulation or oversight of any kind. Over the last several months, staff became increasingly aware of non-permitted collectives operating in Santa Fe Springs and surrounding cities. Several of these collectives are operating within the proposed restricted areas such as within 1,000 feet of a school, church, public park, public library, state licensed child care facility, playground, youth center, or other medical marijuana collective, or within a one thousand foot (1,000') radius of any property located in a residential zone or the Freeway Overlay Zone.

Staff has researched ordinances and policies from several cities across California in an effort to move forward with an effective plan to regulate or prohibit collectives in the City. After studying the issue, reviewing all possible actions, and the taking into consideration the November 2010 prospective ballot initiative to regulate, tax, and legalize marijuana in California, staff has developed a comprehensive ordinance designed to regulate collectives and set location requirements. The ordinance will

ensure compliance with the current State of California Attorney General's Guidelines for the Compassionate Use Act and at the same time, address current public concerns associated with collectives such as loitering, on-site use, and late night operating hours.

ANALYSIS

The proposed ordinance establishes Chapter 126 to Title 11 of the Municipal Code. Under the proposed ordinance, collectives will be required to apply for a Medical Marijuana Collective Permit which will require an in depth investigation to ensure compliance with the regulations associated with the ordinance prior to the issuance of the permit. The investigative process, designed to confirm a professional operation, will require Live Scan fingerprinting and background checks of applicants and security guards, proof of tax exempt status, a detailed description on the collectives operational procedures, and compliance with ADA requirements, just to name a few.

Additionally, applicants will be required to follow specific operating requirements created to minimize risks to the public's health, welfare, and safety. Examples of these requirements include approval of a detailed security and lighting plan of the site, signage requirements, specific operating hours, and annual audits of the collective's financial records to ensure a non-profit operation. Collectives currently operating within the City will be required to immediately cease operation until they obtain a Medical Marijuana Collective Permit from the City. Permits will be valid for one year from the date of issuance and may be renewed for additional one-year periods thereafter.

At a future Council Meeting, staff will present the proposed application and renewal fee schedule.

FISCAL IMPACT

None

INFRASTUCTURE IMPACT

None

Frederick W. Latham
City Manager

Attachment(s)
Ordinance No. 1012
Location Radius Map

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

Date of Report: May 6, 2010

ORDINANCE NO. 1012

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS ADDING CHAPTER 126 TO TITLE 11 OF THE SANTA FE SPRINGS CITY CODE RELATING TO THE ESTABLISHMENT AND OPERATION OF MEDICAL MARIJUANA COLLECTIVES FOR NON-PROFIT USE.

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

SECTION 1. Purpose and Findings. The purpose of this Ordinance is to recognize and protect the right of qualified patients and primary caregivers through implementation of California Health & Safety Code Section 11362.5 (adopted as Proposition 215, the "Compassionate Use Act of 1996") (the "Act") and any State regulations adopted in furtherance thereof, and to promote the safe use of and the safe and affordable access to medical marijuana pursuant to the Act. In support of these purposes, the City Council recognizes that the assistance of medical marijuana collectives, as defined herein, may in some situations help promote that safe and lawful access to and consistent and affordable distribution of medical marijuana as permitted by the Act. In further support of the stated purposes, the City Council additionally recognizes that lawful remuneration consistent with State law may occur between qualified patients and primary caregivers, including those qualified patients and primary caregivers who associate collectively or cooperatively to produce medical marijuana in accordance with State law. Standards are required to assure that the operations of medical marijuana collectives are in compliance with the Act and any State regulations adopted in furtherance thereof, and to mitigate the adverse secondary effects from operations of collectives. This Ordinance is enacted as a health and safety measure pursuant to the City's police powers as prescribed in Art. XI, Sec. 7 of the California Constitution. Nothing in this Ordinance shall permit an activity that is prohibited by the Act, nor is it intended to interfere with a patient's right to cultivate, posses or use medical marijuana as provided for in California Health & safety Code Section 11362. Nothing contained in this Ordinance shall excuse, facilitate or promote a violation of federal law.

SECTION 2. The following new Chapter 126 is hereby added to Title 11 of the Santa Fe Springs City Code:

MEDICAL MARIJUANA COLLECTIVES

126.01 DEFINITIONS.

A. "Cannabis" or "Marijuana" mean all parts of organically grown Cannabis plants, whether growing or not; the seeds thereof; the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seed or resin. It does not include the mature stalks of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of mature stalks (except the resin extracted there from), fiber, oil, cake or sterilized seed of the plant which is incapable of germination. It shall also have the same meaning as the definition of the word in Health and Safety Code Section 11018. Nothing in this section shall be interpreted to conflict with the foregoing provisions of the Health and Safety Code.

B. "Concentrated Cannabis" shall have the same definition as given such term in California Health and Safety Code Section 11006.5, as may be amended, and which defines "Concentrated Cannabis" as the separated resin, whether crude or purified, obtained from marijuana.

C. "Excessive Profits" mean the receipt of consideration of a value substantially higher than the reasonable costs of operating the facility.

D. "Identification Card" shall have the same definition as given such term in California Health and Safety Code Section 11362.7, as may be amended, and which defines "Identification Card" as a document issued by the State Department of Health Services which identifies a person authorized to engage in the medical use of marijuana, and identifies the person's designated primary caregiver, if any.

E. "Medical Marijuana Collective" means a collective, cooperative, association or similar entity that cultivates, distributes, dispenses, stores, exchanges, processes, delivers, makes available or gives away marijuana in the City for medical purposes to qualified patients, or primary caregivers of qualified patients pursuant to Health & Safety Code Section 11362.5, et seq. (adopted as Proposition 215, the "Compassionate Use Act of 1996") or any state regulations adopted in furtherance thereof, including Health & Safety Code Section 11362.7 et seq. (adopted as the "Medical Marijuana Program Act").

F. "Primary Caregiver" shall have the same definition as California Health and Safety Code Section 11362.7 et seq, and as may be amended, and which defines "Primary Caregiver" as a individual, or "medical cannabis collective" designated by a qualified patient or by a person with a identification card, or a written recommendation, who has consistently assumed responsibility for the housing, health, or safety of that patient or person, and may include any of the following:

(1) In cases in which a qualified patient or person with an identification card receives medical care or supportive services, or both, from a clinic licensed pursuant to Chapter 1 (commencing with Section 1200) of Division 2 of the California Health and Safety Code, a health care facility licensed pursuant to Chapter 2 (commencing with Section 1250) of Division 2 of the California Health and Safety Code, a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 (commencing with Section 1568.01) of Division 2 of the California Health and Safety Code, a residential care facility for the elderly licensed pursuant to Chapter 3.2 (commencing with Section 1569) of Division 2 of the California Health and Safety Code, a hospice, or a home health agency licensed pursuant to Chapter 8 (commencing with Section 1725) of Division 2 of the California Health and Safety Code, the owner or operator, of the clinic, facility, hospice, or home health agency, if designated as a primary care giver by that qualified patient or person with an identification card.

(2) An individual who has been designated as a primary caregiver by more than one qualified patient or person with an identification card, if every qualified patient

or person with an identification card who has designated that individual as a primary caregiver resides in the same city or county as the primary caregiver.

(3) An individual who has been designated as a primary caregiver by a qualified patient or person with an identification card who resides in a city or county other than that of the primary caregiver, if the individual has not been designated as a primary caregiver by any other qualified patient or person with an identification card.

G. "Property" means the location at which the Medical Marijuana Collective members associate to collectively or cooperatively cultivate Medical Marijuana.

H. "Qualified Patient" shall have the same definition as California Health and Safety Code Section 11362.7 *et seq*, and as may be amended, and which states a person suffering from a serious medical condition who obtains a written recommendation from a physician licensed to practice medicine in the state of California to use marijuana for personal medical purposes.

I. "Serious Medical Condition" shall have the same definition as California Health and Safety Code Section 11362.7 *et seq*, and as may be amended, and which states all of the following medical conditions:
   (1) Acquired immune deficiency syndrome (AIDS);
   (2) Anorexia;
   (3) Arthritis;
   (4) Cachexia;
   (5) Cancer;
   (6) Chronic pain;
   (7) Glaucoma;
   (8) Migraine;
   (9) Persistent muscle spasms, including, but not limited to spasms associated with multiple sclerosis;
   (10) Seizures, including, but not limited to, seizures associated with epilepsy;
   (11) Severe nausea;
   (12) Any other chronic or persistent medical symptom that either:
      (a) Substantially limits the ability of the person to conduct one or more major life activities as defined in the American with Disabilities Act of 1990 (Public Law 101-336).
      (b) If not alleviated, may cause serious harm to the patient's safety or physical or mental health.

J. "Written Recommendation" shall have the same definition as California Health and Safety Code Section 11362.7 *et seq*, and as may be amended, and which states a "Written Recommendation" is an accurate reproduction of those portions of a patient's medical records that have been created by the attending physician, that contain the information required by paragraph (2) of subdivision (a) of California Health and Safety Code Section 11362.715, and that the patient may submit to a county health department or the county's designee as part of an application for a identification card.

126.02 MEDICAL MARIJUANA COLLECTIVE – PERMIT REQUIRED.

No Medical Marijuana Collective or member shall carry on, maintain or conduct any Medical Marijuana related operations in the City without first obtaining a Medical Marijuana Collective Permit (a "Permit") from the City Manager or designee. No property owner, agent, representative, or occupant shall lease, rent, sell, or allow a Medical Marijuana Collective to occupy a site until a Permit has been issued by the City. No Person or entity shall dispense, distribute, sell, convey, exchange or give away Medical Marijuana in the City except in compliance with provisions of this Chapter.

126.03 APPLICATION INFORMATION.

In addition to any additional information which may requested by the City Manager or designee in his/her reasonable discretion, all applications for a Medical Marijuana Collective Permit shall contain the following information:

1. In the event the Applicant is not the owner of record of the real property upon which the collective is, or is to be, located the application must be accompanied by a notarized statement and consent from the owner of the property acknowledging that a collective is or will be located on the property. In addition to furnishing such notarized statement, the Applicant shall furnish the name and address of the owner of record of the property, as well as a copy of the lease or rental agreement pertaining to the premises in which the collective is or will be located.

2. If the property is being rented or leased or is being purchased under contract, a copy of such lease or contract.

3. A security plan, including but not limited to lighting, alarms and security guard arrangement.

4. An executed release of liability and hold harmless in the form set forth in the City's application form.

5. A description of the procedure for documenting the source of the marijuana to be dispensed by the collective. If the marijuana is cultivated off-site, documentation that the off-site location is compliant with the zoning regulations of the jurisdiction in which it is located.

6. A site plan describing the property with fully dimensioned interior and exterior floor plans of the facility including electrical, mechanical, plumbing, and disabled access compliance pursuant to Title 24 of the State of California Code of Regulations and the federally mandated Americans with Disabilities Act.

7. A description of the screening, registration and validation process for qualified patients.

8. A description of qualified patient records acquisition and retention procedures.

9. A description of the process for tracking medical marijuana quantities and inventory controls, including on-site cultivation (if any), processing and medical marijuana products received from outside sources.

10. A description of chemicals stored or used on-site and any effluent proposed to be discharged into the City's waste water or storm water systems.

11. Written confirmation as to whether the Medical Marijuana Collective previously operated in this or any other county, city or state under a similar license/permit, and whether the collective applicant ever had such a license/permit revoked or suspended and the reason(s) therefore.

12. If the Medical Marijuana Collective is a corporation:
    A. A certified copy of the Collective's Secretary of State Articles of Incorporation, Certificate(s) of Amendment, Statement(s) of Information;
    B. A copy of the Collective's By laws;
    C. Written verification of the collective's California tax exempt status as a 501 c.3. organization;
    D. Written verification of the Collective's federal tax exempt status; and
    E. Written verification that the Collective is registered with the California Office of the Attorney General as a non-profit entity;

13. If the Medical Marijuana Collective is an unincorporated association, a copy of the Articles of Association or equivalent.

14. A copy of the Medical Marijuana Collective operating requirements, as set forth in this Chapter, containing a statement dated and signed by each member, and employee under penalty of perjury, that each of them read, understand and shall comply with such operating conditions.

15. Authorization for the City to verify the information and representations contained in the application.

126.04 CRITERIA FOR ISSUANCE OF PERMIT

1. The Applicant, and all prospective managers, must be at least twenty-one years of age.

2. Neither the Applicant, nor any prospective manager, shall have had a similar type of permit or license previously revoked or denied, or be found to have been in violation of any local laws or regulations in this City or any other city, within the immediate preceding five years prior to the license application.

3. The Applicant and all proposed managers shall undergo background investigations by the Department of Police Services and the Whittier Police Department. Neither the Applicant nor any prospective manager or employee shall have been convicted of:

a. Any offense relating to possession, manufacture, sales or distribution of a controlled substance, with the exception of marijuana related offenses;

b. Any offense involving the use of force or violence upon the person of another;

c. Any offense involving theft, fraud, dishonesty or deceit.

For purposes of this paragraph 3, a conviction includes a plea or verdict of guilty or a conviction following a plea of nolo contendere.

4. The Applicant, all prospective managers, and all persons employed or contracted as security guards by the Collective, shall bear the cost of fingerprinting and background checks, and shall execute all forms and releases required by the DOJ and the DOJ-certified fingerprinting agency.

5. A Medical Marijuana Collective shall not be located:

   a. In any residential zone or in the Freeway Overlay Zone.

   b. Within a one thousand foot (1,000') radius of a school, church, public park, public library, state licensed child care facility, playground, youth center, or other medical marijuana collective, or within a one thousand foot (1,000') radius of any property located in a residential zone or the Freeway Overlay Zone. The distance specified in this subdivision shall be determined by the horizontal distance measured in a straight line from the property line of the school, church, public park, public library, state licensed child care facility, playground, youth center, other medical marijuana collective or property located in a residential or the Freeway Overlay Zone, to the closest property line of the lot on which the Medical Marijuana Collective is located, without regard to intervening structures.

6. A Medical Marijuana Collective shall not occupy a space in excess of 4,500 square feet in size, and any such space shall have sufficient parking to meet the parking requirements for "Medical Offices" as provided in the City Code.

7. The Applicant must provide a copy of a valid seller's permit issued by the California Board of Equalization.

8. No Permit shall be issued or renewed unless the Applicant carries and maintains in full force and effect a policy of insurance in a form approved by the City of Santa Fe Springs and executed by a licensed insurance broker or agent. The policy of insurance shall insure the Permittee against liability for damage to property and for injury to or death of any person as a result of activities conducted or occurring at the Medical Marijuana Collective.

   a. The minimum liability limits shall be established by the City Manager or designee, in accordance with recommendations obtained from the California Joint

Powers Insurance Authority. The policy shall name the City as an Additional Insured.

b. The policy of insurance shall contain an endorsement providing that said policy shall not be canceled until notice in writing has been given to the City Manager or designee at least 30 days prior to the time the cancellation becomes effective.

c. If at any time the Permittee's policy of insurance expires or is canceled, the Permit issued or renewed will automatically be suspended until such time as the insurance is reinstated.

126.05 OPERATING REQUIREMENTS.

All Collectives shall operate in conformance with the following operating requirements. Failure to operate in conformity with one or more of these operating requirements shall be grounds for suspending or terminating the Permit.

1. No Collective shall change ownership without notifying the City of the new owner's name and address at least thirty (30) days prior to the effective date of such change of ownership.

2. No cannabis shall be smoked, ingested, or otherwise consumed on the premises.

3. It shall be unlawful for any Collective to employ any person who is not at least 18 years of age.

4. Collectives may possess no more than eight (8) ounces of dried marijuana per qualified patient or caregiver, and maintain no more than six (6) mature and twelve (12) immature plants per qualified patient.

    i. If a qualified patient or primary caregiver has a doctor's recommendation that this quantity does not meet the qualified patient's medical needs, the qualified patient or primary caregiver may posses an amount of marijuana consistent with the patients needs.

    ii. Only the dried mature processed flowers of female cannabis plant or the plant conversion shall be considered when determining allowable quantities of marijuana under this section.

5. No manufacture of concentrated cannabis in violation of California Health and Safety Code section 11379.6 shall be allowed.

6. No dried medical marijuana shall be stored in buildings that are not completely enclosed, or stored in an unlocked vault or safe, or other unsecured storage structure; nor shall any dried medical marijuana be stored in a safe or vault that is not bolted to the floor or structure of the facility.

7. The City Manager or designee shall set forth in his/her administrative regulations the method and manner in which background checks of applicants, employees and security personnel for Medical Marijuana Collectives will be conducted, and which shall set forth standards for disqualification of an applicant, employee or security personnel based on their criminal history.

8. Security shall comply with the following minimum standards:

   i. Collectives shall provide adequate security and lighting on-site to ensure the safety of persons and protect the premises from theft at all times. Security Plan and Lighting Plan must be reviewed and approved by the City. Applicant must contact City's Department of Police Services to schedule inspection and receive final approval to verify compliance.

   ii. All security guards employed by collectives shall be licensed and possess a valid Department of Consumer Affairs "Security Guard Card" at all times. Collectives shall not employ security guards who possess firearms or tasers. Security personnel will be required to go through background check by the City. The City may reject security personnel in accord with standards in the City managers administrative regulations. Rejected personnel shall not be employed by the collective.

   iii. Security Plan shall include building lay-out including location of digital recorder and cameras.

9. The property within which the Medical Marijuana is located shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the property is not detected outside the property.

10. The property within which the Medical Marijuana is located shall be monitored at all times by a web-based closed circuit television system for security purposes. The camera and recording system must be of adequate quality, color rendition and resolution to allow the ready identification of any individual committing a crime anywhere on or adjacent to the property. The recordings shall be maintained for a period of not less than thirty (30) days and shall be made available by the collective to the Whittier Police Department and Department of Police Services upon request.

11. The property within which the Medical Marijuana is located shall have a centrally-monitored fire and burglar alarm system.

12. No Written Recommendations for use of Medical Marijuana shall be issued on-site.

13. A Collective shall not hold or maintain a license from the State Department of Alcohol Beverage Control to sell alcoholic beverages, or operate a business that sells alcoholic beverages, nor shall alcoholic beverages be consumed on the premises or in the public right-of-way within fifty feet of a Collective.

14. No person shall be present on the premises of a Collective at any time while intoxicated and/or under the influence of alcohol or any controlled substance, as defined in California Health & Safety Code Section 11007.

15. The interior of a Collective shall be configured such that there is an unobstructed view by a manager, by use of the naked eye, and unaided by video, closed circuit cameras or any other means, of every public area of the premises. No public area shall be obscured by any door, curtain, wall, two-way mirror, or other device. A manager shall be in the public portion of the collective at all times it is in operation or open to the public in order to enforce all rules and regulations.

16. Buildings and structures shall not be painted or surfaced with any design that would simulate a sign or advertising message and cannot be established or maintained such that the exterior appearance of the structure is substantially inconsistent with the external appearance of structures on abutting properties.

17. Advertisements, displays of merchandise, signs or any other exhibit depicting the activities of the Collective placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.

18. Hours of operation shall be limited to: Monday – Saturday, 10:00 a.m. – 7:00 p.m. and Sunday noon – 7:00 p.m.

19. Collectives shall only dispense Medical Marijuana to qualified patients and their caregivers as defined by California Health and Safety Code Section 11362.5 (Proposition 215) and any state regulations adopted in furtherance thereof, including Health & Safety Code Section 11362.7 et seq. (adopted as the "Medical Marijuana Program Act") and who are members of the Collective. This shall include possession of a valid doctor's recommendation, not more than one-year old, for Medical Marijuana use by the patient.

20. A Collective shall notify patrons of the following verbally and through posting of a sign in a conspicuous location readily visible to persons entering the premises, which sign shall state:

    i. Use of Medical Marijuana shall be limited to the patient identified on the doctor's recommendation. Secondary sale, barter or distribution of Medical Marijuana is a crime and can lead to arrest.

    ii. Patrons must immediately leave the site and not consume Medical Marijuana until at home or in an equivalent private location. Collective staff shall monitor the site and vicinity to ensure compliance.

    iii. Forgery of medical documents is a felony crime.

iv. Entry into the premises by any person under the age of 18 is prohibited, except for a qualified patient and accompanied by a parent or legal guardian.

21. Collectives shall only provide Medical Marijuana to an individual in an amount consistent with personal prescribed medical use.

22. Collectives shall not store more than two hundred dollars ($200.00) in cash reserves overnight on the premises and shall make at least one daily bank drop that includes all cash collected on that business day.

23. Any patient under 18 years of age shall be accompanied by a parent or legal guardian.

24. Collectives shall dispense Medical Marijuana to their members derived or obtained only from the following sources:

    i. Limited cultivation of marijuana on-site is permitted. The space devoted to cultivation shall not exceed twenty-five percent (25%) of the total floor area, but in no case more than 1,500 square feet nor greater than ten feet in height.

    ii. From an off-site location cultivated by the Collective in accordance with applicable zoning regulations in the jurisdiction in which it is cultivated.

    iii. From an individual qualified patient who is a member of the Collective. The patient may receive monetary compensation only in accordance with Health & Safety Code Section 11362.765 (c).

    iv. A Collective shall not acquire marijuana from persons who are not members of the Collective.

25. Santa Fe Springs City Code Enforcement Officers, Whittier Police Officers, Fire Department Personnel, or other agents or employees of the City requesting admission for the purpose of determining compliance with these standards shall be given unrestricted access.

26. Collectives shall comply with the provisions of Health & Safety Code Section 11362.5 (adopted as Proposition 215, the "Compassionate Use Act of 1996") or any State regulations adopted in furtherance thereof.

27. Collectives shall have a Manager who is in full compliance with all requirements of same as set forth in this Chapter, on the premises to act as manager and supervise employees at all times during business hours.

28. Collectives shall comply with all American with Disabilities Act, State, and City regulations. Applicant will contact City to schedule inspection and final approval.

29. Collectives shall be organized as nonprofit or not-for-profit cooperative, collective or collaborative associations whose constituent members qualify as "primary caregivers" or "qualified patients" within the meaning of California Health & Safety Code Section 11362.7 et seq. these associations shall be formed for the benefit of their members and shall require membership applications and verification. The organization shall verify status as a caregiver or qualified patient, maintain membership records, track expiration of recommendations, and refuse membership to those who divert marijuana for non-medical use. Members shall agree not to distribute the marijuana to non-members or to use the marijuana for non-medicinal purposes.

30. Collectives shall meet all the operating criteria for the dispensing of medical cannabis as are required pursuant to California Health and Safety Code Section 11362.7 et seq., by this Article, by the City Manager or designee's administrative regulations for the permitting and operation of Medical Marijuana Collectives and by the Attorney General's Guidelines.

31. All Collectives shall maintain sufficiently detailed written records regarding their verification that medical marijuana is dispensed only to qualified patients and primary caregivers under the California Compassionate Use Act, Health and Safety Code Section 13362.5, et seq. These written records are subject to periodic inspection by the Department of Police Services, in order to ensure compliance with this section, as authorized by state and federal law.

32. Collectives shall allow the City Manager or designee to have access to the entities books, records, accounts, and any and all data relevant to its permitted activities for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data will be produced no later than twenty-four (24) hours after City Manager or his/her designees request.

33. Collectives shall provide litter removal service at least once a day of operation on and in front of the premises and, if necessary, on public sidewalks within hundred (100) feet of the premises.

34. Signage for the establishment shall be limited to one wall sign not to exceed ten (10) square feet in area; such sign shall not be illuminated and require approval from the City's Department of Planning and Development.

35. A Collective shall meet any specific, additional operation procedures and measures as may be imposed as conditions of approval by the City Manager or designee in order to insure that the operation of the Collective is consistent with protection of the health, safety and welfare of the community, qualified patients and caregivers, and will not adversely affect surrounding uses.

36. The proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely as possible, the color of the existing and/or adjacent surfaces.

37. A Collective shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief no later than 30 days from the date of approval of the permit. Emergency information shall allow emergency services to reach the applicant or their representative any time, 24 hours a day.

38. A Collective shall obtain, and shall at all times maintain a Business Operations Tax Certificate (BOTC).

39. A Collective shall post its Permit, as well as its BOTC, in a conspicuous place at the premises, and shall display the same at all times.

40. Collectives shall comply with all applicable requirements of the City Code, as well as applicable State laws and regulations.

41. Collectives shall receive only compensation for actual expenses, including reasonable compensation incurred for services provided to an eligible qualified patient or person with an identification card, or written recommendation, to enable that person to use Medical Marijuana pursuant to California Health and Safety Code Section 11362.7 et seq., or for payment for out-of-pocket expenses incurred in providing those services, or both.

42. Permittees and Collectives shall defend, indemnify, hold harmless and release the City and its officers, employees, or agents, from and against any liability for any injuries or damages that result from, or are in any way related to, the operation of the Collective and any activities appurtenant thereto..

126.06 DURATION OF PERMITS, RENEWALS AND REVOCATION.

Permits issued pursuant to this Chapter shall expire one year after the date of issuance, and may be renewed by the City Manager or designee for additional one-year periods thereafter. The City Manager or designee may revoke a Permit for material cause. Any refusal to renew a Permit or revocation of a Permit is appealable by the Permittee to the City Council. Such appeal shall be untimely unless it is made, in writing, and received by the City Clerk not later than 10 days after receipt by the Permittee of notice of refusal to renew or notice of revocation. In the event of such timely appeal, the decision of the City Council shall be final.

126.07 ASSIGNMENT OF PERMIT PROHIBITED.

The assignment of or attempt to assign any Permit issued pursuant to this Chapter is unlawful and any such assignment or attempt to assign a Permit shall render such Permit null and void.

126.08 REGULATORY FEES.

Each application for a Permit must be accompanied by an Application Fee. Upon approval of an Application, a Permit Fee shall be due, and payable before a Collective commences operations. A Renewal Fee shall be due and payable before the expiration of any Permit Term. The amounts of such fees shall be set by City Council Resolution.

126.09 AUDITS.

No later than February 15 of each year, each Collective shall file with the City's Department of Administrative Services and the Department of Police Services an audit of its operations for the previous calendar year, completed and certified by an independent Certified Public Accountant in accordance with generally accepted auditing and accounting principles. The audit shall include but not be limited to a discussion, analysis, and verification of each of the records required to be maintained by this Chapter.

126.10 VIOLATIONS AND ENFORCEMENT.

Each and every violation of this Chapter shall constitute a separate violation and shall be subject to all remedies and enforcement measures authorized by this Code. Additionally, as a nuisance per se, any violation of this Chapter shall be subject to injunctive relief, revocation of the Collective's Permit, revocation of the certificate of occupancy for the location, disgorgement and payment to the City of any fees, and any other relief or remedy available at law or equity. The City may also pursue any and all remedies and actions available and applicable under local and State laws for any violations committed by a Collective and/or persons related or associated with a Collective.

126.11 NO PROTECTIONS AGAINST OTHER LIABILITIES.

The provisions of this Chapter shall not be construed to protect Collective owners, operators, and employees, or their clients from prosecution pursuant to any laws that may prohibit the cultivation, sale, use, or possession of controlled substances. Moreover, cultivation, sale, possession, distribution, and use of marijuana remain violations of federal law as of the date of the Ordinance creating this Chapter and this Chapter is not intended to, nor does it, protect any of the above described persons from arrest or prosecution under those federal laws. Owners, operators and Permittees remain subject to any and all risk and any and all liability that may arise or result under State and federal criminal laws from operation of a Medical Marijuana dispensary.

SECTION 3. Any Medical Marijuana Collective, dispensary, operator, establishment or provider which is in operation in the City as of the effective date of this Ordinance is operating illegally, and is subject to abatement or prosecution. Any such Collective, etc., must

immediately cease operation until such time, if any, that it complies fully with the requirements of this Chapter. No Medical Marijuana Collective, dispensary, operator, establishment, or provider that existed prior to the enactment of this Chapter shall be deemed to be a legally established use or a legal nonconforming use under the provisions of this Chapter or the City Code.

SECTION 4. Severability. If any part or provision of this Ordinance or the application to any person or circumstance is held invalid, the remainder of this Ordinance, including the application of such part of provision to other persons or circumstances, shall not be affected and shall continue in full force and effect. To this end, the provisions of the Ordinance are severable.

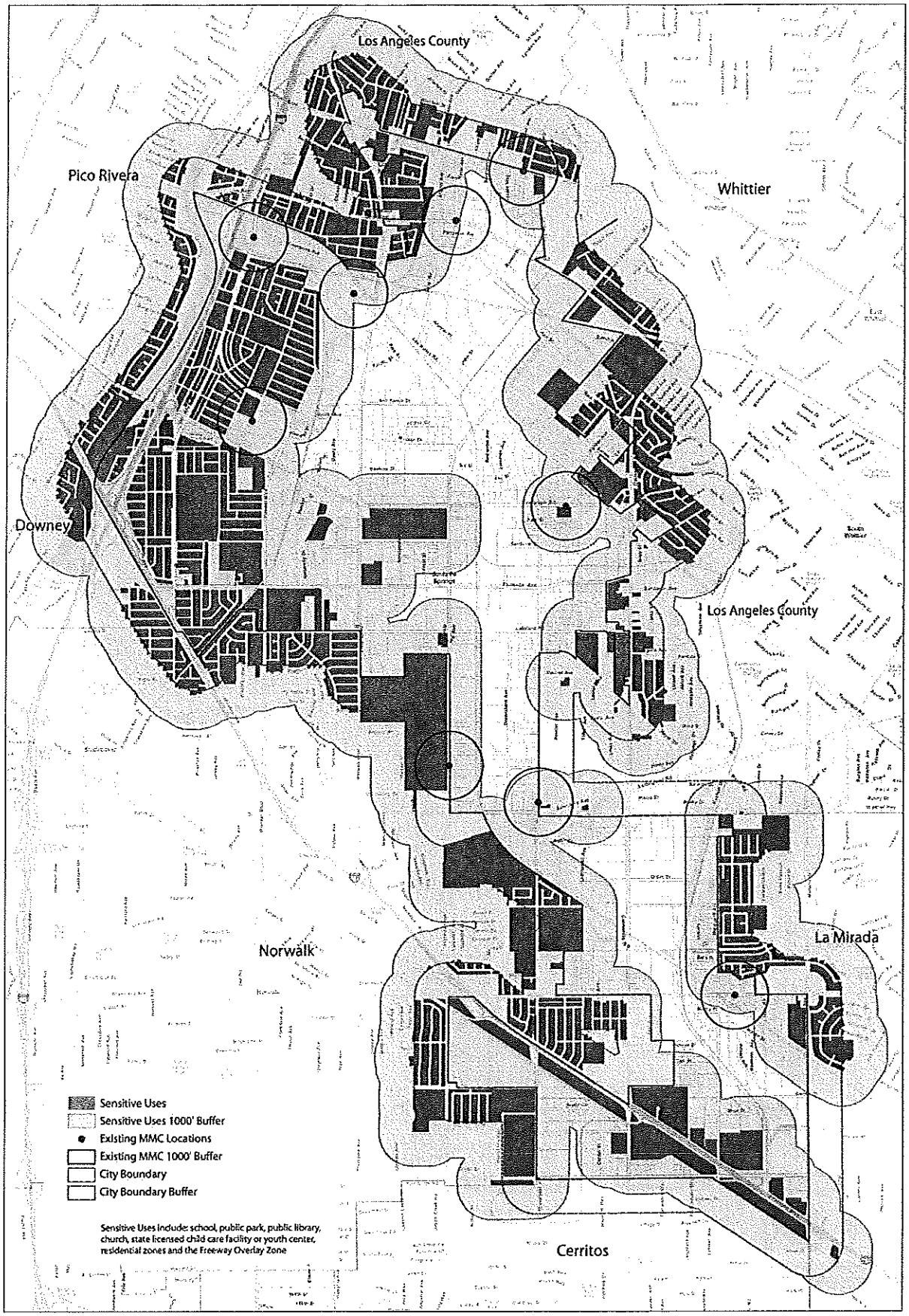
PASSED, APPROVED AND ADOPTED by the City Council of the City of Santa Fe Springs at a regular meeting held this ____ day of _____, 2010 by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

_____
MAYOR

ATTEST:

_____
CITY CLERK



THE CITY OF SANTA FE SPRINGS

Medical Marijuana Collective | Possible Location Criteria

THE PLANNING CENTER

Date: 5.5.10 0 1200' 2400' 3600'

City of Santa Fe Springs

City Council Meeting

May 13, 2010

ORDINANCE FOR PASSAGE

Ordinance No. 1013 – Adding Chapter 101 to Title IX of the Santa Fe Springs Municipal Code, Establishing Residency Restrictions for Registered Sex Offenders

RECOMMENDATION:

It is recommended that the City Council waive further reading and adopt Ordinance No. 1013.

BACKGROUND

On November 7, 2006, the voters of the State of California overwhelmingly approved Proposition 83, the Sexual Predator Punishment and Control Act, commonly referred to as Jessica's Law. Jessica's law, among other things, amended Section 3003.5 of the California Penal Code to prohibit registered sex offenders (RSO) from residing "within 2,000 feet of any public or private school, or any park where children regularly gather." Section 3003.5 continues by stating that nothing in the section prohibits municipalities from enacting local ordinances that further restrict residency for registered sex offenders.

Ordinance No. 1013, which passed its first reading at the City Council meeting of April 22, 2010, is intended to further the residency restrictions of registered sex offenders who wish to reside in Santa Fe Springs.

SUMMARY ANALYSIS

The County of Los Angeles and the local cities of Cerritos, Downey, Long Beach, and Pico Rivera are among the municipalities that have adopted ordinances similar to the ordinance the City of Santa Fe Springs is proposing. These ordinances have passed with the full support of county supervisors, councilmembers, and residents in the aforementioned municipalities.

Most recently, the State of California Supreme Court heard a case brought by four RSO who claimed that further residency restrictions established by the City of Berkeley were unconstitutional. The State's Supreme Court ruled in favor of the City of Berkeley stating that municipalities have a right to enact further or additional residency restrictions for RSO as granted by the State's Penal Code, Section 3003.5

The following summarizes the proposed ordinance:

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

Date of Report: May 3, 2010

- Expands the aforementioned 2,000 foot boundary requirement to locations where children regularly gather to include areas such as child care facilities, public libraries, tutoring centers, private play areas, arcades, and like venues.

- Prohibits more than one RSO from living in same dwelling unless they are related by blood, marriage, or adoption.

- Hotels and motels in the City are required to conspicuously post signage on the premises that a RSO may be on-site in both English and Spanish.

- Prohibits RSO from loitering within 300 feet of a "child safety zone."

- Establishes public nuisance and eviction requirements for RSO.

- RSO who violate the ordinance would be guilty of a misdemeanor.

- The City prosecutor may enforce any violation of the ordinance by means of a civil enforcement process such as a restraining order, preliminary or permanent injunction, or by any other means available by law.

The proposed ordinance builds upon the existing Sexual Predator Punishment and Control Act of 2006 (Jessica's Law) by incorporating similar yet stronger provisions into the Santa Fe Springs Code of Ordinances, as well as facilities enforcement in the City of Santa Fe Springs.

Frederick W. Latham
City Manager

Attachment(s)
Ordinance No. 1013
Map – Registered Sex Offenders Prohibition Zones

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

Date of Report: May 3, 2010

ORDINANCE NO. 1013

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS
ADDING NEW CHAPTER 101 TO TITLE IX OF THE CITY CODE
REGARDING LOCAL REGULATION OF SEX OFFENDERS

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

Section 1. The following new Chapter 101 is hereby added to Title IX of the Santa Fe Springs City Code:

CHAPTER 101: LOCAL REGULATION OF SEX OFFENDERS

101.01 DEFINITIONS.

All definitions provided in this code shall apply to this chapter. In addition, for purposes of this chapter, the following definitions shall also apply:

A. "Child" or "children" means any person(s) under the age of eighteen years of age.

B. "Child safety zone" means and includes any area located within three hundred feet from the nearest property line of a child care center, public or private school (grades K through 12), park, public library, commercial establishment that provides a child's playground either in or adjacent to the establishment, a location that holds classes or group activities for children, and/or any school bus stop.

C. "Loiter" means to delay, linger, or idle about a child safety zone with the intent to commit a sex offense for which registration is required under Penal Code Section 290.

D. "Owner's authorized agent" means any natural person, firm, association, joint venture, joint stock company, partnership, organization, club, company, limited liability company, corporation, business trust, manager, lessee, servant, officer, or employee, authorized to act for the property owner.

E. "Park" means and includes any areas owned, leased, controlled, maintained, or managed by a public entity which are open to the public where children regularly gather and which provide recreational, cultural, and/or community service activities including, but not limited to, playgrounds, playfields, and athletic courts.

F. "Permanent resident" means any person who, on a given date, has obtained a legal right to occupy or reside in, or has already, as of that date, occupied or resided in, a single-family dwelling, two-family dwelling, or multifamily dwelling, or a hotel or motel, for more than thirty consecutive days.

G. "Property owner" means and includes the owner of record of real property, as

recorded in the office of the county registrar-recorder/county clerk, as well as any partial owner, joint owner, tenant, tenant-in-common, or joint tenant, of such real property.

H. "Registered sex offender" means any person who is required to register under Section 290 of the California Penal Code, regardless of whether or not that person is on parole or probation.

I. "Residential exclusion zone" means any area located within two thousand feet from the nearest property line of the subject property to the nearest property line of a child care center, public or private school (grades K through 12), park, public library, or commercial establishment where children regularly gather.

J. "Responsible party" means any of the following: a property owner; a property owner's authorized agent; and any person, with or without an exchange of money, who allows a registered sex offender to become a resident of a single-family, two-family, multi-family, hotel, or motel property.

K. "Temporary resident" means any person who, on a given date, has obtained a legal right to occupy or reside in, or has already, as of that date, occupied or resided in, a single-family dwelling, two-family dwelling or multifamily dwelling, or a hotel or motel, for a period of thirty consecutive days or less.

101.02 CHILD SAFETY ZONE.

A registered sex offender shall be prohibited from loitering in a child safety zone.

101.03 RESIDENTIAL EXCLUSION ZONE.

A registered sex offender shall be prohibited from becoming a permanent or temporary resident in any residential exclusion zone.

101.04 SINGLE FAMILY, TWO FAMILY AND MULTI-FAMILY DWELLINGS.

A. Same Dwelling. A registered sex offender shall be prohibited from renting or otherwise occupying a single-family dwelling, or a unit in a two-family or multifamily dwelling, with another registered sex offender, regardless of the permanent or temporary residential status of either registered sex offender, unless those persons are legally related by blood, marriage, or adoption.

B. Multiple Dwellings. A registered sex offender shall be prohibited from renting or otherwise occupying a unit in a two-family or multifamily dwelling if there is another unit in that two-family or multifamily dwelling that is already rented or otherwise occupied by a registered sex offender, regardless of the permanent or temporary residential status of either registered sex offender, unless those persons are legally related by blood, marriage, or adoption.

101.05 HOTELS OR MOTELS.

A. Same Hotel or Motel Room. A registered sex offender shall be prohibited from renting or otherwise occupying the same guest room in a hotel or motel with another registered sex offender, regardless of the permanent or temporary residential status of either registered sex offender, unless those persons are legally related by blood, marriage, or adoption.

B. Separate Hotel or Motel Rooms. A registered sex offender shall be prohibited from renting or otherwise occupying a guest room in a hotel or motel if there is another guest room in that hotel or motel that is already rented or otherwise occupied by a registered sex offender, regardless of the permanent or temporary residential status of either registered sex offender, unless those persons are legally related by blood, marriage, or adoption.

101.06 RESPONSIBLE PARTY PROHIBITION—SINGLE FAMILY, TWO FAMILY AND MULTI-FAMILY DWELLINGS.

A. Same Dwelling. A responsible party shall be prohibited from knowingly allowing a single-family dwelling, or a unit in a two-family or multifamily dwelling, to be rented or otherwise occupied by more than one registered sex offender, regardless of the permanent or temporary residential status of either registered sex offender, unless those persons are legally related by blood, marriage, or adoption.

B. Multiple Dwellings. A responsible party shall be prohibited from knowingly allowing more than one unit in a two-family or multifamily dwelling to be rented or otherwise occupied by a registered sex offender, regardless of the permanent or temporary residential status of either registered sex offender, unless those persons are legally related by blood, marriage, or adoption.

101.07 RESPONSIBLE PARTY PROHIBITION—HOTELS OR MOTELS.

A. Same Hotel or Motel Room. A responsible party shall be prohibited from knowingly allowing a guest room in a hotel or motel to be rented or otherwise occupied by more than one registered sex offender, regardless of the permanent or temporary residential status of either registered sex offender, unless those persons are legally related by blood, marriage, or adoption.

B. Separate Hotel or Motel Rooms. A responsible party shall be prohibited from knowingly allowing a guest room in a hotel or motel to be rented or otherwise occupied by a registered sex offender if there is already a registered sex offender renting or otherwise occupying another guest room in that hotel or motel, regardless of the permanent or temporary residential status of either registered sex offender, unless those persons are legally related by blood, marriage, or adoption.

101.08 PUBLIC NUISANCE AND EVICTION REQUIREMENTS.

A. Public Nuisance. Notwithstanding any other penalty provided by this code, this chapter, or otherwise by law, the following conduct shall be defined as, and is hereby declared to be, a public nuisance that is injurious to the public health, safety and welfare:

1. Any registered sex offender residing in a single-family, two-family, or multifamily dwelling, or in any hotel or motel, in a manner inconsistent with the requirements of this chapter.

2. Any single-family, two-family, or multifamily dwelling, or any hotel or motel, operated or maintained in a manner inconsistent with the requirements of this chapter.

3. Any responsible party allowing a single-family, two-family, or multifamily

dwelling, or any hotel or motel, to be operated or maintained in a manner inconsistent with the requirements of this chapter.

B. Eviction by Responsible Party. If a responsible party is required to terminate a registered sex offender's tenancy or other occupancy, the responsible party shall comply with all applicable state law procedures and requirements governing the termination of such tenancy or other occupancy, including any applicable procedures and requirements governing the eviction of tenants of real property. The responsible party shall prosecute such action diligently and in good faith, if, in accordance with these procedures and requirements, a court determines that such termination is improper, the responsible party shall not be in violation of this chapter by allowing the registered sex offender to remain as a tenant or other occupant.

C. Action by City Prosecutor or City Attorney. If a responsible party who is required to terminate a registered sex offender's tenancy or other occupancy fails to file an action, or having filed an action, fails to prosecute it diligently and in good faith, the city prosecutor or city attorney may file and prosecute the action, and join the responsible party as a defendant in the action. If, in such action, a jury or court finds the registered sex offender guilty of unlawful detainer, the city prosecutor or city attorney may be awarded costs, including the costs of investigation and discovery and reasonable attorney's fees. If, in such action, a jury or court determines that termination of the registered sex offender's tenancy or other occupancy is improper, the responsible party shall not be in violation of this chapter by allowing the registered sex offender to remain as a tenant or other occupant.

101.09 HOTELS AND MOTELS—SIGNAGE REQUIREMENT.

A. Signage Posting. A responsible party who rents any hotel or motel guest room to any person whom he or she knows or reasonably believes is a registered sex offender shall post at least two signs, which shall contain the following language:

"WARNING—THESE PREMISES CURRENTLY ACCOMMODATE SEX OFFENDER HOUSING. CONVICTED SEX OFFENDER MAY BE ON-SITE.

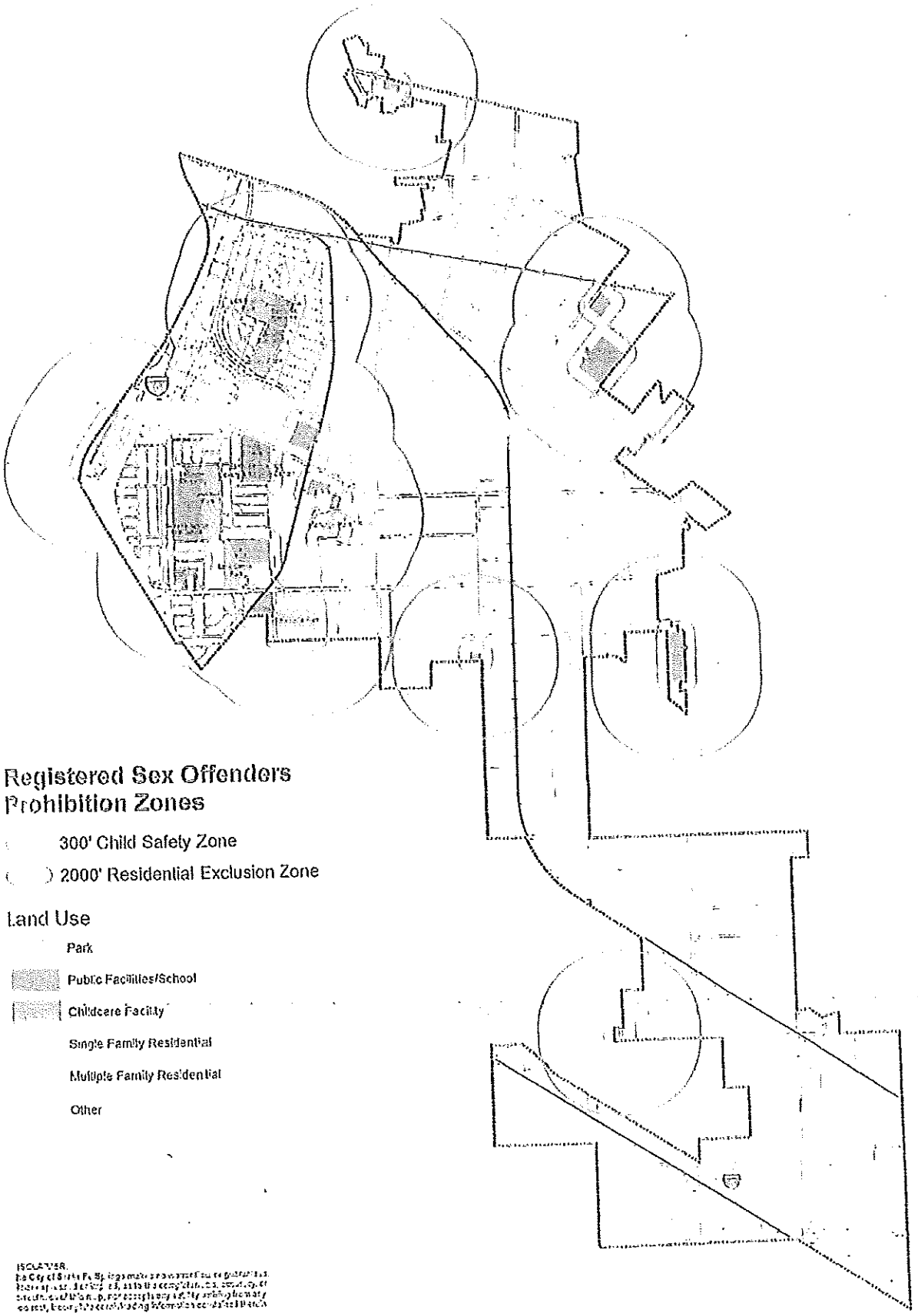
ADVERTENCIA—EN ESTE LOCAL ACTUALMENTE HABITAN DELINCUENTES CON CARGOS DE ORIGEN SEXUAL. ES POSIBLE QUE DELINCUENTES CON CARGOS DE ORIGEN SEXUAL PUEDAN ESTAR PRESENTES EN ESTE LOCAL."

B. Location and Manner of Posting. The signs required by subsection A, above, shall be posted at the hotel or motel as follows:

1. At least one sign shall be posted on the exterior of the premises in a visible location adjacent to the door normally used or intended to be used for public admittance. Such sign area shall at a minimum be one foot by one and one-half feet, but shall not exceed two feet by three feet, and shall utilize red printing of letters with a contrasting background.

2. At least one sign shall also be displayed in a visible location on the counter or desk used for registration of patrons. The sign area shall be eight and one-half inches by twelve inches, and shall utilize red printing of letters with a contrasting background.

3. Each sign shall be visible to all patrons entering the establishment and shall be


Registered Sex Offenders
Prohibition Zones
300' Child Safety Zone
2000' Residential Exclusion Zone
Land Use
Park
Public Facilities/School
Childcare Facility
Single Family Residential
Multiple Family Residential
Other
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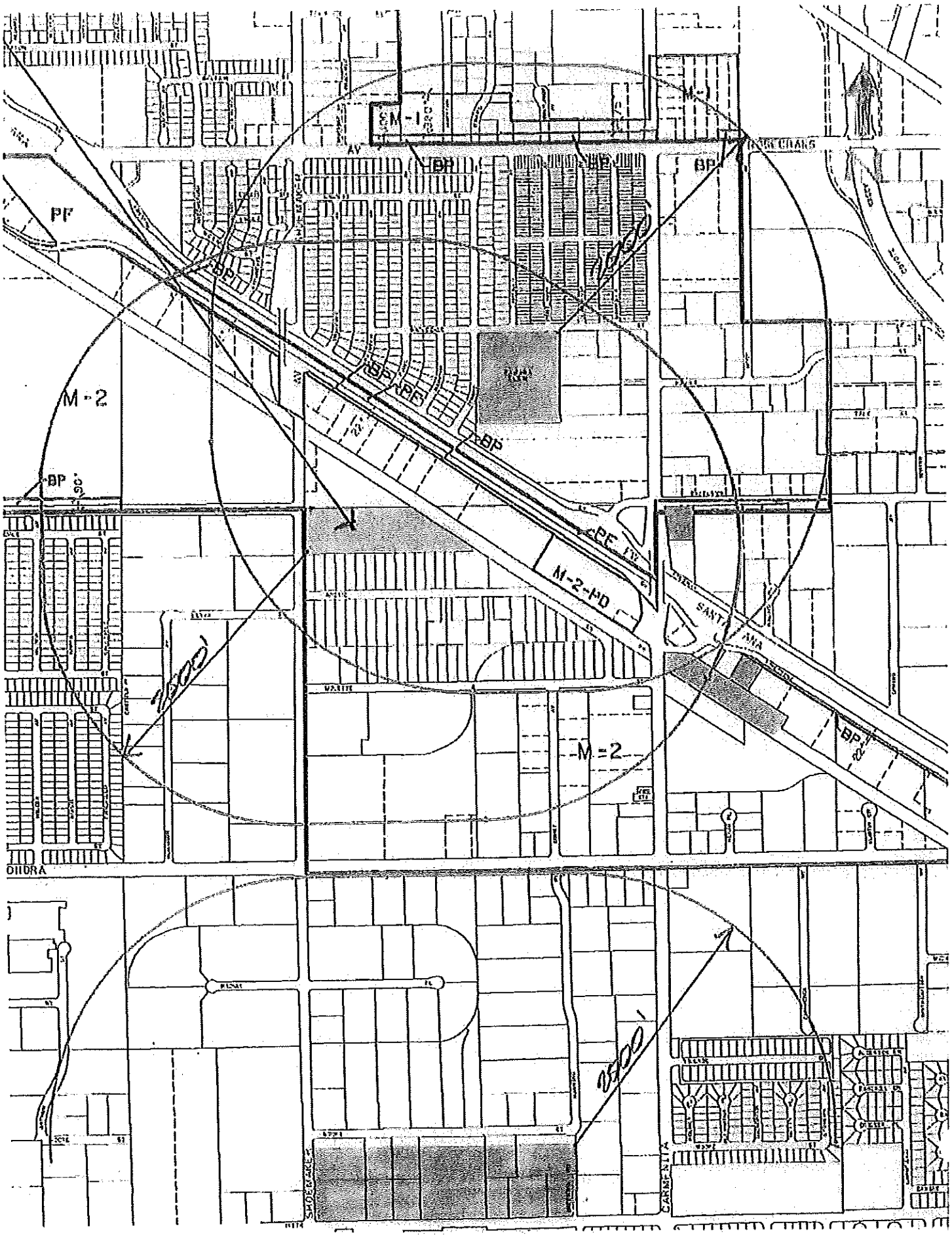
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SANTA ANA
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CARMENITA

NEW BUSINESS

Public Hearing to Consider Adoption of Ordinance No. 1010 Which Will Redefine the Amended Consolidated Redevelopment Project Area and Plan Established by Amendment No. 4 (as adopted by Ordinance No. 1000)

RECOMMENDATION

That the following actions be taken:

1. City Council hold a public hearing to consider adoption of Ordinance No. 1010 and approval of Amendment No. 4A to the Amended Consolidated Redevelopment Project Area and Plan
2. Approve the Addendum to the Subsequent EIR
3. City Council introduce Ordinance No. 1010 approving Amendment No. 4A to the Amended Consolidated Redevelopment Plan and Project Area

BACKGROUND

In an effort to reduce blight, increase jobs and enhance the City's tax base, the City Council of the City of Santa Fe Springs directed staff to begin the proceedings to increase the Amended Consolidated Redevelopment Project Area in June 2008. One month later, the Planning Commission adopted a resolution to select the Project Area boundaries for Amendment No. 4, and approved a preliminary plan for the area. Over the course of the next year, the City adhered to rules for amending project areas as outlined by the California Redevelopment Law by establishing a relocation plan, notifying the public, holding public hearings and publishing the Environmental Impact Report for the proposed amended Project Area.

These efforts, however, were met with a letter of opposition filed by the County of Los Angeles on June 24, 2009. In the letter, the County challenged the City's blight findings and the City's adherence to Community Redevelopment Law and procedures. The City rebutted these challenges by defending its Plan and methodologies to the County. On July 15, 2009, the City Council approved Ordinance No. 1000, which authorized Amendment No. 4 to the Consolidated Redevelopment Project Area and Plan.

On October 6, 2009, the County initiated a validation action against the City, the CDC, and the City Council, whereby the County legally challenged the validity of the Amendment. The County cited procedural matters that allegedly violated the Community Redevelopment Law.

Although the City maintains that it was correct in the way it dealt with the matter, it was determined to be in the best interests of the City to enter into a settlement agreement with the County whereby it was agreed that the City would amend Ordinance No. 1000. In doing this, the City admitted no fault or guilt.

A more detailed recitation of facts is contained in Ordinance No. 1010, attached hereto.

The primary change in the Plan is a reduction in size of the added Project Area as shown on Exhibits A and B to the Redevelopment Plan for Amendment No. 4A; related amendments where necessary to reflect the change. The Amended Project Area now consists of 30.81 acres comprised of parcels 20, 23, 28, 29, 35, 43, 46, 53, 55, 57, 60 and 62 of the original survey area. The public streets included in Amendment No. 4A now include only portions of Telegraph Road, Los Nietos Road, Florence Avenue and Shoemaker/Greenleaf. The Project Area and Plan will now be referred to as Amendment No. 4A, instead of Amendment No. 4.

The documents previously presented to the City Council for Amendment No. 4 (the "Administrative Record") apply to Amendment No. 4A.

There is no need for any further environmental review. Public Resources Code section 21166 provides that when an EIR has been prepared for a project, no subsequent or supplemental EIR need to be required unless: 1) there are substantial changes proposed in the project which require major revisions of the EIR; 2) substantial changes occur with respect to the circumstances under which the project is being undertaken which requires major revision in the EIR; or 3) new information which was not known and could not have been known at the time the EIR was certified becomes available. CEQA Guidelines section 15162 repeats these standards.

CEQA Guidelines section 15164 provides that when neither a subsequent nor supplemental EIR is required, the lead agency just has to prepare an addendum to the previously certified EIR. The addendum does not have to be circulated for public review.

In the present case the changes to the proposed project are not substantial as this is a reduction of the originally analyzed amended Project Area. Reducing the Project Area will not result in any new significant effects or increase the severity of any previously identified significant effects. There are no changes in the circumstances under which the Project is being undertaken. There is no new information which has become available. An addendum has been prepared and is attached hereto.

FISCAL IMPACT

The approval of Amendment 4A may eventually result in an increase in tax increment to the City of Santa Fe Springs, but less of an increase than would have been expected from what was proposed by Amendment No. 4.

STAFF COMMENTS

Staff recommends that the City Council conduct a public hearing after which the City Council should introduce Ordinance No. 1010, which will amend Ordinance No. 1000 and Amendment No. 4 to the Amended Consolidated Redevelopment Project Area.

Frederick W. Latham
City Manager

Attachment(s):

- Ordinance No. 1010 including:
  Exhibit 1 - Redevelopment Plan for Amendment No. 4A to the Amended Consolidated Redevelopment Project
  - Exhibit A – Map of the Consolidated Redevelopment Project Area
  - Exhibit B – Legal Map of the Amended Consolidated Redevelopment Project Area
  - Exhibit C – Legal Description of the Amended Consolidated Redevelopment Project Area

  Exhibit 2 – Aerial map with project boundaries/parcels of Amendment No. 4A shown
- Addendum to Certified Subsequent Environmental Impact Report

ORDINANCE NO. 1010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING ORDINANCE NO. 1000 (ADOPTING A REDEVELOPMENT PLAN FOR AND APPROVING AMENDMENT NO. 4 TO THE AMENDED CONSOLIDATED REDEVELOPMENT PROJECT AREA) TO REDEFINE THE PROJECT AREA FOR AMENDMENT NO. 4 TO THE AMENDED CONSOLIDATED REDEVELOPMENT PROJECT AREA (AMENDMENT NO. 4A)

Recitals:

A. In June 2008 the City Council of the City of Santa Fe Springs adopted Resolution No. 9113 and began proceedings to amend the Amended Consolidated Redevelopment Project Area by adding additional area.

B. In July 2008 the Planning Commission adopted Resolution No. 17-2008 and selected the project area boundaries for Amendment No. 4 to the Amended Consolidated Redevelopment Project Area and approved a preliminary plan for the same. At the request of the City Council, this project area was later revised.

C. On October 9, 2008 the City Council adopted Resolution No. 9148 authorizing and directing the Community Development Commission to consult with and obtain the advice of tenants and community organizations within the proposed Amendment No. 4 project area in accordance with the procedures of the Community Redevelopment Law.

D. On October 9, 2008 the Community Development Commission adopted Resolution No. 215-08 establishing Fiscal Year 2008-2009 as the base year roll.

E. On or about March 9, 2009 the Notice of Availability of the Supplemental Environmental Impact Report ("FSEIR") was published and the document was made available for public review in accordance with the time frames set forth by CEQA.

F. On April 23, 2009 the Community Development Commission approved rules governing participation by property owners and business occupants and adopted relocation rules by Resolution Nos. 223-09 and 225-09.

G. On May 7, 2009 the City Council and the Community Development Commission each adopted resolutions consenting to a joint public hearing regarding the proposed Amendment No. 4 to the Amended Consolidated Redevelopment Project Area and directing that notices of the hearing be given as required.

H. On May 11, 2009 the Planning Commission adopted Resolution No. 22-09, finding that the proposed Amendment No. 4 conformed to the General Plan of the City.

I. A noticed public information meeting on the proposed Amendment No. 4 was held on May 18, 2009.

J. On June 24, 2009 a letter of objection was received by the City from the County of Los Angeles.

K. On June 25, 2009 the City Council and the Community Development Commission held a duly, noticed joint public hearing on proposed Amendment No. 4 to the Amended Consolidated Redevelopment Project. Notice of the joint public hearing was given by publication and mailing as required by the Community Redevelopment Law. At the close of the public hearing the Community Development Commission adopted Resolution No. 233-2009 finding that the use of low-and moderate-income housing funds outside the boundaries of Amendment No. 4 would be of benefit to the Amended Consolidated Redevelopment Project. At the close of the public hearing the City Council: adopted Resolution No. 9195 finding that the use of low-and moderate-income housing funds outside the boundaries of Amendment No. 4 would be of benefit to the Amended Consolidated Redevelopment Project Area; adopted Resolution No. 9196 certifying the FSEIR for Amendment No. 4 to the Amended Consolidated Redevelopment Project Area; and introduced Ordinance 1000 approving Amendment No. 4 to the Amended Consolidated Redevelopment Project Area.

L. On July 9, 2009 the City Council approved Resolution No. 9203, approving responses to the County Objections.

M. On July 15, 2009, the City Council adopted Ordinance No. 1000.

N. On or about October 6, 2009 the County of Los Angeles initiated a validation action against the City of Santa Fe Springs, the Community Development Commission of the City of Santa Fe Springs, the City Council of the City of Santa Fe Springs and All Persons Interested in the Matter of Amendment Number Four to the Consolidated Redevelopment Project Area alleging that the amendment was invalid due to various violations of the Community Redevelopment Law.

O. The City Council and Community Redevelopment Commission deny the allegations contained in the County's complaint and contend that all procedures of the Community Redevelopment Law were properly followed in adopting Amendment No. 4 to the Amended Consolidated Redevelopment Project Area.

P. Without admitting liability or error, the Parties have determined that it was in the best interest of all concerned to settle the litigation and on April 13, 2010, the Parties entered into a Stipulation for Settlement whereby it was agreed that the City would amend Ordinance No. 1000 to redefine the boundaries of the area added as set forth herein.

Q. On May 13, 2010 the City Council held a duly noticed public hearing to consider the amendment to Ordinance 1000 to redefine the Project Area for Amendment No. 4 to the Amended Consolidated Redevelopment Project Area.

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

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

SECTION 2. Ordinance No. 1000 and the Project Area for the Redevelopment Plan for Amendment No. 4 are hereby amended as set forth herein. The amendment to the Amended Consolidated Redevelopment Project Area shall hereafter be referred to as Amendment No. 4A. The changes that are made by Amendment No. 4A are not substantial changes which affect any plan adopted by the Planning Commission or City Council and do not require submission to the Planning Commission for a report or recommendation.

SECTION 3. The Project Area established by Amendment No. 4 is hereby reduced to include only that added area as shown on the maps attached as Exhibits A and B to the Redevelopment Plan for Amendment No. 4A and as described in the legal description attached as Exhibit C to the Redevelopment Plan for Amendment No. 4A for a total of ___ acres (the "Added Area"). The Redevelopment Plan for Amendment No. 4 is amended by revising Section 100 to reflect the correct amount of acreage and changing the Exhibits; no other changes have been made.

SECTION 4. The City Council hereby finds and determines that in adopting this Ordinance, it may rely on the administrative proceedings and CEQA determination that was prepared for Amendment No. 4 to the Amended Consolidated Redevelopment Project Area, as this is a reduction to the project area proposed by Amendment No. 4A and therefore all previous proceedings covered the Added Area.

SECTION 5. In accordance with California Health and Safety Code section 33367(a), the City Council finds that the purpose and intent of the City Council with respect to the Redevelopment Plan for Amendment No. 4A is to promote the welfare of the citizens of Santa Fe Springs by enhancing the tax base, creating jobs, increasing the supply of affordable housing in the City (but outside of the Added Area), aesthetically improving commercial and industrial properties and eliminating hazardous contamination. The Council seeks to protect and promote the sound development of the Added Area and the general welfare of the inhabitants of the City by remedying the injurious conditions presently existing in the Added Area and by providing needed public facilities in the area through the application of all appropriate means. The purposes and intent are more fully set forth in the Administrative Record, including but not limited to the Preliminary Plan for Amendment No. 4, the Supplemental Environmental Impact Report, the Preliminary Report

and the Final Plan for Amendment No. 4, as well as the Final Plan for Amendment No. 4A (collectively the "Final Plans").

SECTION 6. In accordance with California Health and Safety Code section 33367(b) the Redevelopment Plan for Amendment No. 4A to the Amended Consolidated Redevelopment Project Area is attached hereto as Exhibit 1 and is incorporated herein by reference.

SECTION 7. In accordance with California Health and Safety Code section 33367(d), the City Council hereby reiterates with respect to the Added Area the following findings and determinations made upon adoption of Ordinance 1000 which were based on the evidence in the administrative record which includes the files of the Community Development Commission:

A. As evidenced by the blight surveys, as well as other information in the administrative record including the Preliminary Report, the Added Area is a blighted area and in order to effectuate the purposes set forth in Section 4 above, it is necessary to redevelop the area in accordance with the Community Redevelopment Law. Among other things, the existing land use patterns are based on outdated development concepts and not well laid out for current market conditions, properties are subject to multiple ownerships, and properties are undersized and irregularly shaped. The physical condition of many of the properties has contributed to vacancies, maintenance problems and a decline of the economic viability of the area. There is environmental contamination on a number of properties in the area and the entire area is in a "Methane Zone" which is subject to additional, more expensive and cumbersome regulations for development. There is also a problem with properties being of inadequate size and shape.

B. The Redevelopment Plan for Amendment No. 4A will redevelop the Added Area in conformance with the Community Redevelopment Law and in the interests of the public peace, health, safety and welfare. Under the Redevelopment Plan: dilapidated and deteriorated structures and structures with inefficient designs will be eliminated; hazardous environmental conditions will be remediated; public infrastructure will be reconfigured; incompatible uses will be eliminated along with parcels of inadequate shape and size; adequate parking will be required. A more thorough discussion of the redevelopment to take place is documented in the administrative record.

C. As shown by the administrative record, including the Preliminary Report and the Final Plans, the adoption and carrying out of the Redevelopment Plan for the Added Area is economically sound and feasible.

D. As found by the Planning Commission, the Redevelopment Plan for the Added Area is consistent with the General Plan of the City, including, but not limited to the City's Housing Element, which substantially complies with the provisions of law. The proposed land uses shows commercial and industrial uses which are consistent with the existing General Plan designations for that area. The Housing Element does not designate

any of the Added Area as sites for residential development. A more thorough discussion of General Plan conformity can be found in the administrative record, including the Preliminary Plan for Amendment No. 4, the Supplemental Environmental Impact Report, and the Final Plans.

E. Carrying out the Redevelopment Plan for the Added Area will promote the public peace, health, safety and welfare of the community and will effectuate the purposes and policy of the Community Redevelopment Law and improve or alleviate the physical and economic conditions of blight in the Added Area as more fully discussed in the administrative record, including the Preliminary Report for Amendment No. 4 and the Final Plans.

F. The condemnation of real property in the Added Area is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law.

G. As established by the Final Plans, there are no residents living within the Added Area; the former homes in the area have been converted to commercial and industrial purposes and therefore no families or persons will be displaced. However, even if there were such persons, the Community Redevelopment Commission has a feasible plan for the relocation of families and persons displaced from the Added Area covered by Amendment No. 4A should the execution of the Plan result in the temporary or permanent displacement of any occupants of housing facilities in the Added Area. Additionally, there are no nonprofit local community institutions in the Added Area that would be displaced.

H. Even without residents in the area, the Redevelopment Plan deals with relocation of housing and occupants. Moreover, there is or will be in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at reasonable rents, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons which would be available for rent and which would be reasonably accessible to their places of employment. Families and persons will not be displaced prior to the adoption of a relocation plan pursuant to Health and Safety Code sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Health and Safety Code sections 33334.5, 33413 and 33413.5

I. Noncontiguous areas, if any, are included because they are blighted and necessary for the effective redevelopment of the Project Area and are not included for the purpose of obtaining the allocation of tax increment revenues from the Added Area without other substantial justification.

J. The inclusion of any lands, buildings, or improvements which are not blighted and therefore not detrimental to the public health, safety or welfare, is necessary for the effective redevelopment of the Added Area and such properties are

not included for the purpose of obtaining the allocation of tax increment revenues without other substantial justification.

K. As evidenced by the lack of recent development in the area and as documented in the Administrative Record, including the Preliminary Report, the elimination of blight and redevelopment of the Added Area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Community Development Commission. The situation that existed in 2008 when this process began has only been exacerbated by the current economic conditions.

L. As shown on Exhibit A to this Ordinance and as set forth in the Preliminary Report, the area covered by Amendment No. 4A is predominantly urbanized as defined by Health and Safety Code section 33320.1(b) as the areas have either been developed for urban uses or are integral parts of surrounding areas that have been developed for urban uses.

M. The time limitations contained in the Redevelopment Plan for the Added Area are in compliance with the Community Redevelopment Law. The time limitations and limitations on the dollars to be allocated to the agency are reasonably related to the proposed projects in the Redevelopment Plan and the ability of the Community Development Commission to eliminate blight within the Project Area.

N. Implementation of the Redevelopment Plan for the Added Area will improve or alleviate the physical and economic conditions of blight in the Project Area, as described in the administrative record, including the report from the Community Development Commission to the City Council and the Final Plans for Amendment Nos. 4 and 4A.

SECTION 8. The City Council is satisfied that if any residents were to be displaced, permanent housing facilities will be available within three years from the time that occupants of the Project Area are displaced and that there are adequate temporary housing facilities available for such persons at rents comparable to those in the area at the time of their displacement pending the development of such facilities.

SECTION 9. The City Council hereby designates the Redevelopment Plan attached as Exhibit A as the official Redevelopment Plan for the Added Area shown in Amendment No. 4A.

SECTION 10. The City Council intends to undertake and complete any proceedings that are necessary to be carried out by the City under the provisions of the Redevelopment Plan for Amendment No. 4A.

SECTION 11. The City Clerk shall transmit an executed copy of Ordinance 1000 as amended by this Ordinance to the Building Department. For two years from the date of

adoption of Ordinance 1000, all applicants for building permits or other improvements for property in the Redevelopment Plan area shall be advised by the building department that the site is within a redevelopment project area.

SECTION 12. An executed copy of Ordinance 1000 as amended by this Ordinance shall be sent to the Community Development Commission and the Community Development Commission is vested with the responsibility for carrying out the Redevelopment Plan.

SECTION 13. Within 60 days of the adoption of this Ordinance, the Executive Director of the Community Development Commission shall record the appropriate documents and appropriate statements in accordance with Health and Safety Code section 33373.

SECTION 14. Within 30 days of the adoption of this Ordinance, the City Clerk shall transmit a copy of the description and statements required by Section 13 above, along with a copy of Ordinance 1000 as amended by this Ordinance with Exhibits, to the County Assessor and State Board of Equalization as required by Health and Safety Code section 33375.

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

PASSED AND APPROVED THIS___DAY OF _____ 2010 BY THE FOLLOWING ROLL CALL VOTE:

AYES:Council members:

NOES: Council members:

ABSENT: Council members:

_____
Betty Putnam, Mayor of the City of Santa Fe Springs

ATTEST:

_____
Vivian De Leon, Deputy, City Clerk of the City of Santa Fe Springs

REDEVELOPMENT PLAN

FOR

AMENDMENT NO. 4A

TO THE

AMENDED CONSOLIDATED REDEVELOPMENT PROJECT

February 23, 2010

ADOPTED:

ORDINANCE NO: 1000

SANTE FE SPRINGS COMMUNITY REDEVELOPMENT AGENCY

SANTA FE SPRINGS, CALIFORNIA

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REDEVELOPMENT PLAN

FOR

AMENDMENT NO. 4A

TO THE

CONSOLIDATED REDEVELOPMENT PROJECT

1.0

(100) INTRODUCTION

The Consolidated Redevelopment Project in the City of Santa Fe Springs was formed in December, 1980 by merging what were four existing smaller redevelopment projects in the City. The merged redevelopment project areas were named the Consolidated Redevelopment Project and the four existing Redevelopment Plans for those areas became "Specific Plans". In July of 1981, an Amendment to the Consolidated Redevelopment Project Area was adopted which added additional area to the Project. A second Amendment to the Project Area was adopted in April of 1984. Amendment No. 2 did not alter any project boundaries, but made changes with certain specific land uses within the Project Area. Amendment No. 4A to the Consolidated Redevelopment Project will add more or less 30.807 acres of land to the Consolidated Project.

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

be established and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and process with such specific plans, projects and solutions.

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

This Plan constitutes the Redevelopment Plan for Amendment No. 4A to the Amended Consolidated Redevelopment Project as is illustrated on the attached map as "Exhibit A". Amendment No. 4A is specifically illustrated on the attached legal map as "Exhibit B" and is described in the legal description as "Exhibit C". It reflects the City of Santa Fe Springs' continuing desire to improve and revitalize those areas within the City, which are still suffering from physical, social, and economic blighting conditions.

2.0

(200) GENERAL DEFINITIONS

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

A. "Agency" means the Community Development Commission of the City of Santa Fe Springs, California.

B. "Amendment No. 4A" means the City of Santa Fe Springs Amendment No. 4A to the Amended Consolidated Redevelopment Project.

C. "Amended Consolidated Redevelopment Project" means the City of Santa Fe Springs Consolidated Redevelopment Project as has been amended thrice, and is hereby being further Amended.

D. "City" means the City of Santa Fe Springs, California.

E. "City Council" means the City Council of the City of Santa Fe Springs, California.

F. "Code" means the California Health and Safety Code, Sections 33000 et seq. Also referred to herein as the Community Redevelopment Law.

G. "Community" means the City of Santa Fe Springs.

H. "County" means the county of Los Angeles, California.

I. "Person" means individual, or any public or private entity.

J. "Planning Commission" means the Planning Commission of the City of Santa Fe Springs.

K. "Plan" means the Amended Consolidated Redevelopment Plan which is a redevelopment plan as described in the California Redevelopment Law.

L. "Project" means the Amended Consolidated Redevelopment Project.

M. "Project Area" means the area included within the boundaries of the Amended Consolidated Redevelopment Project Area as depicted on the project map as "Exhibit A".

N. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et. seq.).

O. "State" means the State of California.

3.0

(300) PROJECT AREA BOUNDARIES

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

4.0

(400) REDEVELOPMENT PLAN GOALS

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

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

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

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

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

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

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

To further stabilize the City's tax base.

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

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

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

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

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

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

5.0

(500) PROPOSED REDEVELOPMENT ACTIVITIES

A. (501) General

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

1. Permitting participation in the redevelopment process by owners and occupants properties located in the Project Area, and consistent with this Plan and rules adopted by the Agency;

2. Acquisition of real property;

3. Management of property under the ownership and control of the Agency;

4. Providing relocation assistance to displaced occupants of property in the Project Area;

5. Demolition or removal of buildings and improvements;

6. Installation, construction, or re-construction of streets, utilities, and other public facilities and improvements;

7. Disposition of property uses in accordance with this Plan and the adopted General Plan of the City;

8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;

9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;

10. Rehabilitation, development or construction of low and moderate income housing within the Project and/or the City; and

11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

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

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

1. (503) Opportunities for Owner Participation

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

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

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasibly shall be available for two or more persons, firms or institutions, to join together in partnership, corporations, or other joint entities.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other altercation or elimination of rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the Project Area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the Project Area; and (9) the necessity to assemble areas for public and/or private development.

2. (504) Preferences for Persons Engaged in Business in the Project Area

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in the business within the redevelopment area if they otherwise meet the requirements prescribed by this Plan.

3. (505) Participation Agreements

The Agency may require that, as a condition to participate in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to acquired, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof. In such agreements, participants

who retain real property may be required to join in the recordation of such documents as is necessary to make the provisions of this Plan applicable to their properties. In the event the owner or participant fails or refuses to develop, or use and maintain, its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

Whether or not a participant enters in a participation agreement with the Agency, the provisions of this plan are applicable to all public and private property in the Project Area.

4. (506) Implementing Rules

The provisions of Sections 502 through 505 shall be implemented according tot eh rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency.

C. (507) Property Acquisition

1. (508) Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, lease, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of the Project Area.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires the structural altercation, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the

standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

Any covenants, conditions, or restrictions existing on any real property within the Project Area prior to the time the Agency acquires title to such property, which covenants, conditions, or restrictions restrict or purport to restrict the use of, or building upon, such real property, shall when the Agency complies with the procedures of Section 33397 of the Community Redevelopment Law, be void and unenforceable as to the Agency and any other subsequent owners, tenants, lessees, easement holders, mortgages, trustees, beneficiaries under a deed of trust, or any other persons or entities acquiring an interest in such real property from such time as title to the real property is acquired by the Agency.

2. (509) Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

D. (510) Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. (511) Relocation of Occupants Displaced by Agency Acquisition

1. (512) Relocation Housing Requirements

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwelling. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

In accordance with Section 33412 of the Code, permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

It is important to note that there are no permanent residential dwelling units currently within the boundaries of the Amendment No.4A Project Area. There is a transitional housing facility for the treatment of persons recovering from drug additions; this facility is located n property zoned for heavy manufacturing and has a permit to operate approved by the Planning Commission and City. While Section 512 of this Plan is written in accordance with California Health and Safety Code, the relocation of residents as a result of project implementation is not anticipated.

2. (513) Replacement Housing

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, development, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such the rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low- or moderate-income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 of the Code but for which no replacement housing plan has been prepared, shall not be destroyed or removed form the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing the low- and moderate-income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

3. (514) Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns, and other displaced in the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residences or business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

4. (515) Relocation Payments

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced from property in the Project. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7460 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. (516) Payments to Taxing Agencies to Alleviate Financial Burden

Subject to the provision of Section 33401 of the Community Redevelopment Law, the Agency may make the payments specified in this Section 516. In any year during which it owns property in the Project Area, the Agency is authorized, nit not required, to pay directly to any City, County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes. The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City), any amounts of money which, in the Agency's determination, are appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

G. (517) Demolition, Clearance, Public Improvements, Building and Site Preparation

1. (518) Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. (519) Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) street and circulation improvements; (2) storm drains; (3) sewers; (4) over-and under-passes; (5) electrical, natural gas, telephone and water distribution systems; (6) parks and plazas; (7) playgrounds; (8) parking and transportation facilities; (9) landscaped areas; and (10) flood control improvements and facilities.

Specific improvements proposed at this time are listed on Table 1 of this Plan. Improvements will not be limited to those listed on Table 1; the Agency is permitted to

add additional projects as required for the orderly implementation of this Plan. Table 1 is attached to the back if this Plan.

3. (520) Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

H. (521) Property Disposition and Development

1. (522) Real Property Disposition and Development

a. (523) General-

For the purpose of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing in conformance with Section 33433 of the Community Redevelopment Law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City and, where beneficial to the Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

b. (524) Disposition and Development Documents-

The Agency shall reserve powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposed and to ensure that development is expeditiously carried out pursuant to this Plan. To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations or restrictions, provisions of the zoning ordinance, conditional use permits, and other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All Property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law.

c. (525) Development by the Agency or Other Public Bodies of Entities-

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City council of the City of Santa Fe Springs, pay all or part of the value of the land and for the cost of the installation and construction of any build, facility, structure, or other improvement which is publicly owner either within or outside the Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land and for the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 519 of this Plan, including those set froth in "Table 1", Proposed Public Improvements. When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into contract with the City or either public corporation

under which it agrees to reimburse the City or either public corporation for all or part of the value of such land or all or part of the cost of the building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment project the Project Area, which indebtedness may be made payable out of taxes levied in the Project Area and allocated to the Agency under subdivision (b) of the Section 33670 of the California Redevelopment Law and Section 702 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing.

d. (526) Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City Codes as they are or as they may be amended from time to time. All development in the Project area must conform to the City and Agency design review procedures.

2. (527) Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

I. (528) Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Agency may seem the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by the public bodies without the consent of such public bodies. The Agency, however, will see the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to the Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by the public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structure, or other improvements (within or outside the Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to the Project.

J. (529) Rehabilitation, Conservation, and Moving of Structures

1. (530) Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of the property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as possible and to add the other economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program or assistance and enforcement to encourage owners or property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of rehabilitation in the Project Area shall be subject to the following limitations:

a. The rehabilitation of the structure must be compatible land uses as provided for in this Plan.

b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City.

c. The expansion of public improvements, facilities and utilities.

d. The assembly and development of area in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area. Where there is a conflict between the building requirements set forth in this Plan and such property rehabilitation standards as may be adopted, the property rehabilitation standards shall prevail.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its option, it not economically and/or structural feasible.

2. (531) Moving Structures

As necessary to carry out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. (532) Low and Moderate Income Housing

1. (533) Authority Generally

The Agency may, inside or outside the Project Area and in accordance with the city's General Plan, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for the persons and facilities of low or moderate income. The Agency may also provide subsidies to, or for the benefit or, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the Santa Fe Springs Housing Authority and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 535 herein below.

2. (534) Replacement Housing

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, where dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the community Redevelopment Law.

3. (535) Increased and Improved Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision

(b) of Section 33670 of the Community Redevelopment Law and Section 702 of this Plan shall be used by the Agency for the purposes of increasing and improving the City's supply of low- and moderate-income housing available at affordable housing cost, as defined by Section 50052.5 of Health and Safety Code, to persons and families of low- or moderate-income, as defined in Section 55093 of the Health and Safety Code, unless on or more of the following findings are made: (1) that no need exists in the city, the provision of which would benefit the Project Area to improve or increase the supply of housing for persons and families of low- or moderate-income or very low-income households; or (2) that some percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 702 is sufficient to meet such housing need; or (3) that a substantial effort to meet low and moderate income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from the state, local, and federal sources for low- and moderate-income housing alone or in combination with the taxes allocated under Section 33334.2, is equivalent in impact to the funds other required to be set aside pursuant to said Section.

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

a. Acquire land or building sites;

b. Improve land or building sites with on-site or off-site improvements;

c. Donate land to private or public persons or entities;

d. Finance insurance premiums pursuant to Section 33136;

e. Construct buildings or structures;

f. Acquire building or structures;

g. Rehabilitate buildings or structures;

h. Provide subsidies to or for the benefit or persons or families of very low-, low-, or moderate-incomes; and

i. Develop plans, pay principal and interest on bonds, loans advances, or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the placement housing provisions in Section 534 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing shall accrue to the fund.

4. (536) New or Rehabilitated Dwelling Unites Development Within the Project Area

As required by Section 33413 (b) of the Code, at least thirty percent (30) of all new or rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to person and families of low- or moderate-income. Not less than 50 percent (50 %) of the dwelling units required to be available at affordable housing cost to persons and families of low- or moderate-income shall be available at affordable housing cost to, and occupied by, very low-income households.

At least 15 percent (15 %) of all new or rehabilitated units developed within the Project Area by public or private entities or person other than the Agency, if any, shall be available at affordable housing cost to persons and families of low- or moderate-income. Not less than forty percent (40 %) of dwelling units required to be available at affordable income shall be available at affordable housing costs to very low-income households.

The percentage requirements set forth in this Section shall apply in the aggregate to housing made available pursuant to the first and second paragraphs, respectively, independently of the requirements of Section 534 and of this Section 536 and not to each individual case of rehabilitation, development or construction of dwelling units.

If all or any portion of the Project Area is developed with low- or moderate-income housing units, the agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low- and moderate-income displaced by the Project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

5. (537) Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 534 and 536 shall remain available at affordable housing cost to persons and families of low-income, moderate-income and very low-income households, respectively, for not less than the period set forth in Section 1000 for the duration of this Plan's development controls.

6.0

(600) LAND USES AND DEVELOPMENT REQUIREMENTS

A. (601) Major Land Use

Permitted land uses throughout the Amended Consolidated Redevelopment Project are those residential, commercial, industrial and other uses as shall be designated from time to time in the General Plan of the City. Specific permitted uses within the Project Area are those that are permitted, or conditionally permitted, by the City's zoning ordinance when the zoning ordinance conforms to the General Plan.

The Project Map attached for Amendment No. 4A as Exhibit B illustrates the location of the Project boundary being added and identifies the major streets within the Project Area. The proposed land uses for Amendment No. 4A are described herein below.

1. (602) Commercial

Principal uses could include shopping center facilities, neighborhood convenience stores, doctors, dentists, general and business offices, and other uses specified for or permitted within such areas by the General Plan and local codes and ordinances.

2. (603) Residential

At the present time, permanent residential uses are not permitted to be developed within the proposed Amendment No. 4A. The General Plan and the City codes do not designate any area where residential units could be developed. This could change in the future if the Planning Commission and the City Council chose to amend the General Plan.

3. (604) Industrial

The majority of the land in Amendment is designated for heavy manufacturing. Principal uses in this category include warehouse-distribution, fabrication and assembly, manufacturing and processing, and other similar uses specified for or permitted within such areas by the General Plan and local codes and ordinances.

B. (605) Other Land Uses

1. (606) Public Rights-of-Way

Public streets within Amendment No. 4A are: portions of Telegraph Road, Los Nietos Road, Florence Avenue, and Shoemaker/Greenleaf. Additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for property use and/or development.

Throughout the Amended Consolidated Redevelopment Project, any changes in the existing street layout shall be in accord with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

a. A balancing of needs of proposed and potential new development for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing development proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the participation and preferences rules adopted by the agency for the Project, and any participation agreements executed there under;

b. The requirements imposed by such factors as topography, traffic safety and aesthetics;

c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project by providing convenient, efficient vehicular access and movement; and

d. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically founding public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. (607) Other Public, Quasi-Public, Institutional and Non-Profit Uses

Throughout the Amended Consolidated Redevelopment Project, the Agency is authorized to permit the maintenance, establishment or enlargement or public, quasi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights of way, and facilities of other similar associations or organization. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

C. (608) Conforming Properties

The Agency may, at its sole and absolute discretion, determine that certain real properties within the Project Area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate

of conformance to this effect may be issued by the Agency and recorded. A conforming owner may be required by the Agency to enter into a participation agreement with the Agency in the vent that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the Project Area.

D. (609) Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for the interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

E. (610) Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area, and abatement of such uses is not required by applicable City codes. The owner of such a property may be required to enter into a participation agreement, to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the Project Area.

The Agency may authorize additions, altercations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the agency, such improvements would be compatible with surrounding uses and development and are permitted under applicable City codes.

F. (611) General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. (612) Construction

All construction in the Project Area shall comply with all applicable state and local laws in effect at such time.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development

standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. (613) Limitation on the Number of Buildings

The approximate number of buildings in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

3. (614) Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

4. (615) Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as prescribed by the applicable federal, state and local statutes, ordinances and regulations.

5. (616) Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-or-way, the public grounds, the space around the buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to insure optimum use of living plant material.

6. (617) Signs

All signs shall conform to City requirements. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures permitted by this Plan.

7. (618) Utilities

The agency shall require that all utilities be placed underground whenever physically and economically feasible.

8. (619) Incompatible Uses

No use or structure which by reason or appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

9. (620) Non-Discrimination and Non-Segregation

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, national original, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

10.(621) Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided, or re-subdivided without the approval of the Agency and the appropriate City bodies.

11.(622) Minor Variations

Under exceptional circumstances, the Agency is required to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

b. There are exceptional circumstances or conditions applicable to the property or the intended development of the property which do not apply generally to the other properties having the same standards, restrictions, and controls.

c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the Project.

d. Permitting a variation will not be contrary to the objectives of the Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

12.(623) Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for property development of both private and public areas within the

Project Area. These may be established by the approval of specific developments or by the adoption of general restrictions and controls by resolution of the Agency.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency and the Planning Commission unless allowed pursuant to the procedures of Section 623. One of the objectives of this Plan is create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and otherwise architectural quality of the Project Area. The Agency and Planning Commission shall not approve any plans that do not comply with this Plan.

13.(624) Building Permits

No new permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or altercation to any existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided. Any permit that is issued hereunder must be in conformance with the provisions of this Plan.

Upon receipt of such an application, the City shall request the Agency to review the application to determine what effect, if any, the issuance thereof would have upon the Plan for said Project Area. Within 45 days thereafter the Agency shall file with the City a written report setting forth its findings of fact, including but not limited to, the following:

a. Whether the proposed improvements would be compatible with the standards and other requirements set forth in the Plan and in terms of design; and

b. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan and in terms of design; and

c. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural landscape and site plans to the Agency.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for purposes of this Plan. A building permit shall be issued only after the applicant for the same has been granted all approvals required by the City and the Agency at the time of the application

7.0

(700) METHOD OF FINANCING THE PROJECT

A. (701) General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of agency-owned property, participation in development, or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Project may be provided by the city until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

Tax increment financing, as authorized by Section 702 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Project activities.

B. (702) Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, the City of Santa Fe Springs, and district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

a. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as show upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Los Angles last equalized on the effective date of said ordinance shall be use din determining the

assessed valuation of the taxable property in the Project Area on said effective date); and

b. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of the interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in party, this Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision (2) above is hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring or any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The portion of taxes divided and allocated to the Agency pursuant to subdivision (2) of this section shall not exceed a cumulative total of $9,993,000,000, except by amendment of this Plan. Such limitation is exclusive of (1) any payments to taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Community Redevelopment Law and Section 516 of this Plan; and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 535 of this Plan to be deposited by the Agency to a Low and Moderate Income Housing Plan as a result of such payments to taxing agencies.

The time limit to collect tax increment shall be 25 years from the date of adoption of this Plan.

C. (703) Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds of obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivisions (2) of Section 702 above which can be outstanding at any one time shall not exceed $850,000,000 in principal amount, except by amendment of this Plan. Such limitation is exclusive of: (1) any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Section 33401 of the Community Redevelopment Law and Section 516 of this Plan to alleviate financial burden and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 535 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

D. (704) Time Limit on Established Indebtedness

The Agency shall not establish or incur loans, advance, or indebtedness to finance in whole or in part the Project beyond 20 years from the date of adoption of this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. Such time limitation may be extended only be amendment of this Plan.

E. (705) Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project.

8.0

(800) ACTIONS OF THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

a. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-or-way in the Project Area. Such action by the city shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.

b. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.

c. Revision of Zoning Ordinance and/or the General Plan within the Project Area to permit the land uses and development authorized by this Plan.

d. Imposition wherever necessary (by covenants of restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.

e. Provision for administrative enforcement of this Plan by the City after development.

f. Performance of the above actions and of all other functions and services relating to public health, safety, and physically development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.

g. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.

h. Provision of financial assistance in accordance with Section 700 of this Plan.

i. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

9.0

(900) ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or ant other remedies appropriate to other purpose of this Plan. In addition, any recorded provisions, which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

10.0

(1000) DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 25 years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations, as determined the City Council.

11.0

(1100) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law, or by any other procedure hereafter established by law.

TABLE 1

PROPOSED PUBLIC IMPROVEMENTS AND ESTIMATED COSTS

Proposed Amendment No. 4A
to the
Consolidated Redevelopment Project Area

Activity	Estimated Cost	Potential Funding Source	Status
Replace Water Well No. 1	$3,500,000	RDA/Water Fund	Unfunded
Street Lighting Deficiencies	$1,000,000	RDA/Light District	Unfunded
Drainage Problem Painter SO Telegraph	$1,000,000	RDA/General Fund	Unfunded
Totals	$5,000,000		

Source: City of Santa Fe Springs

EXHIBIT A

Map of the Consolidated Redevelopment Project Area
(Showing location of proposed Amendment No. 4A)

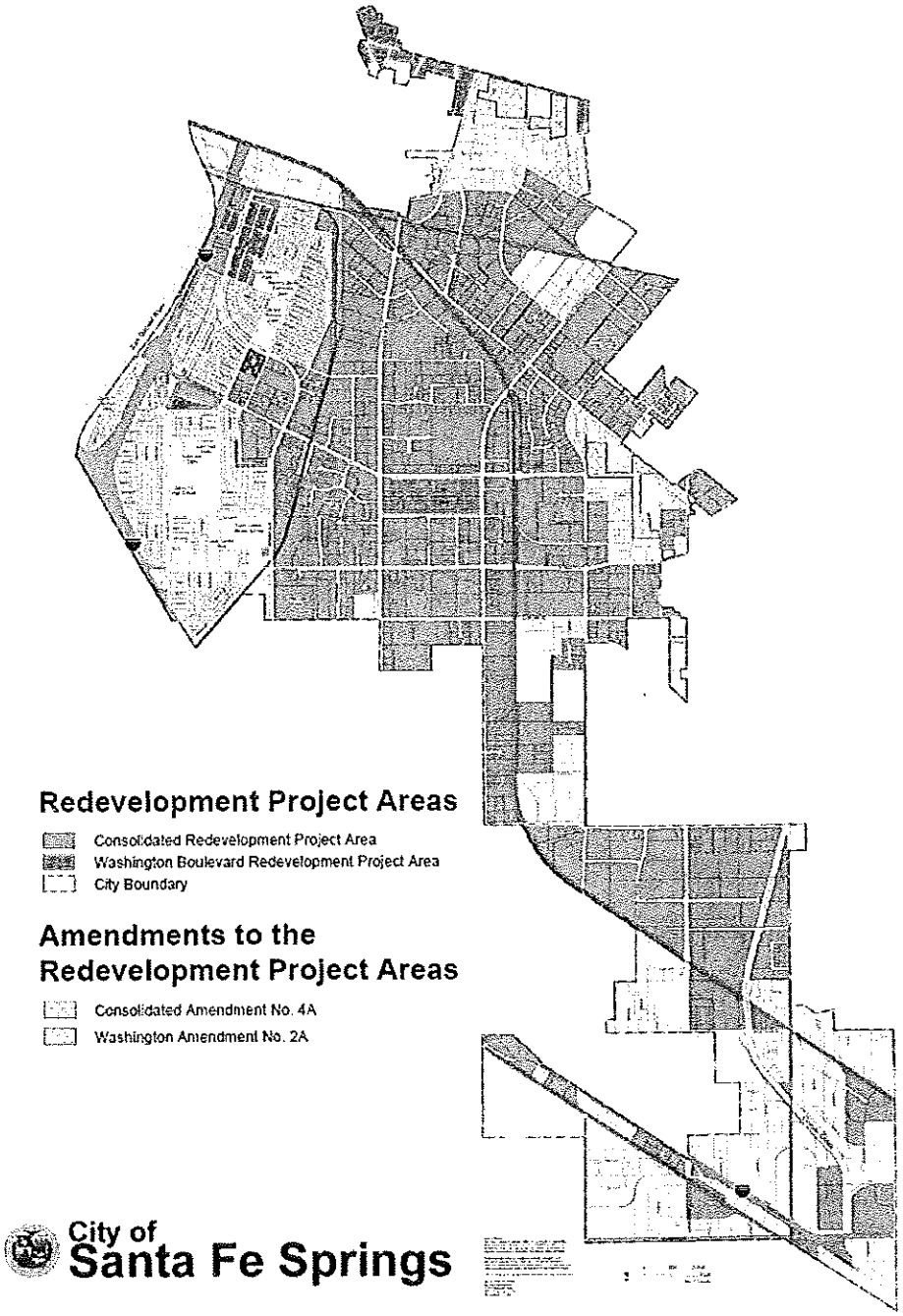

EXHIBIT B
Official Map Showing Location of Proposed Amendment No. 4A
to the
Consolidated Redevelopment Project Area

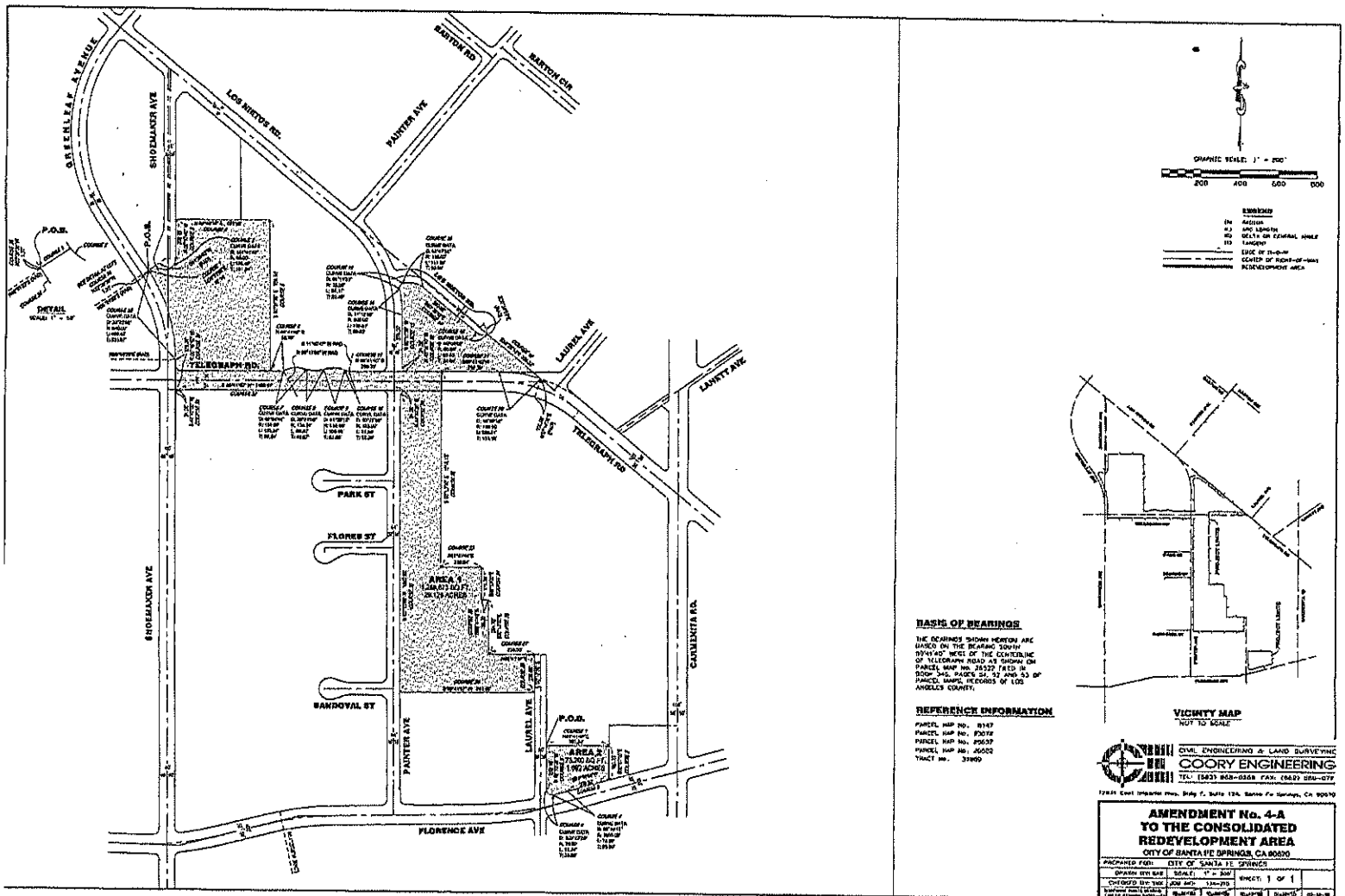

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EXHIBIT C

Legal Description for Proposed Amendment No. 4A
to the
Consolidated Redevelopment Project Area

Boundary Description:

That real property in the City of Santa Fe Springs, County of Los Angeles, and State of California described as follows:

AMENDMENT No. 4-A TO THE CONSOLIDATED REDEVELOPMENT AREA
CITY OF SANTA FE SPRINGS, CALIFORNIA

AREA "1"

BEGINNING AT THE SOUTHWESTERLY CORNER OF PARCEL 6 OF PARCEL MAP No. 8147 AS PER MAP FILED IN BOOK 111 PAGES 22, 23 AND 24 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA; THENCE **COURSE 1,** NORTH 56°21'22" EAST 47.14 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 6 TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF SHOEMAKER AVENUE AS SHOWN ON SAID MAP, SAID POINT IS THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 56.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 51°26'03" WEST; THENCE **COURSE 2,** EASTERLY AND NORTHERLY 138.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 141°41'43" TO THE BEGINNING OF A TANGENT LINE, SAID LINE IS THE EASTERLY RIGHT-OF-WAY LINE OF SAID SHOEMAKER AVENUE; THENCE **COURSE 3,** ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°15'40" WEST 209.29 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, **COURSE 4,** NORTH 89°40'10" EAST 485.96 FEET TO A POINT IN WESTERLY LINE OF PARCEL MAP No. 25637 AS PER MAP FILED IN BOOK 294, PAGES 1, 2 AND 3 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE **COURSE 5,** ALONG SAID WESTERLY LINE SOUTH 00°31'26" EAST 788.51 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD, 100 FEET WIDE; THENCE **COURSE 6,** ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°41'40" EAST 68.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 150.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 29°11'05" WEST; THENCE **COURSE 7,** EASTERLY 125.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°04'44" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 134.01 FEET; THENCE **COURSE 8,** EASTERLY 89.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°24'09" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 150.00 FEET; THENCE **COURSE 9,** EASTERLY 109.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°39'15" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 135.00 FEET; THENCE **COURSE 10,** EASTERLY 24.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'58" TO THE BEGINNING OF A NON-TANGENT LINE AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 11°40'47" WEST; THENCE **COURSE 11,** ALONG LAST SAID NON-TANGENT LINE NORTH 89°41'40" EAST 290.33 FEET; THENCE **COURSE 12,** NORTH 45°15'10" WEST 24.02 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF PAINTER AVENUE, 80.00 FEET WIDE; THENCE **COURSE 13,** ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°11'59" WEST 278.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 690.00 FEET; THENCE **COURSE 14,** NORTHERLY 135.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'39" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE **COURSE 15,** NORTHERLY AND EASTERLY 37.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°11'34" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 115.00 FEET; THENCE **COURSE 16,** EASTERLY 111.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°47'54"; THENCE **COURSE 17,** ON A TANGENT LINE SOUTH 50°28'10" EAST 360.00 FEET, SAID LINE IS THE SOUTHERLY RIGHT-OF-WAY LINE OF LOS NIETOS ROAD, 70.00 FEET WIDE, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 60.00 FEET; THENCE **COURSE 18,**

SOUTHEASTERLY 62.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°00'00" TO THE BEGINNING OF A NON-TANGENT LINE; THENCE **COURSE 19,** ALONG SAID LINE SOUTH 50°28'10" EAST 359.32 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 700.00 FEET; THENCE **COURSE 20,** WESTERLY 220.51 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°02'58" TO THE BEGINNING OF A TANGENT LINE; THENCE **COURSE 21,** ALONG LAST SAID TANGENT LINE SOUTH 89°41'40" WEST 298.30 FEET, LAST SAID LINE IS THE NORTHERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD, 100 FEET WIDE; THENCE **COURSE 22,** DEPARTING FROM SAID RIGHT-OF-WAY LINE, ALONG THE WESTERLY LINE OF PARCEL 1 AND ITS NORTHERLY PROLONGATION OF PARCEL MAP No. 26522 AS PER MAP FILED IN BOOK 346, PAGES 51, 52 AND 53 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY; SOUTH 00°13'00" EAST 1,018.13 FEET; THENCE **COURSE 23,** NORTH 89°41'44" EAST 210.94 FEET; THENCE **COURSE 24,** SOUTH 00°13'00" EAST 171.38 FEET; THENCE **COURSE 25,** NORTH 89°41'45" EAST 38.23 FEET; THENCE **COURSE 26,** SOUTH 00°13'00" EAST 284.72 FEET; THENCE **COURSE 27,** NORTH 89°41'47" EAST 238.50 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF LAUREL AVENUE, 60.00 FEET WIDE; THENCE **COURSE 28,** ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°13'26" EAST 203.66 FEET; THENCE **COURSE 29,** SOUTH 89°41'47" WEST 701.45 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF PAINTER AVENUE, 66 FEET WIDE; THENCE **COURSE 30,** ALONG LAST SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°13'00" WEST 1,560.88 FEET; THENCE **COURSE 31,** NORTH 44°44'20" EAST 24.06 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD, 100 FEET WIDE; THENCE **COURSE 32,** ALONG LAST SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°41'40" WEST 1,163.97 FEET; THENCE **COURSE 33,** SOUTH 44°43'00" WEST 24.05 FEET; THENCE **COURSE 34,** NORTH 00°15'40" WEST 172.07 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF GREENLEAF AVENUE, 80 FEET WIDE, AS SHOWN ON TRACT No. 31869, AS PER MAP FILED IN BOOK 859 PAGES 74, 75 AND 76 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT IS THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 840 FEET; THENCE **COURSE 35,** NORTHERLY 489.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°22'58" TO THE BEGINNING OF A TANGENT LINE; THENCE **COURSE 36,** ALONG LAST SAID TANGENT LINE NORTH 33°38'38" WEST 1.31 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 29.125 ACRES, MORE OR LESS.

Description prepared by:



Samir M. Khoury
R.C.E. No. 30567

2/18/10
Date

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AMENDMENT No. 4-A TO THE CONSOLIDATED REDEVELOPMENT AREA
CITY OF SANTA FE SPRINGS, CALIFORNIA

AREA "2"

BEING PARCEL 3 OF PARCEL MAP No. 23072 AS PER MAP FILED IN BOOK 247, PAGES 14 AND 15 OF PARCEL MAPS, RECORDS OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 3; THENCE **COURSE 1,** NORTH 89°41'49" EAST 327.32 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE **COURSE 2,** ALONG THE EASTERLY LINE OF SAID PARCEL SOUTH 00°07'55" EAST 180.15 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF FLORENCE AVENUE, 100 FEET WIDE AS SHOWN ON SAID MAP; THENCE **COURSE 3,** ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 74°14'59" WEST 223.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,950.00 FEET; THENCE **COURSE 4,** WESTERLY 78.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'15" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 29.00 FEET; THENCE **COURSE 5,** WESTERLY AND NORTHERLY 52.24 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103°12'20" TO THE BEGINNING OF A TANGENT LINE, SAID LINE IS THE EASTERLY RIGHT-OF-WAY LINE OF LAUREL AVENUE, 60 FEET WIDE AS SHOWN ON SAID MAP; THENCE **COURSE 6,** ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°13'26" WEST 230.76 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 1.682 ACRES, MORE OR LESS.

Description prepared by:



Samir M. Khoury
R.C.E. No. 30567

2/18/10
Date

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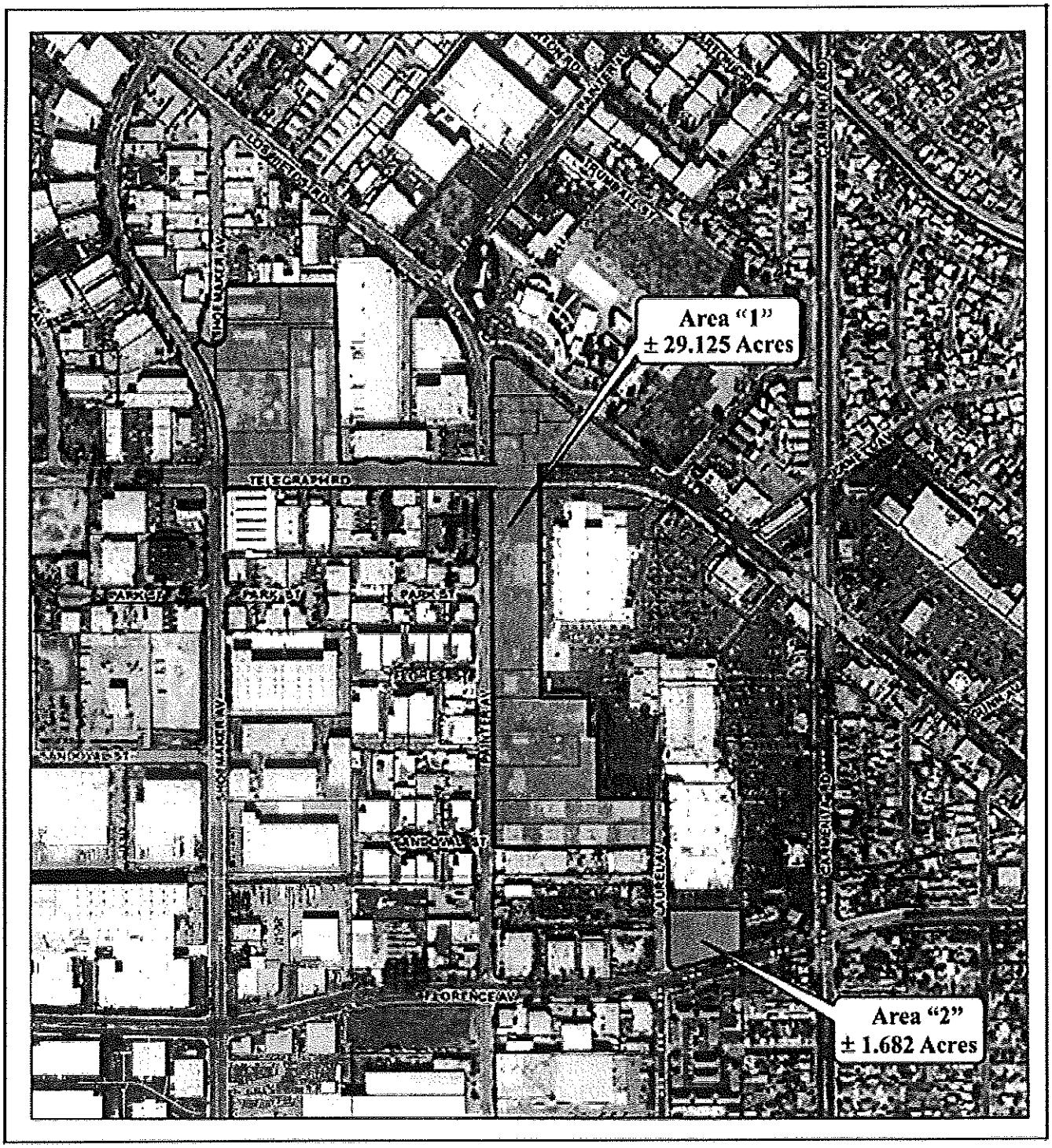


Redev Project Area

City Boundary

City of Santa Fe Springs Community Development Commission
Final Boundaries of Proposed Amendment No 4A to the Amended CRPA

EXHIBIT 2

ADDENDUM TO THE FINAL SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH #2008091145)

FOR PROPOSED AMENDMENT NO. 4A TO THE AMENDED CONSOLIDATED REDEVELOPMENT PROJECT AREA

CITY OF SANTA FE SPRINGS
11710 Telegraph Road
Santa Fe Springs, California 90670
562.868.0511

MAY 2010

ADDENDUM TO THE FINAL SUBSEQUENT PROGRAM EIR FOR AMENDMENT NO. 4A TO THE AMENDED CONSOLIDATED REDEVELOPMENT PROJECT AREA (SCH# 2008091145)

MAY 2010

HISTORY AND BACKGROUND

The City of Santa Fe Springs and the Santa Fe Springs Community Development Commission ("CDC") have been involved in redevelopment since 1966, with a primary focus on three goals including (1) elimination of blight, (2) economic development assistance, and (3) the creation and maintenance of affordable housing. Key dates over this period are outlined below:

SANTA FE SPRINGS REDEVELOPMENT HISTORY

DATE	REDEVELOPMENT ACTION APPROVED BY CITY
1966	CDC approves the 65-acre Flood Ranch Redevelopment Project.
1972	The 183-acre Pioneer-Telegraph Project area is approved by the CDC.
1972	The 879-acre Norwalk Blvd. Redevelopment Project area is created.
1973	CDC approves the 964-acre Oil Field Redevelopment Project.
1980	The four project areas are merged to create the CRPA.
1981	Amendment No. I is approved following certification of the Final EIR, adding 1,337 acres of land in the southeast part of the City to the CRPA.
1984	Amendment No. II is approved, bringing the CRPA into conformance with adopted General Plan and Zoning land use designations.
1986	The CDC adopts the Washington Boulevard Redevelopment Project, encompassing 55 acres of land.
1990	Amendment No. III adds 22.6 acres to the CRPA for a total of 3,450 acres.
2002	The CDC prepares an EIR to update environmental documentation for the CRPA and assure that redevelopment activities are in full compliance with CEQA.
2003	The CDC takes action to renew eminent domain authority in the WBPA.
2005	The CDC approves The Villages project following certification of the Final EIR.
2008	The CDC proposes Amendment No. 2 to the WBPA and Amendment No. 4 to the Amended CRPA. The two projects were evaluated in separate EIRs.
2009	The City approves Amendment No. 2 to the WBPA and Amendment No. 4 to the CRPA.

During 2008, the City proposed a fourth amendment to the Consolidated Redevelopment Project Area (CRPA) that would expand the project area by 142.26 acres, bringing the CRPA to a total area of 3,592 acres. The proposed fourth amendment was intended to alleviated blighting conditions and establish land use patterns that would accomplish *General Plan* goals including (a) diversification of industry in areas zoned for such use; (b) protection of industrial zones from encroachment by nonindustrial land uses; (c) stimulation of private investment in commercial areas; (d) maintenance of varied job opportunities; (e) reduced traffic congestion and air emissions through a better balance of jobs and residents; (f) strengthened tax revenues and increased property values, (g) enhanced business viability, and (h) reinvigorated community spirit and stability.

The City's identification of blighted conditions in the project area was based upon certain established primary factors. As identified and discussed in the Final Subsequent Program EIR, these factors included (a) outdated development concepts and layouts, (b) dilapidated and deteriorating structures that lack

adequate maintenance, (c) incompatible uses, (d) lots of irregular shape or size, (e) vacant lots and buildings combined with an overall decline in economic vitality, (f) a proliferation of debris contributing to unsafe and unsanitary conditions, and (g) contamination by hazardous substances.

The EIR also described tools that would be used by the City to eliminate blighted conditions in the project area. These tools included (a) rehabilitation of dilapidated structures, (b) removal where structural rehabilitation is infeasible, (c) use of relocation benefits for relocated residents and business, (d) development assistance for vacant and underutilized parcels, (e) selective assembly of nonconforming or substandard parcels to facilitate redevelopment, (f) upgraded public utilities and services, (g) alleviation of development limitations that hinder proper land utilization, (h) use of modern development criteria & controls, (i) development of workforce housing, and (j) circulation system improvements.

As part of the preliminary redevelopment plan, the City conducted a comprehensive survey of all 140 parcels in the original CRPA Amendment No. 4 project area. Survey results found that nearly 60% of parcels were aging and poorly maintained, 34% had an outdated design or configuration, 25% had unsafe access, and 15% were vacant or underutilized. An additional 31% of structures were found to have no deficiencies but were retained in the project area as allowed by Health and Safety Code §33321.

In accordance with requirements of the California Environmental Quality Act (CEQA), the City prepared environmental documentation to assess impacts of the proposed project and propose mitigation measures for potentially significant adverse effects identified in the assessment. A Draft Subsequent Program EIR was released for public review and comment in March of 2009, and the City subsequently certified the Final Subsequent Program EIR in June 2009.

CHANGES BETWEEN THE SUBSEQUENT EIR AND CURRENT PROJECT PROPOSAL

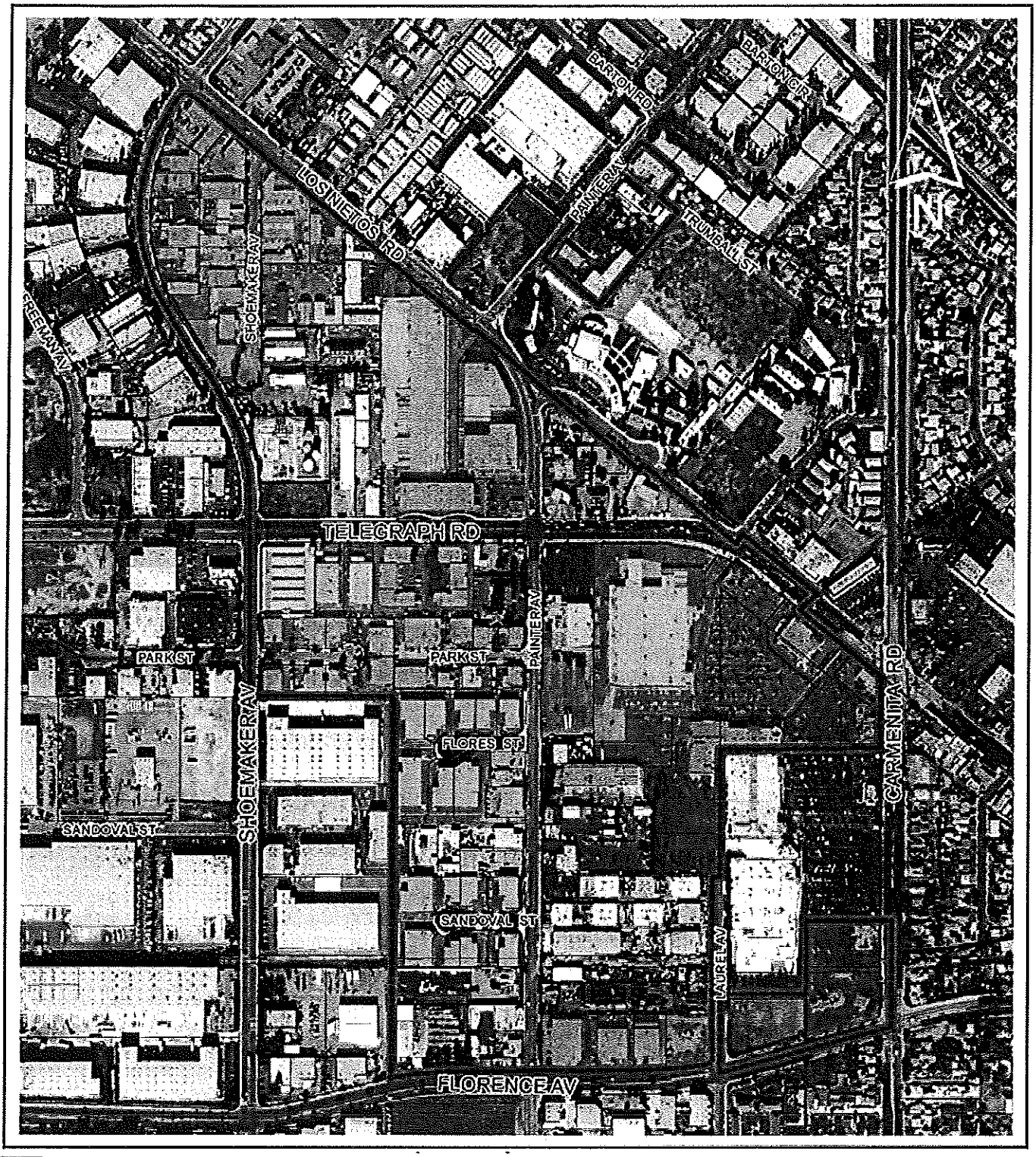
After the City had completed its CEQA assessment for CRPA Amendment No. 4, the County of Los Angeles protested the boundaries of the amended CRPA project area on the basis that part of the project did not fully conform to established standards of blight. In response to the County's concerns, the City initially proposed to reduce the CRPA project area by 43.44 acres and subsequently undertook an additional reduction of 31.05 acres that left a total of 67.77 acres within the CRPA project area. The City Council approved Amendment No. 4 to the amended CRPA in July of 2009 (with a total area of 67.77 acres) and adopted all mitigation measures contained in the Final Subsequent Program EIR during the same hearing.

Following project approval, the County of Los Angeles filed a lawsuit against the City of Santa Fe Springs arguing in part that the revised project area still did not fully conform to established standards of blight. Although the City of Santa Fe Springs believes that it correctly applied redevelopment standards, a strong commitment to interagency cooperation lead to a series of negotiations through which the City of Santa Fe Springs and the County of Los Angeles reached a formal settlement agreement in April 2010. Under terms of the agreement, the area of CRPA Amendment No. 4 would be reduced by an additional 36.96 acres. With this final change, the area of Amendment No. 4 was reduced to 30.81 acres, and the revised plan was redesignated as CRPA Amendment No. 4A.

Exhibits 1, 2 and 3 illustrate the full sequence outlined above. The original project area (as evaluated in the Program EIR) is shown in Exhibit 1 as a red line with black dashes. Lands that were excluded from the project area in the first reduction are shaded green, and lands that were excluded from the project area in the second reduction, which was approved in July 2009, are shaded orange.

Exhibit 2 depicts, in green shading, the additional lands that were excluded from the project area as part of the April 2010 settlement agreement. As shown therein, the final reduction leaves in place two noncontiguous areas including Area "1" (comprising 29.12 acres of land) and Area "2" (comprising 1.68 acres of land).

Exhibit 3 depicts the City of Santa Fe Springs as a whole, including all of the redevelopment project areas and the amended project area for CRPA Amendment No. 4A. The revised acreage would bring the CRPA to an overall total area of 3,481 acres. All of the lands remaining within the CRPA Amendment No. 4A boundaries were included in the original proposal, and all were evaluated in the 2009 Final Subsequent Program EIR (SCH 2008091145).

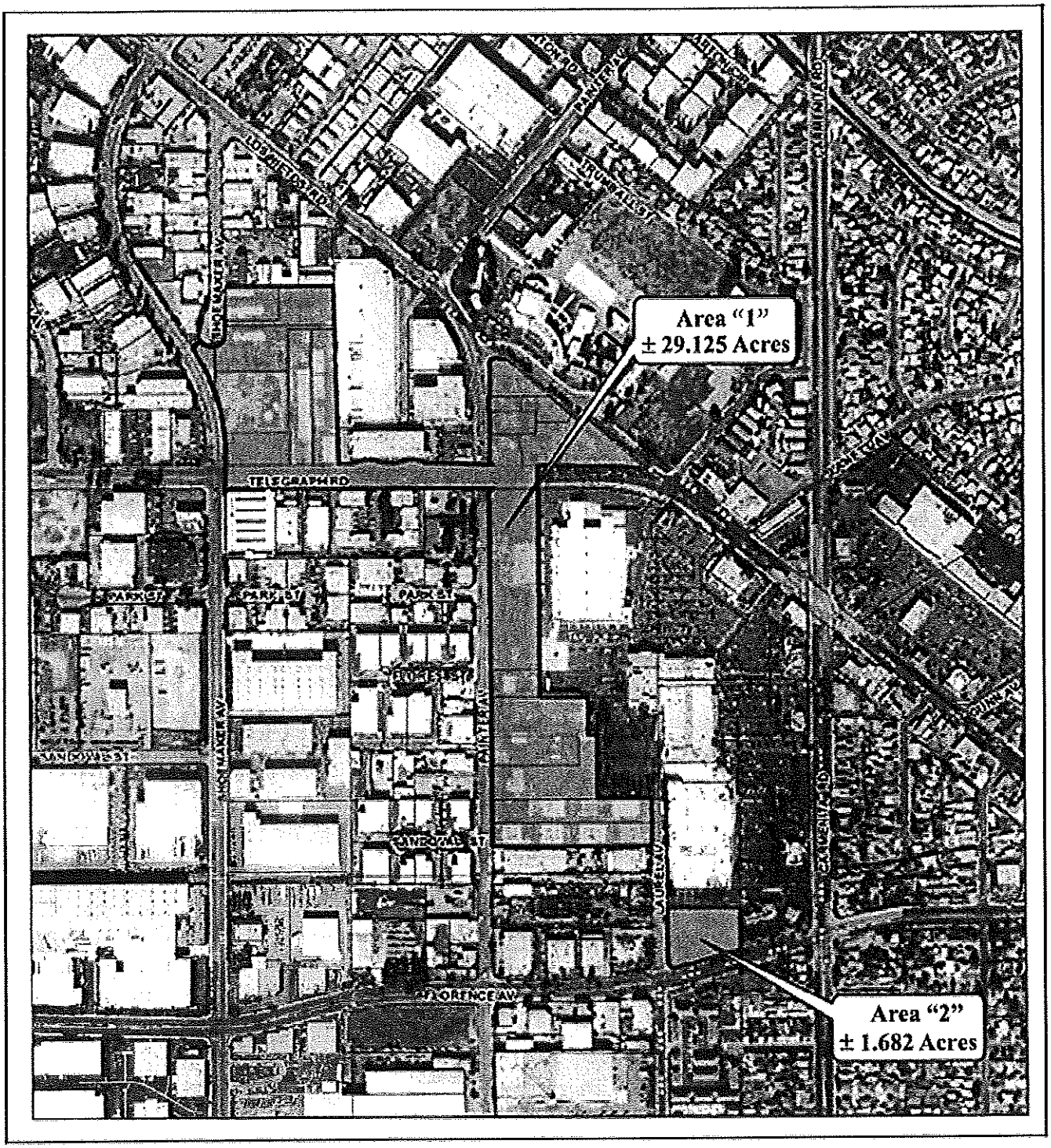


PARCELS TO BE EXCLUDED FROM PROJECT AREA: ±43.44 ACRES (30.5%)

ADDITIONAL PARCELS TO BE EXCLUDED: ±31.05 ACRES (21.82%)

City of Santa Fe Springs Community Development Commission
Initial Reductions to the Area of Amendment No 4 to the Amended CRPA

EXHIBIT 1

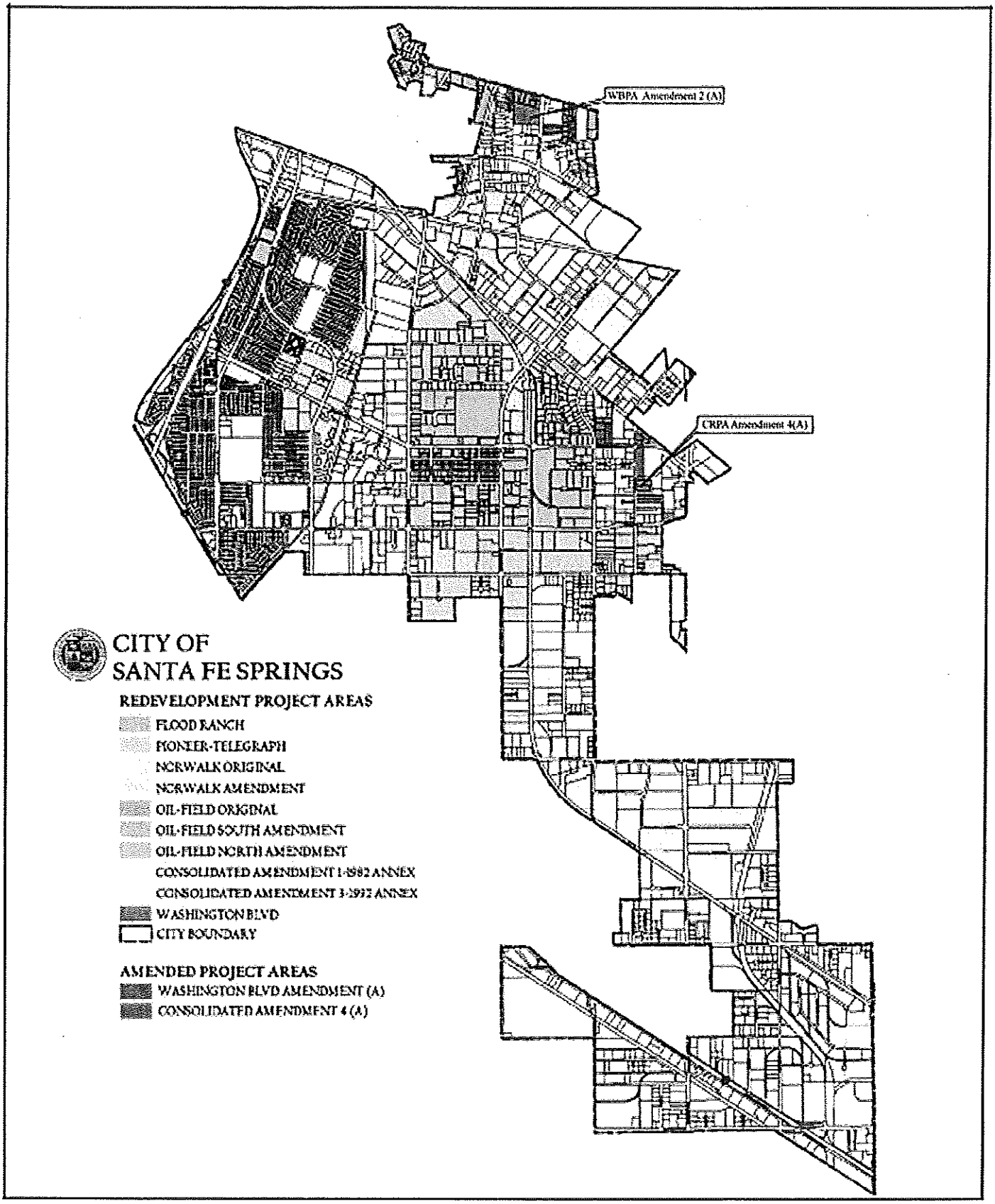


Redev Project Area

City Boundary

City of Santa Fe Springs Community Development Commission
Final Boundaries of Proposed Amendment No 4A to the Amended CRPA

EXHIBIT 2



City of Santa Fe Springs Municipal Boundary,
Redevelopment Project Areas and Amended Project Areas

EXHIBIT 3

Attachment 1 to this addendum provides an updated Mitigation Monitoring and Reporting Program that has been modified to reflect the reduced project area. Apart from the Mitigation Monitoring and Reporting Program, no revisions are required to bring the Final Subsequent Program EIR into conformance with the proposed reduction in CRPA boundaries.

CEQA PROVISIONS FOR PREPARATION OF AN ADDENDUM TO A FINAL EIR

The California Environmental Quality Act (CEQA §15164[a]) states: *"(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."* In turn, Section 15162 states that preparation of a subsequent EIR is required where one or more of the following occurs: *"(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:

- *(A) the project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
- *(B) significant effects previously examined will be substantially more severe than shown in the previous EIR;*
- *(C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
- *(D) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."*

CEQA §15164(c-e) states that *"an Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project. A brief explanation of the decision not to prepare a subsequent EIR pursuant to §15162 shall be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence."*

DISCUSSION

The revised proposal is strictly confined to a reduction in the area of CRPA Amendment No. 4 from 142.26 to 30.807 acres, a net loss of 111.45 acres. There are no changes in the factors used to identify blight, nor are there any changes in the tools that would be used to eliminate the blighting conditions in the area that remains. Furthermore, all redevelopment activities within the project area would continue to comply with the land use designations set forth in the Santa Fe Springs *General Plan Land Use Element* and with standards contained in the City's Zoning Ordinance and Municipal Code.

Consistent with these facts, the proposed reduction in the area of CRPA Amendment No. 4 will not increase the severity of previously identified significant effects, nor will it result in any significant effects that were not identified and evaluated in the previous Final Subsequent Program EIR. There are no changes in the circumstances under which the project would be undertaken, and no new information has been introduced as part of the proposed changed. No new mitigation measures are proposed with this change, and no mitigation measures have been rejected either in the original Final EIR or in this

Addendum; previously adopted mitigation measures have been modified where appropriate to reflect changes in the traffic modeling as discussed more fully in the paragraph below.

Based on results of updated traffic modeling conducted for the proposed CRPA Amendment No. 4A, the reduction in project area will reduce some of the mitigation obligations outlined in the Final Subsequent Program EIR. The Mitigation Monitoring and Reporting Program has been modified to reflect the revised traffic mitigation measures. No mitigation requirements other than traffic have been altered as a result of the reduced project area. Attachment 1 to this Addendum presents the revised Mitigation Monitoring and Reporting Program, and Attachment 2 provides the updated Traffic Study.

CONCLUSION

Based on the considerations outlined above, the City of Santa Fe Springs has determined that an Addendum is the appropriate CEQA document for the proposed 111-acre reduction in the area of CRPA Amendment No. 4A. In keeping with CEQA §15162(c), this Addendum shall not require reopening of the Final Subsequent Program EIR that was certified by the City in 2009, nor shall this Addendum be circulated for formal public comment. The City has, however, opted to make this Addendum available for public review in advance of the Public Hearing and the full record of information herein will be attached to the certified Final Subsequent Program EIR and maintained in the City of Santa Fe Springs' files as part of the whole record of environmental information for the CRPA Amendment No. 4A project.

Approved By: _____ **Date:** _____

ATTACHMENT 1

UPDATED MITIGATION MONITORING AND REPORTING PROGRAM

SECTION 3
MITIGATION MONITORING & REPORTING PROGRAM

PURPOSE

This section lists all mitigation measures contained in Program EIR for the proposed Amendment No. 4A to the amended Consolidated Redevelopment Project Area (CRPA). The mitigation measures are provided in the format of a Comprehensive Mitigation Monitoring and Reporting Program. This Program complies with State Public Resources Code §21086.6 which requires public agencies approving a project under CEQA to establish a program for monitoring and reporting on the adopted mitigation plan.

ADOPTION OF MITIGATION MEASURES

As part of deliberations concerning the proposed project, the Santa Fe Springs City Council and Community Development Commission will be required to consider adoption of the mitigation measures listed herein. If the Council and Commission approve the proposed Amendment No. 4A to the amended CRPA, the Council and Commission will also be required to specify whether these program-level measures are to be formally incorporated as conditions of project approval and to indicate which measures, if any, will not be incorporated.

MONITORING AND REPORTING PROCEDURES

The Santa Fe Springs City Council and Community Development Commission will be responsible for ensuring that adopted mitigation measures are implemented through all project phases of project implementation, from design to construction and through long-term operation and maintenance. City staff will be responsible for ensuring that mitigation measures are satisfactorily monitored, and for reporting to the City Council and Community Development Commission (CDC) regarding progress in implementing the measures. The City Council and CDC, acting on behalf of the residents of Santa Fe Springs, will in turn be responsible for considering the reports submitted by staff, and determining whether the measures are being implemented and enforced as intended in this Mitigation Implementation and Monitoring Plan. It will be the responsibility of the City Council and the CDC to amend the mitigation measure(s) if necessary to achieve the intended environmental protections.

REGULATORY AND CODE COMPLIANCE STANDARDS

The project will be subject to a number of uniform code requirements and standard conditions of approval. Many of these requirements have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. If the proposed project is approved, compliance with these uniform regulations will be mandatory (not discretionary). Such regulations do not conform to the strict definition of mitigation. Although regulatory standards and codes are not necessarily incorporated into this mitigation program, the City and CDC will of course be required to comply fully with all applicable regulatory requirements and code compliance standards.

COMPILATION OF MITIGATION MEASURES

The following program-level mitigation measures are proposed to eliminate, avoid, or reduce potential environmental effects of the proposed CRPA Amendment No. 4A project that have been found to be potentially substantial and adverse.

CITY OF SANTA FE SPRINGS PROGRAM EIR FOR PROPOSED
AMENDMENT NO. 4A TO THE AMENDED CONSOLIDATED REDEVELOPMENT PROJECT AREA – SCH#20008091145
MITIGATION MONITORING AND REPORTING PROGRAM AND FORM

Project Approval Date: _____ **Project File Number:** _____

The following mitigation measures have been adopted by the City of Santa Fe Springs. As such, these measures represent formal conditions of approval that shall govern implementation of projects undertaken pursuant to the Amendment No. 4A to the Amended Consolidated Redevelopment Project Area. The City shall be responsible for monitoring and reporting progress on these measures until all measures are fulfilled in accordance with their original purpose and intent, as determined by the Santa Fe Springs City Council and Community Development Commission. This monitoring form shall be available for public review and inspection, and final project clearance shall require that all verifications included in this form have been satisfactorily completed.

MITIGATION MEASURES		TIMING	VERIFICATION OF COMPLIANCE		
			AGENCY	SIGNATURE	DATE
HYDROLOGY					
WQ 4.1-1a	**Construction Storm Water Pollution Prevention Plans (SWPPP):** For each redevelopment construction project, the City shall require the construction contractor to prepare and implement a Construction SWPPP consistent with applicable state and local requirements. Each SWPPP shall draw from the *Stormwater Best Management Practices Handbook for Construction* to develop a comprehensive set of BMPs to prevent erosion, sedimentation, and contamination resulting from earthwork and other construction phases. At a minimum, SWPPP measures to be implemented shall include: 1) disposal of construction wastes in designated areas outside the path of storm water flows; 2) minimizing the footprint of construction zones and prompt installation of erosion controls; 3) stabilizing disturbed sites with landscaping, paving or reseeding to reduce the risk of further erosion; (4) managing the construction perimeter to direct runoff around disturbed areas; (5) internal erosion controls to percolate sediment-laden waters on the construction site; and (6) bid specifications that require regular inspection and maintenance of equipment used during construction.	Construction SWPPP to be completed prior to issuance of the grading permit for each site.			
WQ 4.1-1b	**Industrial and Commercial Storm Water Pollution Prevention Plans:** For each redevelopment project, the City shall require owner/operator to prepare and implement an Industrial/Commercial SWPPP consistent with applicable state and local requirements. Each SWPPP shall draw from the *Stormwater Best Management Practices Handbook for Industrial and Commercial Uses* to develop a comprehensive set of BMPs. The BMPs shall be targeted to the specific uses for each site, drawing from the list of activities and specific BMP opportunities identified in Table 4.1-6. At a minimum, SWPPP measures shall include: 1) employee training procedures for proper use and handling and storage of materials as well as proper techniques for containment and cleanup in the event of a spill; 2) appropriate primary and secondary containment facilities where hazardous materials are used or transferred; 3) discharge of wastes to the sanitary sewer system if feasible; 4) identification and monitoring	Industrial and Commercial SWPPPs to be completed prior to issuance of the occupancy permit for each site.			

	to ensure good housekeeping activities appropriate to each user; 5) recycling of hazardous materials and opportunities for use of nontoxic materials where feasible; 6) design and use of enclosures and seals and covers as needed to prevent hazards run-on and runoff and exposure to rain and wind; 7) catch basin filtration inserts where applicable with replacement and proper disposal guidelines; 8) appropriate inventory monitoring protocols; 9) storm drain labeling to prevent improper disposal; and 10) sweeping or other procedure to prevent on- and off-site tracking of sediments and hazardous materials.				
WQ 4.1-1c	**SWPPP Monitoring:** The City shall ensure that all project-related SWPPPs comply fully with the sampling and analytic testing requirements of SWRCB Resolution #2001-046. To this end, the City shall be responsible for oversight of SWPPP preparation and implementation. If in its review the City finds that SWPPP and BMP objectives are not being met, the City shall require the contractor to amend the SWPPP to achieve the stated mitigation goals.	SWPPP monitoring to be continuous through construction & later operations			
WQ 4.1-1d	**Discharge Permits:** All discharges associated with CRPA Amendment No. 4A redevelopment improvements shall be properly permitted by LARWQCB, whether through Waste Discharge Requirements or NPDES Permits, and in full compliance with Title 22 as appropriate.	LARWQCB permits to be obtained prior to operation for each business.			
GEOLOGY AND SOILS					
GEO 4.2-1a	**Emergency Preparedness:** Future construction and occupancy of any project within CRPA Amendment No. 4A that qualifies as a 'large development,' or a 'critical facility' including industries that could release hazardous substances shall incorporate preparation of emergency preparedness plans, including evacuation plans (Goal 4.12).	Preparedness plans due prior to issuance of occupancy permits			
GEO 4.2-1b	**Critical Facilities:** Future construction and occupancy of any project within CRPA Amendment No. 4A that qualifies as a 'large development,' or a 'critical facility' including industries that could release hazardous substances shall incorporate the following condition of approval as outlined in the *Safety Element*: Emergency water pumping apparatus shall be provided to supplement fire department equipment during emergencies (Goal 4.13).	Emergency pumping apparatus to be in place prior to issuance of occupancy permits			
GEO 4.2-1c	**Soils Analyses and Seismic Review:** Soils analyses and seismic review studies shall be provided during the design review and permitting process for all 'large development' and 'critical facility' projects (including industries that could release hazardous substances) within CRPA Amendment No. 4A (Policy 2.2)	All required studies to approved by the City prior to issuance of a grading permit			
GEO 4.2-3a	**Weed Abatement Hazards:** All projects in the CRPA Amendment No. 4A project area shall be required to develop and implement an aggressive weed abatement program (Goal 5.3)	City to approve weed abatement program prior to issuance of a grading permit.			
GEO 4.2-3b	**Urban Fire Hazards:** All projects in the CRPA Amendment No. 4A project area shall be reviewed and monitored by the Fire Department in terms of compliance with applicable fire safety provisions in keeping with the urban fire risks of high hazard occupancy structure and uses. (Policy 5.2)	Fire safety monitoring to be ongoing through the life of the project			
BIOLOGICAL RESOURCES					
No Mitigation Required					

CULTURAL RESOURCES					
CUL 4.4-1	**Archaeological Surveys:** If City staff determines that a vacant parcel in the CRPA Amendment No. 4A project area exhibits exposed topsoil and is the subject of a project proposal, the parcel exhibiting the exposed topsoil shall undergo a Phase I archaeological survey by a qualified archaeologist.	Survey to be conducted prior to issuance of a grading permit			
CUL 4.4-2a	**Historical Resources:** If City staff determines that a structure or series of structures aged 45 years or older would be directly impacted by project construction or remodeling or demolished due to a proposed project application, the City shall require an Historic Resource significance analysis by a qualified Architectural Historian. The name, address and qualifications of the Architectural Historian shall be presented to City staff before any historical fieldwork takes place on the project site.	Credentials to be provided before consultant work is authorized; analyses to be completed prior to issuance of a grading permit			
CUL 4.4-2b	**Historical Resources:** If the Architectural Historian determines, during application of Measure CUL 4.4-2a, that the structure is not significant following City-approved contextual guidelines (as presented in Appendix C), the report should delineate this fact. If the Architectural Historian determines that the cultural resource is significant, the structure must be avoided or mitigated in a manner recommended by the qualified Architectural Historian. If one or more structures are recorded during the application of Mitigation Measure CUL 4.4-2, a Department of Parks and Recreation (DPR) 523 form must be generated.	Recommendations to be effectuated prior to issuance of a grading permit where applicable			
CUL 4.4-2c	**Historical Resources:** Upon completion of the report associated with Mitigation Measures CUL 4.4-2a and 4.4-2b, one copy of the report shall be submitted to the City Library and one copy to the South Central Coastal Information Center (SCCIC) within three months of completion. The DPR523 form(s) must accompany the report to the SCCIC.	Report submittal to occur within 3 months of completion			
CUL 4.4-2d	**Historical Resources:** In the event that ground disturbing activities during construction reveals buried cultural resources, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall made recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with §15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood or shell artifacts or features including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under §15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the City of Santa Fe Springs. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered because of mitigation shall be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.	Authorization to halt earthwork shall be provided in the contractor specifications; City to oversee the work of the qualified historian where required; and City to be responsible for review of and authorization to implement recommended mitigation measures where applicable.			

	Finally, reasonable efforts to avoid, minimize or mitigate adverse effects to the property will be taken and the SHPA and Native American tribes with concerns about the property, as well as the Advisory Council on Historic Preservation will be notified within 48 hours in compliance with 36 CFR 800.13(b)(3).				
CUL 4.4-3	**Burial Remains:** In the event of an accidental discovery or recognition of human remains, California State Health and Safety Code §7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code §5097.98.	City to oversee review by coroner & ensure that earthwork not resume until and in accordance with the findings as completed.			
CUL 4.4-4	**Paleontological Resources:** Monitoring of excavation in areas identified as likely to contain paleontological resources by a qualified Project Paleontologist or his/her representative is required. The qualified paleontologist must develop a mitigation monitoring plan appropriate to the project before monitoring begins. Based on the results of this review, areas of concern include all previously undisturbed sediments of older Quaternary alluvium present within the boundaries of the redevelopment area. Paleontological monitoring is recommended when earthmoving reaches 10 feet in depth. Only those undisturbed sediments wherein fossil plant or animal remains are found with no associated evidence of human activity or in an archaeological context should be monitored by a paleontologist. Should the qualified paleontologist determine that the excavated strata are not potentially fossil bearing, monitoring can be discontinued.	City to ensure that monitoring is conducted where earthwork will reach a depth of 10+' and qualified paleontologist shall report to City when monitoring can be discontinued.			
LAND USE AND RECREATION					
LU 4.5-2	**Buffering:** All projects within the CRPA Amendment No. 4A project area that are located adjacent to residential areas shall provide buffering to reduce conflict between potentially incompatible uses. (Goal 4)	Buffering elements to be incorporated prior to tentative map approval			
POPULATION, HOUSING AND EMPLOYMENT					
No Mitigation Required					
ENVIRONMENTAL JUSTICE					
EJ 4.7-1	**Compliance with CGC §7260:** Implementation of mandatory provisions contained in California Government Code (CGC) §7260 et seq. will reduce potential environmental justice impacts associated with relocation to less than significant levels; no mitigation is required.	City to be responsible for compliance with all elements of CGC §7260 et seq.			

TRAFFIC AND CIRCULATION					
TFFC 4.8-2	**Direct Traffic:** The City shall implement advanced traffic control technology and/or the conventional intersection improvements outlined below, (a) Advanced traffic control technology (ATMS): Within the CRPA Amendment No. 4A project area, ATMS is suitable for the Telegraph Road Corridor. Developments may "purchase" the installation of this technology as mitigation at an impacted intersection (in lieu of conventional intersection improvements) in return for a 0.07 to 0.10 "credit" on the intersection v/c ratio. The credit is based on studies that indicate reduced stops & delay and increased speeds at intersections & on roads where this technology has been implemented. (b) Conventional intersection improvements: ▪ *Mulberry Drive at Mills Avenue: Add a westbound left-turn lane.* ▪ *Los Nietos Road at Greenleaf Avenue: Restripe the eastbound & westbound approaches to provide exclusive right-turn lanes. This improvement will require restricting on-street parking on the eastbound and westbound approaches of the intersection.* ▪ *Telegraph Road at Painter Avenue: Restripe westbound approach to provide an exclusive right-turn lane.* • *Telegraph Road at Florence Avenue/Mills Avenue: Add a westbound right-turn lane. Revise the signal phasing and intersection operation to provide eastbound right-turn overlap and restrict northbound U-turns* • *Florence Avenue at Shoemaker Avenue: Restripe the eastbound approach to provide an exclusive right-turn lane. This improvement will require restricting on-street parking on the eastbound approach of the intersection.* • *Florence Avenue at Painter Avenue: Restripe the eastbound and westbound approaches to three through lanes in each direction. This improvement will require restricting on-street parking on the eastbound and westbound approach and exit legs of the intersection.*	City to verify receipt of ATMS payments, where applicable, prior to issuance of occupancy permit. Where conventional improvements are implemented, City shall ensure their completion in accordance with the relevant 5-year capital improvement plan and the relevant redevelopment agency 5-year implementation plan.			
TFFC 4.8-3	**Project-Level Studies:** Individual project-level traffic studies shall be prepared as part of the CEQA review process for any CRPA redevelopment project that could impact the state transportation system including the I-605 Freeway.	City to approve traffic studies as part of project-level CEQA review.			
TFFC-4.8-4a	**Cumulative Traffic:** The following additional traffic improvements shall be completed to reduce cumulative project impacts to less than significant levels. ▪ *Slauson Avenue at Pioneer Avenue: Restripe the northbound and southbound approaches to provide exclusive right-turn lanes in each direction. This improvement will require restricting on-street parking on the northbound and southbound approaches of the intersection.* ▪ *Slauson Avenue at Norwalk Boulevard: Restripe the northbound & southbound approaches to provide exclusive right-turn lanes in each direction. This improvement will require restricting on-street parking on the northbound and southbound approaches of the intersection.* ▪ *Mulberry Drive at Painter Avenue: Restripe the northbound and southbound approaches to provide exclusive right-turn lanes in each direction. This improvement will require restricting on-street parking on the northbound and southbound approaches of the intersection.* ▪ *Mulberry Drive at Mills Avenue: Add a westbound left-turn lane.* ▪ *Los Nietos Road at Greenleaf Avenue: Restripe the eastbound and westbound approaches to provide exclusive right-turn lanes in each direction. This improvement will require restricting on-street parking on the eastbound and westbound approaches of the intersection.* ▪ *Telegraph Avenue at Painter Avenue: Restripe the westbound approach to provide an exclusive*	City to ensure completion of traffic improvements to reduce cumulative impacts in accordance with the relevant 5-year capital improvement plan and the relevant redevelopment agency 5-year implementation plan.			

	right-turn lane. ▪ *Telegraph Avenue at Carmenita Road: Restripe the northbound and southbound approaches to provide exclusive right-turn lanes. This improvement will require restricting on-street parking on the northbound and southbound approaches of the intersection.* ▪ *Telegraph Road at Florence Avenue/Mills Avenue: Add a westbound right-turn lane and a southbound left-turn lane. Revise the signal phasing and intersection operation to provide eastbound right-turn overlap and restrict northbound U-turns.* ▪ *Florence Avenue at Bloomfield Avenue: Restripe all approaches to provide exclusive right-turn lanes in each direction. This improvement will require restricting on-street parking on the all approaches of the intersection.* ▪ *Florence Avenue at Shoemaker Avenue: Restripe the eastbound and westbound approaches to provide exclusive right-turn lanes in each direction. This improvement will require restricting on-street parking on the eastbound and westbound approaches of the intersection.* ▪ *Florence Avenue at Painter Avenue: Restripe the eastbound and westbound approaches to three through lanes in each direction. This improvement will require restricting on-street parking on the eastbound and westbound approach and exit legs of the intersection.* ▪ *Florence Avenue at Carmenita Road: Restripe all approaches to provide exclusive right-turn lanes in each direction. This improvement will require restricting on-street parking on the all approaches of the intersection.*				
TFFC-4.8-4b	**Cumulative Fair Share:** The improvements listed in TFFC-4.7-3a will reduce project impacts on cumulative traffic, but not to levels that are less than significant. As a result, the project will be required to contribute on a fair share basis to the cost of final mitigation measures at the impacted intersections. The fair share contribution shall be determined based on the proportion of each individual project's trips to the total net new trips for CRPA Amendment No. 4A as a whole, as shown in the table below. ***FAIR SHARE CONTRIBUTION FOR PROJECT AREA INTERSECTIONS OPERATING AT LOS 'E' OR 'F'*** **INTERSECTION** / **FAIR SHARE AM PEAK HOUR** / **FAIR SHARE PM PEAK HOUR** / **AVERAGE** Slauson Avenue at Pioneer Blvd: 22.9% / 17.9% / 19.5% Slauson Avenue at Norwalk Blvd: 16.3% / 21.5% / 19.7% Mulberry Drive at Painter Av: 14.0% / 13.6% / 13.7% Mulberry Drive at Mills Av: 12.6% / 21.0% / 17.7% Los Nietos Road at Greenleaf Av: 71.7% / 83.0% / 79.1% Telegraph Road at Painter Av: 39.0% / 54.4% / 48.6% Telegraph Road at Carmenita Rd: 18.9% / 25.2% / 22.9% Telegraph Rd at Florence/Mills Av: 13.8% / 17.0% / 15.7% Florence Avenue at Bloomfield Av: 7.6% / 13.7% / 11.1% Florence Avenue at Shoemaker Av: 27.9% / 45.4% / 38.1% Florence Avenue at Painter Av: 38.8% / 64.9% / 55.8% Florence Avenue at Carmenita Rd: 14.0% / 25.2% / 21.0%	City to ensure that fair share contributions are paid in full prior to issuance of occupancy permits.			

AIR QUALITY					
AQ 4.9-1	**Construction:** Construction activity air pollution emissions are not expected to individually exceed SCAQMD CEQA thresholds. However, the non-attainment status of the air basin requires use of Best Available Control Measures (BACMs) where feasible. Accordingly, the following construction BACM shall be incorporated where feasible into conditions of approval for CRPA Amendment No. 4A project: Dust Control: • *Apply soil stabilizers to inactive areas.* • *Prepare &implement a high wind dust control plan; terminate soil disturbance when winds exceed 25 mph.* • *Stabilize previously disturbed areas if subsequent construction is delayed.* • *Water exposed surfaces and haul roads 3 times/day.* • *Cover all stock piles with tarps.* • *Replace ground cover in disturbed areas as soon as feasible.* • *Reduce speeds on unpaved roads to less than 15 mph* Exhaust Emissions: • *Require 90-day low-NOx tune-ups for off-road equipment.* • *Limit allowable idling to 5 minutes for trucks and heavy equipment.* • *Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.* • *Painting and Coatings* • *Use low VOC coatings and high pressure-low volume sprayers.*	BACM to be incorporated as conditions of the grading permit for each CRPA Amendment No. 4A project.			
AQ 4.9-4	**Greenhouse Gases (GHG):** Project-level GHG reduction options are similar to those that reduce criteria air pollutants and include measures that reduce trip generation or trip lengths, optimize transportation efficiency, and promote energy conservation. Additionally, carbon sequestering can be achieved through urban forestry measures. Where feasible, the following project-specific mitigation recommendations shall be incorporated into the conditions of approval for any CRPA Amendment No. 4A project: *Land Use and Transportation* • *Promote increased utilization of public transit* • *Provide continued support for rideshare programs to encourage the use of alternatives to the single occupant vehicle (SOV) for site access and trips originating at the site* *Energy Conservation* • *Construct the new industrial and shopping facilities to meet LEED (Leadership in Energy and Environmental Design) Silver Certification* • *Maximize use of low pressure sodium and/or fluorescent lighting* • *Require acquisition of new appliances and equipment to meet Energy Star certification* *Urban Forestry and Landscape Maintenance* • *Plant trees or vegetation to shade buildings and thus reduce heating/ cooling demand* • *Select landscaping that is fast-growing while minimizing water demand to sequester carbon while reducing electrical loads associated with regional water transportation* • *Participate in green waste collection and recycling programs*	Supplemental measures to reduce GHG shall be incorporated as conditions of TT map approval for each CRPA Amendment No. 4A project where feasible.			
NOISE					

No Mitigation Required					
PUBLIC SERVICES AND UTILITIES					
SVCS 4.11-1	**Fire Flow:** Fire flow requirements of individual project proposals submitted pursuant to CRPA Amendment No. 4A shall be analyzed as part of the CEQA review process and/or city permitting process to assess the adequacy of fire flows. Measures shall be incorporated at the project level to ensure that fire flows are adequate to meet projected demands, consistent with all applicable standards.	City to ensure that fire flow requirements are incorporated into building permits consistent with Fire Department standards.			
SVCS 4.11-3	**School Fees:** Individual project proposals submitted pursuant to the CRPA Amendment No. 4A project shall be analyzed as part of the CEQA review process and/or City permitting process to determine whether project elements could have a direct or indirect impact on school facilities. Developer fees shall be applied as appropriate where the analysis indicates a reasonable nexus between the new development and school demand.	City to ensure that school impact fees are analyzed as part of CEQA review and, where applicable, paid prior to issuance of occupancy permits			
HAZARDS AND HAZARDOUS MATERIALS					
HAZ 4.12-1a	**Sampling and Remediation:** All environmental investigations, sampling and/or remediation for future development within the CRPA Amendment No. 4A project area shall be conducted under a work plan approved and overseen by a regulatory agency with jurisdiction to oversee hazardous substance cleanup. Findings of investigations, including Phase I or II Environmental Site Assessments, shall be summarized in the Work Plan and CEQA documents. All sampling results in which hazardous substances were found shall be clearly summarized in a table.	City to ensure that work plans are summarized in CEQA review & environmental sampling & remediation completed prior to grading permit issuance			
HAZ 4.12-1b	**Investigation, Sampling and Remediation:** Proper investigation, sampling and remedial actions overseen by the respective regulatory agencies shall, if necessary, be conducted at future project area sites prior to new development or construction. All closure, certification or remediation approval reports by these agencies shall be included in applicable project-level CEQA documentation.	City to ensure that environmental sampling & remediation is provided in applicable project-level CEQA documentation.			
HAZ 4.12-1c	**Border Zone:** If a future proposed project within CRPA Amendment No. 4A is within 2,000 feet of a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions shall be taken prior to construction if the proposed project is within a Border Zone Property.	City to determine whether 'border zone' conditions apply & to impose precautions where applicable			
HAZ 4.12-1d	**Demolition:** If project area buildings, structures, associated uses, asphalt or concrete-paved surfaces are slated for demolition, an investigation shall be conducted for the presence of	City to ensure that hazard investigations			

	hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies	are conducted and, where applicable, remediation is completed prior to issuance of occupancy permits.			
HAZ 4.12-1e	**Soil Handling:** Construction of future projects in the area of CRPA Amendment No. 4A may require soil excavation or filling in certain areas. Sampling shall be required. If soil is contaminated, Land Disposal Restrictions may apply and shall be implemented. If the project requires imported soils, sampling should be conducted to ensure that the imported soil is free of contamination.	City to ensure that sampling is completed & recommendations implemented as part of grading permit approval wherever soil excavation or filling is proposed.			
HAZ 4.12-1f	**Hazardous Materials:** If it is determined that hazardous wastes are or will be generated by proposed operations at a CRPA Amendment Area No. 2 site, the wastes must be managed in accordance with California Hazardous Waste Control Law (Calif. Health & Safety Code, Div. 20, Ch. 6.5) and Hazardous Waste Control Regulations (CCR, Title 22, Div. 4.5).	City to ensure that hazardous wastes will be appropriately managed through occupancy permit conditions of approval			
HAZ 4.12-1g	**DTSC Compliance:** If it is determined that a future CRPA Amendment No. 4A project may generate hazardous wastes, and the wastes would be (a) stored in tanks or containers for more than ninety days (b) treated onsite, or (c) disposed of onsite, then a permit from DTSC may be required. The owner/operator shall be required to contact DTSC for pre-application discussion to identify the applicable permitting process.	City to verify DTSC permitting, where applicable, prior to issuance of occupancy permit.			
HAZ 4.12-1h	**EPA Compliance:** If it is determined that hazardous wastes will be generated by a proposed project-area operation, the facility shall be required to obtain a United States EPA Identification Number.	Evidence of EPA ID number, where applicable, to be provided to City prior to issuance of occupancy permit			
HAZ 4.12-1i	**CUPA Authorization:** For any project-level proposal that involves hazardous waste treatment processes, a determination shall be made as to whether authorization is required from the Certified Unified Program Agency (CUPA); if required, the authorization shall be obtained before an occupancy permit is issued by the City.	Evidence of CUPA authorization, where applicable, to be provided to City prior to issuance of occupancy permit			
HAZ 4.12-1j	**Wastewater Permit:** For any project-level proposal that involves the discharge of wastewater to a storm drain or other receiving area, a determination shall be made as to whether an NPDES permit is required from the LARWQCB; if required, the permit shall be obtained before an occupancy permit is issued by the City.	Evidence of LARWQCB permits, where applicable, to be provided to City prior to issuance of occupancy permit			
HAZ	**Groundwater:** If soil and/or groundwater contamination is suspected during the	City to terminate			

4.12-1k	construction/demolition of any project in the area of CRPA Amendment No. 4, all construction/demolition activity in the area shall cease, and appropriate health & safety procedures shall be implemented.	construction upon earliest evidence of contamination			
HAZ 4.12-1l	**Best Management Practices:** Best Management Practices should be maintained at all times during planning, demolition and construction of all projects undertaken pursuant to CRPA Amendment No. 4.	City to incorporate BMPs as conditions of grading and construction permits for each site.			
HAZ 4.12-1m	**Methane Zone:** All of the CRPA Amendment No. 4A project area falls within the mapped methane zone. Consistent with City Ordinance 955, any application for new construction or reconstruction or the sale of any property of any property within the project area shall be accompanied by a soils gas investigation.	City to require soils gas investigation submittal as part of development review for projects in mapped methane zone.			
HAZ 4.12-4	**Reconnaissance of Evacuation Routes:** In the event of an earthquake, flood, landslide, fire or similar regional disaster during the multi-year implementation of CRPA Amendment No. 4A redevelopment projects and infrastructure improvements, the City (in cooperation with other appropriate local agencies) shall conduct a field reconnaissance of major disaster routes in and around the CRPA Amendment No. 4A project area to evaluate which routes are open to vehicular traffic and can be used for evacuation. Where required, the City shall identify alternative routes, and shall publicize alternate routes.	Reconnaissance to be conducted by the City as needed during disaster response and recovery efforts.			
	UTILITIES AND SERVICE SYSTEMS				
UTIL 4.13-1a	**Supplemental Water Conservation:** It is recommended that the following water conservation requirements be incorporated to the maximum extent feasible into the conditions of approval for CRPA Amendment No. 4A redevelopment projects: • *Only xeriscape landscaping should be permitted and fertilizer use should be held to a minimum* • *Irrigation systems should feature smart-timer technology* • *Grass lawn requirements should be reduced by 50% or more to limit irrigation demands* • *All sites located on a major or secondary highway should be designed for irrigation with recycled water* • *All industrial & commercial developments should use water conservation devices including high-efficiency washing machines, conductivity controllers[1] and pre-rinse spray valves where applicable; preference should be given to Energy Star products where available* • *All redevelopment projects should use ultra-low flow toilets* • *Pump cooling, water flushing & other fixtures should be adjusted to the minimum required water setting* • *Businesses should be designed to handle waste materials in dry mode wherever feasible* • *High-volume hoses should be replaced with high-pressure, low-volume cleaning systems, and hoses should be equipped at all times with spring loaded shutoff nozzles*	Water conservation measures to be incorporated as conditions of TT map approval for each CRPA Amendment No. 4A project to the maximum extent feasible.			
UTIL	**SB 610 and SB 221 Compliance:** Any redevelopment project undertaken within the	City to impose			

[1] In relation to cooling towers or evaporative cooling systems, a conductivity controller means a device used in a cooling tower or evaporative cooling system to manage the concentration of dissolved solids through the automatic control of water bleed. Controlled water bleed minimizes water loss and maximizes water efficiency.

4.13-1b	boundaries of CRPA Amendment No. 4A that meets one or more of the following criteria shall be deemed to have a potentially significant impact on the environment: (a) a residential development with more than 500 dwelling units, (2) a shopping center or business with more than 1,000 employees or more than 500,000 square feet (sf) of floor area, (3) a commercial office building with more than 1,000 employees or 250,000 sf of floor area, (4) a hotel/motel with more than 500 rooms, (5) an industrial facility with more than 650,000 sf of floor area, (6) a mixed use project with any of the qualifying uses and densities noted above, and/or (7) any project associated with water demands equal to or greater than a 500 unit residential project. For all such projects, the City shall require preparation of supplemental project-level environmental assessment including a water supply assessment pursuant to the requirements of SB 610, and no such project shall be approved by the City without affirmative written verification of the availability of sufficient water supplies consistent with SB 221.	requirement for supplemental CEQA and water supply assessment at the time eligible applications are submitted; City to ensure that no eligible project is approved for which sufficient water supplies have not been verified.			
UTIL 4.13-1c	**GSWC Pre-Planning Conference:** For any redevelopment project that is proposed within the boundaries of the Golden State Water Company service area, the City of Santa Fe Springs shall be required to notify GSWC that such an application has been received. The applicant shall be required to hold a pre-planning conference with GSWC representatives as part of the CEQA review process and/or prior to approval by Santa Fe Springs of the project application. Information to be provided to GSWC shall include development plans and drawings, an estimate from the Santa Fe Springs Department of Fire-Rescue of project fire flow requirements and site-specific demand estimates. The City of Santa Fe Springs shall not approve any redevelopment project within the GSWC service area without receipt of a will serve letter from GSWC for the project application under consideration, and project approvals shall stipulate that the developer shall be required to fund the cost of any required water system improvements (refer to Draft EIR exhibit 4.13-1 following page 4.12-3 for a map depicting the GSWC service area boundaries within the CRPA Amendment No. 4A project area).	City to notify GSWC upon receipt of any project application within the GSWC service area; City to withhold issuance of approvals until GSWC will serve letters are provided; City to notify applicant of responsibility for funding all water system improvements.			
UTIL 4.13-4	**Energy Conservation:** It is recommended that the City support energy conservation by (a) establishing an award and recognition program for businesses within the project area that recognize outstanding efforts to achieve energy conservation, (b) establishing fiscal policies (including subsidized audits, loans, tax relief, grants & subsidies) for energy efficient investments, and (b) providing incentive weighting during the bid review process for submittals that conserve energy resources through the use of available technology and conservation practices.	Energy conservation incentives to be awarded where appropriate as determined by the City.			
PARKS AND RECREATION					
No Mitigation Required					
AESTHETICS, LIGHT AND GLARE					
AES 4.15-1	**Telegraph Boulevard:** Any redevelopment project undertaken pursuant to CRPA Amendment No. 4A that fronts onto Telegraph Boulevard shall comply with the Key Travel	City to implement undergrounding			

	Corridor Program element that calls for the undergrounding of utilities and compliance with design standards developed for this corridor. The provision for undergrounding of utilities shall be implemented in accordance with procedures outlined by the City during normal planning review and approval processes.	program in accordance with existing procedures during project-level planning review and approval.			
AES 4.15-3	**Lighting:** Permanent lighting fixtures at any CRPA Amendment No. 4A facility shall conform to the following requirements: • Exterior lighting shall be the minimum required for safety. • The source of lighting must be concealed on all exterior lighting. • All lighting, interior and exterior, must be designed to confine light rays to the premises. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, highway, sidewalk, or adjacent lot or land area. • All exterior illumination shall emit a light of constant intensity. • All exterior illumination shall use shielded low pressure sodium fixtures, and mercury vapor lights shall be prohibited.	Lighting requirements to be incorporated as conditions of approval in building permits issued by the City.			

ATTACHMENT 2

UPDATED TRAFFIC STUDY

Kimley-Horn
and Associates, Inc.

April 28, 2010

Suite 400
765 The City Drive
Orange, California
92868

Ms. Sandra Bauer
Bauer Planning & Environmental Services
220 Commerce, Suite 200
Irvine, CA 92602

Re: Analysis for Revised Consolidated Redevelopment Project Area
Amendment No. 4A in the City of Santa Fe Springs

Dear Ms. Bauer:

Kimley-Horn and Associates (KHA) prepared a Traffic Impact Analysis Report for the proposed Consolidated Redevelopment Project Area (CRPA) Amendment No. 4 in the City of Santa Fe Springs dated January, 2009. Since then, several parcels have been excluded from the project area and revised analysis is required. KHA has prepared this letter to address the results of the revised analysis for the reduced Consolidated Redevelopment Project Area (CRPA) Amendment No. 4A area.

The previously proposed CRPA Amendment No. 4 project area consisted primarily of commercial and industrial land uses. The proposed project area could be characterized as individual parcels and blocks occupied by aging industrial and commercial properties, many of which meet the criteria for blighted conditions. The purpose of the project is to facilitate the revitalization of existing parcels in the project area.

Previous analysis of the Amendment No. 4 project area had identified the potential for 1,547,150 square feet of new or revitalized industrial and commercial development to replace 1,166,090 square feet of existing blighted development which is currently comprised mostly of industrial and warehousing uses.

The reduced project for CRPA Amendment No. 4A has the potential for 510,433 square feet of new or revitalized industrial and commercial development to replace 316,892 square feet of existing blighted development which is currently comprised mostly of industrial and warehousing uses.

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The number of trips that would be generated by the net new development was calculated as the difference between the future potential development trips and existing development trips, and is summarized on **Table 1**. The total net new trips that would be generated by the proposed redevelopment of the reduced area is estimated to be 5,108 daily trips, with 149 trips in the morning peak hour, and 321 trips in the evening peak hour.

KHA analyzed the original 22 study intersections under Existing Plus Ambient Growth Plus Project Conditions based on the reduced project area. **Table 2** shows that although the project area has been reduced, some study intersections remain significantly impacted due to project traffic under Existing Plus Ambient Growth Plus Project Conditions. Previous analysis for the original CRPA Amendment No. 4 area, indicated that eleven study intersections would be significantly impacted due to the project. After the reduction in project size, six of the eleven intersections originally impacted remain significantly impacted. No new intersections are forecasted to be significantly impacted.

KHA also analyzed the original 22 study intersections under Cumulative Projects Conditions based on the reduced project area. In order to compare the new results with the results of the original CRPA Amendment No. 4 area, KHA did not make any changes to the related projects list that was provided in 2008. Therefore, the same trips generated by the related projects in the January, 2009 analysis were applied to analyze the impacts of related projects on the 22 study intersections in addition to the project trips. Previous analysis for the original CRPA Amendment No. 4 area indicated that twelve study intersections would be significantly impacted due to the related projects and proposed project. After the reduction in project size, all twelve intersections remain significantly impacted, as shown on **Table 3**.

Mitigation is required for the significantly impacted study intersections. Previously recommended mitigation measures were applied to the impacted study intersections under both Existing Plus Ambient Growth Plus Project Conditions and Cumulative Conditions. The results are shown on **Tables 4** and **5**, respectively. The recommended mitigation measures would reduce the project's impacts at all impacted study intersections to less than significant levels.

It has been a pleasure to provide traffic engineering services to you for this important project. If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Serine Ciandella

Serine Ciandella, AICP
Vice President

Table 1

Summary of Project Trip Generation

Increase Due to New Development

Consolidated Redevelopment Project Area - Amendment No. 4A

Land Use	ITE Code	Unit	Trip Generation Rates [1]						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
General Light Industrial	110	KSF	6.97	0.81	0.11	0.92	0.12	0.86	0.98
Shopping Center	820	KSF	42.940	0.63	0.40	1.03	1.80	1.95	3.75
Bowling Alley	437	Lanes	33.33	1.88	1.25	3.13	1.24	2.30	3.54

Block	Land Use	Units		Trip Generation Estimates [2]						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
2	General Light Industrial	-13.54	KSF	-95	-10	-1	-11	-1	-11	-12
3	General Light Industrial	111.37	KSF	776	90	12	102	13	96	109
9	General Light Industrial	-14.56	KSF	-101	-12	-1	-13	-2	-12	-14
10	General Light Industrial	68.41	KSF	477	56	8	64	8	59	67
11	Bowling Alley	-24.00	Lanes	-800	-45	-30	-75	-30	-55	-85
	Shopping Center	59.61	KSF	2,560	38	24	62	107	116	223
	Pass-by Reduction, PM Peak Hour:		*34%*	0	0	0	0	-36	-39	-75
	Total Shopping Center with Pass-by Reduction			2,560	38	24	62	71	77	148
12	General Light Industrial	-44.13	KSF	-308	-36	-5	-41	-5	-38	-43
	Shopping Center	60.53	KSF	2,599	38	24	62	109	118	227
	Pass-by Reduction, PM Peak Hour:		*34%*	0	0	0	0	-37	-40	-77
	Total Shopping Center with Pass-by Reduction			2,599	38	24	62	72	78	150
			Total	5,108	119	31	149	126	194	321

[1] Source: Institute of Transportation Engineers publication "Trip Generation", 7th Edition

[2] Represents the net increase in traffic due to redevelopment: Traffic from new re-developed properties, minus traffic from existing uses.

On some properties, where the existing development exceeds allowable floor area ratios (FAR), redevelopment at the allowed FAR will result in a decrease in square footage and site trips.

Table 2
Consolidated Redevelopment Project Area Amendment No. 4A (REVISED)
Summary of Intersection Operation
Existing Plus Ambient Growth Plus Project

Int. #	Intersection	Control	AM Peak Hour		PM Peak Hour		Project Increase [1]	
			ICU / Delay	LOS	ICU / Delay	LOS	AM	PM
Slauson Avenue at:								
1	Pioneer Boulevard	S	1.086	F	0.954	E	0.001	0.001
2	Norwalk Boulevard	S	1.021	F	1.009	F	0.002	0.005
3	Santa Fe Springs Road	S	0.852	D	0.828	D	0.000	0.002
Mulberry Drive at:								
4	Painter Avenue	S	0.727	C	1.024	F	0.001	0.003
5	Gunn Avenue	S	0.749	C	0.710	C	0.000	0.006
6	Mills Avenue	S	0.999	E	1.021	F	0.004	***0.011***
Painter Avenue/Walburg Street at:								
7	Carmenita Road	S	0.808	D	0.792	C	0.001	0.006
Los Nietos Road at:								
8	Greenleaf Avenue	S	0.937	E	0.959	E	0.005	***0.023***
9	Painter Avenue	S	0.703	C	0.656	B	0.003	0.005
Telegraph Road at:								
10	Santa Fe Springs Road	S	0.882	D	0.841	D	0.001	0.006
11	Greenleaf Avenue	S	0.739	C	0.576	A	0.011	0.016
12	Painter Avenue	S	0.964	E	0.752	C	***0.011***	0.029
13	Carmenita Road	S	0.878	D	1.065	F	0.004	0.006
14	Gunn Avenue	S	0.807	D	0.761	C	0.005	0.005
15	Florence/Mills Avenue	S	1.051	F	1.052	F	0.008	***0.010***
16	Valley View Avenue	S	0.782	C	0.872	D	0.001	0.002
Florence Avenue at:								
17	Bloomfield Avenue	S	1.001	F	1.016	F	0.001	0.008
18	Shoemaker Avenue	S	0.985	E	0.965	E	0.003	***0.020***
19	Painter Avenue	S	0.908	E	0.833	D	***0.014***	0.013
20	Carmenita Road	S	0.964	E	1.259	F	0.006	0.007
Carmenita Road at:								
21	Lakeland Road	S	0.711	C	0.654	B	0.000	0.003
22	Meyer Road	S	0.681	B	0.751	C	0.001	0.003

S = Signalized, U = Unsignalized
Intersection operation is expressed in volume-to-capacity (v/c) ratio for the ICU Methodology, and in average seconds of delay per vehicle during the peak hour for HCM 2000 Methodology.

[1] Value shown in ***Bold Italic*** indicates significant impact.

Table 3
Consolidated Redevelopment Project Area Amendment No. 4A (REVISED)
Summary of Intersection Operation
Cumulative Conditions

Int. #	Intersection	Control	AM Peak Hour		PM Peak Hour		Cumulative Increase [1]	
			ICU / Delay	LOS	ICU / Delay	LOS	AM	PM
Slauson Avenue at:								
1	Pioneer Boulevard	S	1.092	F	0.992	E	0.007	***0.039***
2	Norwalk Boulevard	S	1.031	F	1.032	F	***0.012***	***0.028***
3	Santa Fe Springs Road	S	0.859	D	0.841	D	0.007	0.015
Mulberry Drive at:								
4	Painter Avenue	S	0.737	C	1.035	F	0.011	***0.014***
5	Gunn Avenue	S	0.751	C	0.714	C	0.002	0.010
6	Mills Avenue	S	1.024	F	1.058	F	***0.029***	***0.048***
Painter Avenue/Walburg Street at:								
7	Carmenita Road	S	0.812	D	0.803	D	0.005	0.017
Los Nietos Road at:								
8	Greenleaf Avenue	S	0.939	E	0.961	E	0.007	***0.025***
9	Painter Avenue	S	0.704	C	0.656	B	0.004	0.005
Telegraph Road at:								
10	Santa Fe Springs Road	S	0.897	D	0.868	D	0.016	0.033
11	Greenleaf Avenue	S	0.751	C	0.590	A	0.023	0.030
12	Painter Avenue	S	0.972	E	0.761	C	***0.019***	0.038
13	Carmenita Road	S	0.892	D	1.093	F	0.018	***0.034***
14	Gunn Avenue	S	0.816	D	0.774	C	0.014	0.018
15	Florence/Mills Avenue	S	1.092	F	1.098	F	***0.049***	***0.056***
16	Valley View Avenue	S	0.791	C	0.890	D	0.010	0.020
Florence Avenue at:								
17	Bloomfield Avenue	S	1.035	F	1.044	F	***0.035***	***0.036***
18	Shoemaker Avenue	S	0.997	E	0.993	E	***0.015***	***0.048***
19	Painter Avenue	S	0.919	E	0.845	D	***0.025***	0.025
20	Carmenita Road	S	0.977	E	1.290	F	***0.019***	***0.038***
Carmenita Road at:								
21	Lakeland Road	S	0.716	C	0.664	B	0.005	0.013
22	Meyer Road	S	0.685	B	0.761	C	0.005	0.013

S = Signalized, U = Unsignalized
Intersection operation is expressed in volume-to-capacity (v/c) ratio for the ICU Methodology, and in average seconds of delay per vehicle during the peak hour for HCM 2000 Methodology.

[1] Value shown in ***Bold Italic*** indicates significant impact.

Table 4
Consolidated Redevelopment Project Area Amendment No. 4A (REVISED)
Summary of Intersection Operation with Project Mitigation

Int. #	Study Intersection	Without Mitigation				Project Increase [1]		Mitigation Measures	With Mitigation			
		AM Peak Hour		PM Peak Hour					AM Peak Hour		PM Peak Hour	
		ICU	LOS	ICU	LOS	AM	PM		ICU	LOS	ICU	LOS
6	Mulberry Dr / Mills Avenue	0.999	E	1.021	F	0.004	***0.011***	Construct 1 additional WB left-turn lane	0.951	E	0.957	E
8	Los Nietos Rd / Greenleaf Ave	0.937	E	0.959	E	0.005	***0.023***	Stripe exclusive EB and WB right-turn lanes	0.898	D	0.883	D
12	Telegraph Rd / Painter Ave	0.964	E	0.752	C	***0.011***	0.029	Stripe an exclusive WB right-turn lane	0.879	D	0.731	C
15	Telegraph Rd / Florence/Mills Ave	1.051	F	1.052	F	0.008	***0.010***	Add 1 WBR, provide EBR overlap	0.993	E	0.995	E
18	Florence Ave / Shoemaker Ave	0.985	E	0.965	E	0.003	***0.020***	Stripe an exclusive EB right-turn lane	0.985	E	0.908	E
19	Florence Ave / Painter Ave	0.908	E	0.833	D	***0.014***	0.013	Stripe 3rd EB and 3rd WB through lanes	0.715	C	0.647	B

[1] Values shown in ***Bold Italics*** indicate significant impact.

Table 5
Consolidated Redevelopment Project Area Amendment No. 4A (REVISED)
Summary of Intersection Operation with Cumulative Mitigation

Int. #	Study Intersection	Without Mitigation				Cumulative Increase [1]		Mitigation Measures	With Mitigation			
		AM Peak Hour		PM Peak Hour					AM Peak Hour		PM Peak Hour	
		ICU	LOS	ICU	LOS	AM	PM		ICU	LOS	ICU	LOS
1	Slauson Ave / Pioneer Blvd	1.092	F	0.992	E	0.007	***0.039***	Stripe exclusive NB and SB right-turn lanes	1.002	F	0.948	E
2	Slauson Ave / Norwalk Blvd	1.031	F	1.032	F	***0.012***	***0.028***	Stripe exclusive NB and SB right-turn lanes	0.967	E	1.006	F
4	Mulberry Dr / Painter Ave	0.737	C	1.035	F	0.011	***0.014***	Stripe exclusiveNB and SB right-turn lanes	0.692	B	0.967	E
6	Mulberry Dr / Mills Ave	1.024	F	1.058	F	***0.029***	***0.048***	Construct 1 additional WB left-turn lane	0.972	E	0.991	E
8	Los Nietos Rd / Greenleaf Ave	0.939	E	0.961	E	0.007	***0.025***	Stripe exclusive EB and WB right-turn lanes	0.900	E	0.883	D
12	Telegraph Rd / Painter Ave	0.972	E	0.761	C	***0.019***	0.038	Stripe an exclusive WB right-turn lane	0.887	D	0.742	C
13	Telegraph Rd / Carmenita Rd	0.892	D	1.093	F	0.018	***0.034***	Stripe exclusive NB and SB right-turn lanes	0.860	D	1.022	F
15	Telegraph Rd / Florence/Mills Ave	1.092	F	1.098	F	***0.049***	***0.056***	Add 1 WBR, add 1 SBL, provide EBR overlap	0.979	E	1.017	F
17	Florence Ave / Bloomfield Ave	1.035	F	1.044	F	***0.035***	***0.036***	Stripe exclusive right-turn lanes for all approaches	0.983	E	0.967	E
18	Florence Ave / Shoemaker Ave	0.997	E	0.993	E	***0.016***	***0.048***	Stripe exclusive EB and WB right-turn lanes	0.971	E	0.935	E
19	Florence Ave / Painter Ave	0.919	E	0.845	D	***0.025***	0.025	Stripe 3rd EB and WB through lanes	0.723	C	0.656	B
20	Florence Ave / Carmenita Rd	0.977	E	1.290	F	***0.019***	***0.038***	Stripe exclusive right-turn lanes for all approaches	0.942	E	1.191	F

[1] Values shown in ***Bold Italics*** indicate significant impact

NEW BUSINESS

Public Hearing to Consider Adoption of Ordinance No. 1011 Which Will Redefine the Washington Boulevard Redevelopment Project Area and Plan Established by Amendment No. 2 (as adopted by Ordinance No. 1001)

RECOMMENDATION

That the following actions be taken:

1. City Council hold a public hearing to consider adoption of Ordinance No. 1011 and approval of Amendment No. 2A to the Washington Boulevard Redevelopment Project Area and Plan
2. Approve the Addendum to the Subsequent EIR
3. City Council introduce Ordinance No. 1011 approving Amendment No. 2A to the Washington Boulevard Redevelopment Plan and Project Area

BACKGROUND

In an effort to reduce blight, increase jobs and enhance the City's tax base, the City Council of the City of Santa Fe Springs directed staff to begin the proceedings to increase the Washington Boulevard Redevelopment Project Area in June 2008. One month later, the Planning Commission adopted a resolution to select the Project Area boundaries for Amendment No. 2, and approved a preliminary plan for the area. Over the course of the next year, the City adhered to rules for amending project areas as outlined by the California Redevelopment Law by establishing a relocation plan, notifying the public, holding public hearings and publishing the Environmental Impact Report for the proposed amended Project Area.

These efforts, however, were met with a letter of opposition filed by the County of Los Angeles on June 24, 2009. In the letter, the County challenged the City's blight findings and the City's adherence to Community Redevelopment Law and procedures. The City rebutted these challenges by defending its Plan and methodologies to the County. On July 15, 2009, the City Council approved Ordinance No. 1001, which authorized Amendment No. 2 to the Consolidated Redevelopment Project Area and Plan.

On October 6, 2009, the County initiated a validation action against the City,

the CDC, and the City Council, whereby the County legally challenged the validity of the Amendment. The County cited procedural matters that allegedly violated the Community Redevelopment Law.

Although the City maintains that it was correct in the way it dealt with the matter, it was determined to be in the best interests of the City to enter into a settlement agreement with the County whereby it was agreed that the City would amend Ordinance No. 1001. In doing this, the City admitted no fault or guilt.

A more detailed recitation of facts is contained in Ordinance No. 1011, attached hereto.

The primary change in the Plan is a reduction in size of the added Project Area as shown on Exhibits A and B to the Redevelopment Plan for Amendment No. 2A; related amendments where necessary to reflect the change. The Amended Project Area now consists of 33.98 acres comprised of parcels 88, 111, 121, 129, 136, 144, 155, 156, 160, 164, 166, 167, 170, and 174 of the original survey area. The public streets included in Amendment No. 2A now include only portions of Washington Boulevard, Sorensen Avenue, Allport Avenue and Rivera Road. The Project Area and Plan will now be referred to as Amendment No. 2A, instead of Amendment No. 2.

The documents previously presented to the City Council for Amendment No. 2 (the "Administrative Record") apply to Amendment No. 2A.

There is no need for any further environmental review. Public Resources Code section 21166 provides that when an EIR has been prepared for a project, no subsequent or supplemental EIR need to be required unless: 1) there are substantial changes proposed in the project which require major revisions of the EIR; 2) substantial changes occur with respect to the circumstances under which the project is being undertaken which requires major revision in the EIR; or 3) new information which was not known and could not have been known at the time the EIR was certified becomes available. CEQA Guidelines section 15162 repeats these standards.

CEQA Guidelines section 15164 provides that when neither a subsequent nor supplemental EIR is required, the lead agency just has to prepare an addendum to the previously certified EIR. The addendum does not have to be circulated for public review.

In the present case the changes to the proposed project are not substantial

as this is a reduction of the originally analyzed amended Project Area. Reducing the Project Area will not result in any new significant effects or increase the severity of any previously identified significant effects. There are no changes in the circumstances under which the Project is being undertaken. There is no new information which has become available. An addendum has been prepared and is attached hereto.

FISCAL IMPACT

The approval of Amendment 2A may eventually result in an increase in tax increment to the City of Santa Fe Springs, but less of an increase than would have been expected from what was proposed by Amendment No. 2.

STAFF COMMENTS

Staff recommends that the City Council conduct a public hearing after which the City Council should introduce Ordinance No. 1011, which will amend Ordinance No. 1001 and Amendment No. 2 to the Washington Boulevard Redevelopment Project Area.

Frederick W. Latham
City Manager

Attachment(s):

- Ordinance No. 1011 including:
  - Exhibit 1 - Redevelopment Plan for Amendment No. 2A to the Washington Boulevard Redevelopment Project
    - Exhibit A – Map of the Consolidated Redevelopment Project Area
    - Exhibit B – Legal Map of the Washington Boulevard Redevelopment Project Area
    - Exhibit C – Legal Description of the Washington Boulevard Redevelopment Project Area
  - Exhibit 2 – Aerial map with project boundaries/parcels of Amendment No. 2A shown
- Addendum to Certified Subsequent Environmental Impact Report
  - Amendment No. 2A Washington Boulevard Project Area Final Addendum
  - Mitigation Monitoring and Reporting Program of the Washington Boulevard Redevelopment Project Area
  - Traffic Study for Amendment No. 2A of the Washington Boulevard

Project Area

- Exhibit 1 – Map of Initial Reductions of the Washington Boulevard Redevelopment Project Area
- Exhibit 2 – Map of Final Boundaries of Amendment No. 2A the Washington Boulevard Redevelopment Project Area
- Exhibit 3 – Map of Municipal and Redevelopment Project Areas boundaries.

ORDINANCE NO. 1011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING ORDINANCE NO. 1001 (ADOPTING A REDEVELOPMENT PLAN FOR AND APPROVING AMENDMENT NO. 2 TO THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA) TO REDEFINE THE PROJECT AREA FOR AMENDMENT NO. 2 TO THE WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA (AMENDMENT NO. 2A)

Recitals:

A. In June 2008 the City Council of the City of Santa Fe Springs adopted Resolution No. 9112 and began proceedings to amend the Washington Boulevard Redevelopment Project Area by adding additional area.

B. In July 2008 the Planning Commission adopted Resolution No. 18-2008 and selected the project area boundaries for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area and approved a preliminary plan for the same.

C. On October 9, 2008 the City Council adopted Resolution No. 9147 authorizing and directing the Community Development Commission to consult with and obtain the advice of tenants and community organizations within the proposed Amendment No. 2 project area in accordance with the procedures of the Community Redevelopment Law.

D. On October 9, 2008 the Community Development Commission adopted Resolution No. 214-08 establishing Fiscal Year 2008-2009 as the base year roll.

E. On or about March 9, 2009 the Notice of Availability of the Supplemental Environmental Impact Report ("FSEIR") was published and the document was made available for public review in accordance with the time frames set forth by CEQA.

F. On April 23, 2009 the Community Development Commission approved rules governing participation by property owners and business occupants and adopted relocation rules by Resolution Nos. 224-09 and 226-09.

G. On May 7, 2009 the City Council and the Community Development Commission each adopted resolutions consenting to a joint public hearing regarding the proposed Amendment No. 2 to the Washington Boulevard Redevelopment Project Area and directing that notices of the hearing be given as required.

H. On May 11, 2009 the Planning Commission adopted Resolution No. 23-09,

finding that the proposed Amendment No. 2 conformed to the General Plan of the City.

I. A noticed public information meeting on the proposed Amendment No. 2 was held on May 19, 2009.

J. On June 24, 2009 a letter of objection was received by the City from the County of Los Angeles.

K. On June 25, 2009 the City Council and the Community Development Commission held a duly, noticed joint public hearing on proposed Amendment No. 2 to the Washington Boulevard Redevelopment Project. Notice of the joint public hearing was given by publication and mailing as required by the Community Redevelopment Law. At the close of the public hearing the Community Development Commission adopted Resolution No. 234-2009 finding that the use of low-and moderate-income housing funds outside the boundaries of Amendment No. 2 would be of benefit to the Washington Boulevard Redevelopment Project. At the close of the public hearing the City Council: adopted Resolution No. 9197 finding that the use of low-and moderate-income housing funds outside the boundaries of Amendment No. 2 would be of benefit to the Washington Boulevard Redevelopment Project Area; adopted Resolution No. 9198 certifying the FSEIR for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area; and introduced Ordinance 1001 approving Amendment No. 2 to the Washington Boulevard Redevelopment Project Area.

L. On July 9, 2009 the City Council approved Resolution No. 9203, approving responses to the County Objections.

M. On July 15, 2009, the City Council adopted Ordinance No. 1001.

N. On or about October 6, 2009 the County of Los Angeles initiated a validation action against the City of Santa Fe Springs, the Community Development Commission of the City of Santa Fe Springs, the City Council of the City of Santa Fe Springs and All Persons Interested in the Matter of Amendment Number Four to the Consolidated Redevelopment Project Area alleging that the amendment was invalid due to various violations of the Community Redevelopment Law.

O. The City Council and Community Redevelopment Commission deny the allegations contained in the County's complaint and contend that all procedures of the Community Redevelopment Law were properly followed in adopting Amendment No. 2 to the Washington Boulevard Redevelopment Project Area.

P. Without admitting liability or error, the Parties have determined that it was in the best interest of all concerned to settle the litigation and on April 13, 2010, the Parties entered into a Stipulation for Settlement whereby it was agreed that the City would amend Ordinance No. 1001 to redefine the boundaries of the area added as set forth herein.

Q. On May 13, 2010 the City Council held a duly noticed public hearing to consider the amendment to Ordinance 1001 to redefine the Project Area for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area.

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

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

SECTION 2. Ordinance No. 1001 and the Project Area for the Redevelopment Plan for Amendment No. 2 are hereby amended as set forth herein. The amendment to the Washington Boulevard Redevelopment Project Area shall hereafter be referred to as Amendment No. 2A. The changes that are made by Amendment No. 2A are not substantial changes which affect any plan adopted by the Planning Commission or City Council and do not require submission to the Planning Commission for a report or recommendation.

SECTION 3. The Project Area established by Amendment No. 2 is hereby reduced to include only that added area as shown on the maps attached as Exhibits A and B to the Redevelopment Plan for Amendment No. 2A and as described in the legal description attached as Exhibit C to the Redevelopment Plan for Amendment No. 2A for a total of 33.98 acres (the "Added Area"). The Redevelopment Plan for Amendment No. 2 is amended by: revising Section 100 to reflect the correct amount of acreage; changing the Exhibits referenced in Section 300; and making changes in Section 606 to delete areas no longer in the Added Area. No other changes have been made.

SECTION 4. The City Council hereby finds and determines that in adopting this Ordinance, it may rely on the administrative proceedings and CEQA determination that was prepared for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area, as this is a reduction to the project area proposed by Amendment No. 2 and therefore all previous proceedings covered the Added Area.

SECTION 5. In accordance with California Health and Safety Code section 33367(a), the City Council finds that the purpose and intent of the City Council with respect to the Redevelopment Plan for Amendment No. 2A is to promote the welfare of the citizens of Santa Fe Springs by enhancing the tax base, creating jobs, increasing the supply of affordable housing in the City (but outside of the Added Area), aesthetically improving commercial and industrial properties and eliminating hazardous contamination. The Council seeks to protect and promote the sound development of the Added Area and the general welfare of the inhabitants of the City by remedying the injurious conditions presently existing in the Added Area and by providing needed public facilities in the area through the application of all appropriate means. The purposes and intent are more fully set forth in the Administrative Record, including but not limited to the Preliminary Plan for Amendment No. 2, the Supplemental Environmental Impact Report, the Preliminary Report

and the Final Plan for Amendment No. 2, as well as the Final Plan for Amendment No. 2A (collectively the "Final Plans").

SECTION 6. In accordance with California Health and Safety Code section 33367(b) the Redevelopment Plan for Amendment No. 2A to the Washington Boulevard Redevelopment Project Area is attached hereto as Exhibit 1 and is incorporated herein by reference.

SECTION 7. In accordance with California Health and Safety Code section 33367(d), the City Council hereby reiterates with respect to the Added Area the following findings and determinations made upon adoption of Ordinance 1001 which were based on the evidence in the administrative record which includes the files of the Community Development Commission:

A. As evidenced by the blight surveys, as well as other information in the administrative record including the Preliminary Report, the Added Area is a blighted area and in order to effectuate the purposes set forth in Section 4 above, it is necessary to redevelop the area in accordance with the Community Redevelopment Law. Among other things, the existing land use patterns are based on outdated development concepts and not well laid out for current market conditions, properties are subject to multiple ownerships, and properties are undersized and irregularly shaped. The physical condition of many of the properties has contributed to vacancies, maintenance problems and a decline of the economic viability of the area. There is environmental contamination on a number of properties in the area which will make redevelopment more expensive and cumbersome. There is also a problem with properties being of inadequate size and shape.

B. The Redevelopment Plan for Amendment No. 2A will redevelop the Added Area in conformance with the Community Redevelopment Law and in the interests of the public peace, health, safety and welfare. Under the Redevelopment Plan: dilapidated and deteriorated structures and structures with inefficient designs will be eliminated; hazardous environmental conditions will be remediated; public infrastructure will be reconfigured; incompatible uses will be eliminated along with parcels of inadequate shape and size; adequate parking will be required. A more thorough discussion of the redevelopment to take place is documented in the administrative record.

C. As shown by the administrative record, including the Preliminary Report and the Final Plans, the adoption and carrying out of the Redevelopment Plan for the Added Area is economically sound and feasible.

D. As found by the Planning Commission, the Redevelopment Plan for the Added Area is consistent with the General Plan of the City, including, but not limited to the City's Housing Element, which substantially complies with the provisions of law. The proposed land uses shows commercial and industrial uses which are consistent with the existing General Plan designations for that area. The Housing Element does not designate any of the Added Area as sites for residential development. A more thorough discussion of

General Plan conformity can be found in the administrative record, including the Preliminary Plan for Amendment No. 2, the Supplemental Environmental Impact Report, and the Final Plans.

E. Carrying out the Redevelopment Plan for the Added Area will promote the public peace, health, safety and welfare of the community and will effectuate the purposes and policy of the Community Redevelopment Law and improve or alleviate the physical and economic conditions of blight in the Added Area as more fully discussed in the administrative record, including the Preliminary Report for Amendment No. 2 and the Final Plans.

F. The condemnation of real property in the Added Area is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law.

G. As established by the Final Plans, the Community Redevelopment Commission has a feasible plan for the relocation of families and persons displaced from the Added Area covered by Amendment No. 2A should the execution of the Plan result in the temporary or permanent displacement of any occupants of housing facilities in the Added Area. There are no nonprofit local community institutions in the Added Area that would be displaced.

H. The Redevelopment Plan deals with relocation of housing and occupants. Moreover, there is or will be in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at reasonable rents, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons which would be available for rent and which would be reasonably accessible to their places of employment. Families and persons will not be displaced prior to the adoption of a relocation plan pursuant to Health and Safety Code sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Health and Safety Code sections 33334.5, 33413 and 33413.5

I. Noncontiguous areas, if any, are included because they are blighted and necessary for the effective redevelopment of the Project Area and are not included for the purpose of obtaining the allocation of tax increment revenues from the Added Area without other substantial justification.

J. The inclusion of any lands, buildings, or improvements which are not blighted and therefore not detrimental to the public health, safety or welfare, is necessary for the effective redevelopment of the Added Area and such properties are not included for the purpose of obtaining the allocation of tax increment revenues without other substantial justification.

K. As evidenced by the lack of recent development in the area and as documented in the Administrative Record, including the Preliminary Report, the elimination of blight and redevelopment of the Added Area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Community Development Commission. The situation that existed in 2008 when this process began has only been exacerbated by the current economic conditions.

L. As shown on Exhibit A to this Ordinance and as set forth in the Preliminary Report, the area covered by Amendment No. 2A is predominantly urbanized as defined by Health and Safety Code section 33320.1(b) as the areas have either been developed for urban uses or are integral parts of surrounding areas that have been developed for urban uses.

M. The time limitations contained in the Redevelopment Plan for the Added Area are in compliance with the Community Redevelopment Law. The time limitations and limitations on the dollars to be allocated to the agency are reasonably related to the proposed projects in the Redevelopment Plan and the ability of the Community Development Commission to eliminate blight within the Project Area.

N. Implementation of the Redevelopment Plan for the Added Area will improve or alleviate the physical and economic conditions of blight in the Project Area, as described in the administrative record, including the report from the Community Development Commission to the City Council and the Final Plans for Amendment Nos. 2 and 2A.

SECTION 8. The City Council is satisfied that if any residents were to be displaced, permanent housing facilities will be available within three years from the time that occupants of the Project Area are displaced and that there are adequate temporary housing facilities available for such persons at rents comparable to those in the area at the time of their displacement pending the development of such facilities.

SECTION 9. The City Council hereby designates the Redevelopment Plan attached as Exhibit 1 as the official Redevelopment Plan for the Added Area shown in Amendment No. 2A.

SECTION 10. The City Council intends to undertake and complete any proceedings that are necessary to be carried out by the City under the provisions of the Redevelopment Plan for Amendment No. 2A.

SECTION 11. The City Clerk shall transmit an executed copy of Ordinance 1001 as amended by this Ordinance to the Building Department. For two years from the date of adoption of Ordinance 1001, all applicants for building permits or other improvements for property in the Redevelopment Plan area shall be advised by the building department that the site is within a redevelopment project area.

SECTION 12. An executed copy of Ordinance 1001 as amended by this Ordinance shall be sent to the Community Development Commission and the Community Development Commission is vested with the responsibility for carrying out the Redevelopment Plan.

SECTION 13. Within 60 days of the adoption of this Ordinance, the Executive Director of the Community Development Commission shall record the appropriate documents and appropriate statements in accordance with Health and Safety Code section 33373.

SECTION 14. Within 30 days of the adoption of this Ordinance, the City Clerk shall transmit a copy of the description and statements required by Section 13 above, along with a copy of Ordinance 1001 as amended by this Ordinance with Exhibits, to the County Assessor and State Board of Equalization as required by Health and Safety Code section 33375.

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

PASSED AND APPROVED THIS___DAY OF _____ 2010 BY THE FOLLOWING ROLL CALL VOTE:

AYES: Council members:

NOES: Council members:

ABSENT: Council members:

_____
Betty Putnam, Mayor of the City of Santa Fe Springs

ATTEST:

_____
Vivian De Leon, Deputy, City Clerk of the City of Santa Fe Springs

REDEVELOPMENT PLAN

FOR

AMENDMENT NO. 2A

TO THE

WASHINGTON BOULEVARD REDEVELOPMENT PROJECT

February 23, 2010

ADOPTED:

ORDINANCE NO: 1001

SANTE FE SPRINGS COMMUNITY REDEVELOPMENT AGENCY

SANTA FE SPRINGS, CALIFORNIA

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REDEVELOPMENT PLAN

FOR

AMENDMENT NO. 2A

TO THE

WASHINGTON BOULEVARD REDEVELOPMENT PROJECT

1.0

(100) INTRODUCTION

The Washington Boulevard Redevelopment Project in the City of Santa Fe Springs was formed on July 16, 1986, when the City Council adopted the Ordinance No. 696. Amendment No. 1 was approved by the City Council on May 12, 2001, by Ordinance No. 917, and did not alter any project boundaries, but made changes to the Redevelopment Plan by extending the powers of eminent domain for a period of twelve (12) years within the Project Area. Amendment No. 2A to the Washington Boulevard Redevelopment Project will add more or less 33.981 acres of land to the Washington Boulevard Project.

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

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

This Plan constitutes the Redevelopment Plan for Amendment No. 2A to the Washington Boulevard Redevelopment Project as is illustrated on the attached map as "Exhibit A". Amendment No. 2A is specifically illustrated on the attached legal map as

"Exhibit B" and is described in the legal description as "Exhibit C". It reflects the City of Santa Fe Springs' continuing desire to improve and revitalize those areas within the City, which are still suffering from physical, social, and economic blighting conditions.

2.0

(200) GENERAL DEFINITIONS

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

A. "Agency" means the Community Development Commission of the City of Santa Fe Springs, California.

B. "Amendment No. 2A" means the City of Santa Fe Springs Amendment No. 2A to the Washington Boulevard Redevelopment Project.

C. "Washington Boulevard Redevelopment Project" means the City of Santa Fe Springs Washington Boulevard Redevelopment Project as has been amended and is hereby being further Amended.

D. "City" means the City of Santa Fe Springs, California.

E. "City Council" means the City Council of the City of Santa Fe Springs, California.

F. "Code" means the California Health and Safety Code, Sections 33000 et seq. Also referred to herein as the Community Redevelopment Law.

G. "Community" means the City of Santa Fe Springs.

H. "County" means the county of Los Angeles, California.

I. "Person" means individual, or any public or private entity.

J. "Planning Commission" means the Planning Commission of the City of Santa Fe Springs.

K. "Plan" means the Washington Boulevard Redevelopment Plan which is a redevelopment plan as described in the California Redevelopment Law.

L. "Project" means the Washington Boulevard Redevelopment Project.

M. "Project Area" means the area included within the boundaries of the Washington Boulevard Redevelopment Project Area as depicted on the project map as "Exhibit A".

N. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et. seq.).

O. "State" means the State of California.

3.0

(300) PROJECT AREA BOUNDARIES

The Washington Boulevard Redevelopment Project is depicted on the project map as "Exhibit A". The boundaries of Amendment No. 2A to the Washington Boulevard Redevelopment Project are described in the legal description attached as Exhibit "C", and are illustrated on the Map, attached as Exhibit "B".

4.0

(400) REDEVELOPMENT PLAN GOALS

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

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

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

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

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

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

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

To further stabilize the City's tax base.

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

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

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

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

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

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

5.0

(500) PROPOSED REDEVELOPMENT ACTIVITIES

A. (501) General

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

1. Permitting participation in the redevelopment process by owners and occupants properties located in the Project Area, and consistent with this Plan and rules adopted by the Agency;

2. Acquisition of real property;

3. Management of property under the ownership and control of the Agency;

4. Providing relocation assistance to displaced occupants of property in the Project Area;

5. Demolition or removal of buildings and improvements;

6. Installation, construction, or re-construction of streets, utilities, and other public facilities and improvements;

7. Disposition of property uses in accordance with this Plan and the adopted General Plan of the City;

8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;

9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;

10. Rehabilitation, development or construction of low and moderate income housing within the Project and/or the City; and

11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

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

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

1. (503) Opportunities for Owner Participation

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

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

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasibly shall be available for two or more persons, firms or institutions, to join together in partnership, corporations, or other joint entities.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other altercation or elimination of rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the Project Area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the Project Area; and (9) the necessity to assemble areas for public and/or private development.

2. (504) Preferences for Persons Engaged in Business in the Project Area

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in the business within the redevelopment area if they otherwise meet the requirements prescribed by this Plan.

3. (505) Participation Agreements

The Agency may require that, as a condition to participate in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to acquired, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof. In such agreements, participants

who retain real property may be required to join in the recordation of such documents as is necessary to make the provisions of this Plan applicable to their properties. In the event the owner or participant fails or refuses to develop, or use and maintain, its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

Whether or not a participant enters in a participation agreement with the Agency, the provisions of this plan are applicable to all public and private property in the Project Area.

4. (506) Implementing Rules

The provisions of Sections 502 through 505 shall be implemented according tot eh rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency.

C. (507) Property Acquisition

1. (508) Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, lease, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of the Project Area.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires the structural altercation, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the

standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

Any covenants, conditions, or restrictions existing on any real property within the Project Area prior to the time the Agency acquires title to such property, which covenants, conditions, or restrictions restrict or purport to restrict the use of, or building upon, such real property, shall when the Agency complies with the procedures of Section 33397 of the Community Redevelopment Law, be void and unenforceable as to the Agency and any other subsequent owners, tenants, lessees, easement holders, mortgages, trustees, beneficiaries under a deed of trust, or any other persons or entities acquiring an interest in such real property from such time as title to the real property is acquired by the Agency.

2. (509) Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

D. (510) Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. (511) Relocation of Occupants Displaced by Agency Acquisition

1. (512) Relocation Housing Requirements

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwelling. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

In accordance with Section 33412 of the Code, permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

It is important to note that although there are a few residential dwelling units currently within the boundaries of the Amendment No.2A Project Area, all the dwelling units are contained in a travel trailer park. While Section 512 of this Plan is written in accordance with California Health and Safety Code, the relocation of residents as a result of project implementation is not anticipated.

2. (513) Replacement Housing

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, development, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such the rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low- or moderate-income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 of the Code but for which no replacement housing plan has been prepared, shall not be destroyed or removed form the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing the low- and moderate-income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

3. (514) Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns, and other displaced in the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residences or business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

4. (515) Relocation Payments

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced from property in the Project. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7460 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. (516) Payments to Taxing Agencies to Alleviate Financial Burden

Subject to the provision of Section 33401 of the Community Redevelopment Law, the Agency may make the payments specified in this Section 516. In any year during which it owns property in the Project Area, the Agency is authorized, nit not required, to pay directly to any City, County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes. The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City), any amounts of money which, in the Agency's determination, are appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

G. (517) Demolition, Clearance, Public Improvements, Building and Site Preparation

1. (518) Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. (519) Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) street and circulation improvements; (2) storm drains; (3) sewers; (4) over-and under-passes; (5) electrical, natural gas, telephone and water distribution systems; (6) parks and plazas; (7) playgrounds; (8) parking and transportation facilities; (9) landscaped areas; and (10) flood control improvements and facilities.

Specific improvements proposed at this time are listed on Table 1 of this Plan. Improvements will not be limited to those listed on Table 1; the Agency is permitted to add additional projects as required for the orderly implementation of this Plan. Table 1 is attached to the back if this Plan.

3. (520) Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

H. (521) Property Disposition and Development

1. (522) Real Property Disposition and Development

a. (523) General

For the purpose of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing in conformance with Section 33433 of the Community Redevelopment Law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City and, where beneficial to the Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

b. (524) Disposition and Development Documents

The Agency shall reserve powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of

property for speculative purposed and to ensure that development is expeditiously carried out pursuant to this Plan. To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations or restrictions, provisions of the zoning ordinance, conditional use permits, and other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All Property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law.

c. (525) Development by the Agency or Other Public Bodies of Entities

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City council of the City of Santa Fe Springs, pay all or part of the value of the land and for the cost of the installation and construction of any build, facility, structure, or other improvement which is publicly owner either within or outside the Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land and for the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 519 of this Plan, including those set froth in "Table 1", Proposed Public Improvements. When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into contract with the City or either public corporation under which it agrees to reimburse the City or either public corporation for all or part of

the value of such land or all or part of the cost of the building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment project the Project Area, which indebtedness may be made payable out of taxes levied in the Project Area and allocated to the Agency under subdivision (b) of the Section 33670 of the California Redevelopment Law and Section 702 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing.

d. (526) Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City Codes as they are or as they may be amended from time to time. All development in the Project area must conform to the City and Agency design review procedures.

2. (527) Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

I. (528) Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Agency may seem the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by the public bodies without the consent of such public bodies. The Agency, however, will see

the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to the Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by the public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structure, or other improvements (within or outside the Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to the Project.

J. (529) Rehabilitation, Conservation, and Moving of Structures

1. (530) Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of the property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as possible and to add the other economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program or assistance and enforcement to encourage owners or property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of rehabilitation in the Project Area shall be subject to the following limitations:

a. The rehabilitation of the structure must be compatible land uses as provided for in this Plan.

b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City.

c. The expansion of public improvements, facilities and utilities.

d. The assembly and development of area in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area. Where there is a conflict between the building requirements set forth in this Plan and such property rehabilitation standards as may be adopted, the property rehabilitation standards shall prevail.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its option, it not economically and/or structural feasible.

2. (531) Moving Structures

As necessary to carry out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. (532) Low and Moderate Income Housing

1. (533) Authority Generally

The Agency may, inside or outside the Project Area and in accordance with the city's General Plan, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for the persons and facilities of low or moderate income. The Agency may also provide subsidies to, or for the benefit or, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the Santa Fe Springs Housing Authority and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 535 herein below.

2. (534) Replacement Housing

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, where dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units at affordable housing costs within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the community Redevelopment Law.

3. (535) Increased and Improved Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 702 of this Plan shall be used by the Agency for the purposes of increasing and improving the

City's supply of low- and moderate-income housing available at affordable housing cost, as defined by Section 50052.5 of Health and Safety Code, to persons and families of low- or moderate-income, as defined in Section 55093 of the Health and Safety Code, unless on or more of the following findings are made: (1) that no need exists in the city, the provision of which would benefit the Project Area to improve or increase the supply of housing for persons and families of low- or moderate-income or very low income households; or (2) that some percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 702 is sufficient to meet such housing need; or (3) that a substantial effort to meet low- and moderate-income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the City from the state, local, and federal sources for low- and moderate-income housing alone or in combination with the taxes allocated under Section 33334.2, is equivalent in impact to the funds other required to be set aside pursuant to said Section.

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

a. Acquire land or building sites;

b. Improve land or building sites with on-site or off-site improvements;

c. Donate land to private or public persons or entities;

d. Finance insurance premiums pursuant to Section 33136;

e. Construct buildings or structures;

f. Acquire building or structures;

g. Rehabilitate buildings or structures;

h. Provide subsidies to or for the benefit or persons or families of very low-, low-, or moderate-incomes; and

i. Develop plans, pay principal and interest on bonds, loans advances, or other indebtedness, or pay financing or carrying charges.

The Agency may use these funds to meet, in whole or in part, the placement housing provisions in Section 534 above. These funds may be used inside or outside the Project Area provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing shall accrue to the fund.

4. (536) New or Rehabilitated Dwelling Unites Development Within the Project Area

As required by Section 33413 (b) of the Code, at least thirty percent (30) of all new or rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to person and families of low or moderate income. Not less than 50 percent (50 %) of the dwelling units required to be available at affordable housing cost to persons and families of low- or moderate-income shall be available at affordable housing cost to, and occupied by, very low-income households.

At least 15 percent (15 %) of all new or rehabilitated units developed within the Project Area by public or private entities or person other than the Agency, if any, shall be available at affordable housing cost to persons and families of low- or moderate-income. Not less than forty percent (40 %) of dwelling units required to be available at affordable income shall be available at affordable housing costs to very low-income households.

The percentage requirements set forth in this Section shall apply in the aggregate to housing made available pursuant to the first and second paragraphs, respectively, independently of the requirements of Section 534 and of this Section 536 and not to each individual case of rehabilitation, development or construction of dwelling units.

If all or any portion of the Project Area is developed with low- or moderate-income housing units, the agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low- and moderate-income displaced by the Project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

5. (537) Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed or constructed pursuant to Sections 534 and 536 shall remain available at affordable housing cost to persons and families of low-income, moderate-income and very low-income households, respectively, for not less than the period set forth in Section 1000 for the duration of this Plan's development controls.

6.0

(600) LAND USES AND DEVELOPMENT REQUIREMENTS

A. (601) Major Land Use

Permitted land uses throughout the Washington Boulevard Redevelopment Project are those residential, commercial, industrial and other uses as shall be designated from time to time in the General Plan of the City. Specific permitted uses within the Project Area are those that are permitted, or conditionally permitted, by the City's zoning ordinance when the zoning ordinance conforms to the General Plan.

The Project Map attached for Amendment No. 2A as Exhibit B illustrates the location of the Project boundary being added and identifies the major streets within the Project Area. The proposed land uses for Amendment No. 2A are described herein below.

1. (602) Commercial

Principal uses could include shopping center facilities, neighborhood convenience stores, doctors, dentists, general and business office, and other uses specified for or permitted within such areas by the General Plan and local codes and ordinances.

2. (603) Residential

At the present time, permanent residential uses are permitted within an existing travel trailer park. No new residential uses are expected to be developed within the proposed Amendment No. 2A. The General Plan and the City codes do not designate any area where residential units could be developed. This could change in the future if the Planning Commission and the City Council chose to amend the General Plan.

3. (604) Industrial

The majority of the land in Amendment is designated for heavy manufacturing. Principal uses in this category include warehouse-distribution, fabrication and assembly, manufacturing and processing, and other similar uses specified for or permitted within such areas by the General Plan and local codes and ordinances.

B. (605) Other Land Uses

1. (606) Public Rights-of-Way

Public streets within Amendment No. 2A are portions of: Washington Boulevard and Sorensen Avenue. Additional public streets, alleys and easements may be crated in the Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for property use and/or development.

Throughout the Washington Boulevard Redevelopment Project, any changes in the existing street layout shall be in accord with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

a. A balancing of needs of proposed and potential new development for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing development proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the participation and preferences rules adopted by the agency for the Project, and any participation agreements executed there under;

b. The requirements imposed by such factors as topography, traffic safety and aesthetics;

c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project by providing convenient, efficient vehicular access and movement; and

d. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically founding public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. (607) Other Public, Quasi-Public, Institutional and Non-Profit Uses

Throughout the Washington Boulevard Redevelopment Project, the Agency is authorized to permit the maintenance, establishment or enlargement or public, quasi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights of way, and facilities of other similar associations or organization. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

C. (608) Conforming Properties

The Agency may, at its sole and absolute discretion, determine that certain real properties within the Project Area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate

of conformance to this effect may be issued by the Agency and recorded. A Conforming owner may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the Project Area.

D. (609) Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for the interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

E. (610) Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area, and abatement of such uses is not required by applicable City codes. The owner of such a property may be required to enter into a participation agreement, to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the Project Area.

The Agency may authorize additions, altercations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the agency, such improvements would be compatible with surrounding uses and development and are permitted under applicable City codes.

F. (611) General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. (612) Construction

All construction in the Project Area shall comply with all applicable state and local laws in effect at such time.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development

standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. (613) Limitation on the Number of Buildings

The approximate number of buildings in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

3. (614) Number of Dwelling Units

The approximate number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

4. (615) Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as prescribed by the applicable federal, state and local statutes, ordinances and regulations.

5. (616) Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-or-way, the public grounds, the space around the buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to insure optimum use of living plant material.

6. (617) Signs

All signs shall conform to City requirements. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures permitted by this Plan.

7. (618) Utilities

The agency shall require that all utilities be placed underground whenever physically and economically feasible.

8. (619) Incompatible Uses

No use or structure which by reason or appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

9. (620) Non-Discrimination and Non-Segregation

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, national original, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

10.(621) Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided, or re-subdivided without the approval of the Agency and the appropriate City bodies.

11.(622) Minor Variations

Under exceptional circumstances, the Agency is required to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

b. There are exceptional circumstances or conditions applicable to the property or the intended development of the property which do not apply generally to the other properties having the same standards, restrictions, and controls.

c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the Project.

d. Permitting a variation will not be contrary to the objectives of the Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

12.(623) Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for property development of both private and public areas within the

Project Area. These may be established by the approval of specific developments or by the adoption of general restrictions and controls by resolution of the Agency.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency and the Planning Commission unless allowed pursuant to the procedures of Section 623. One of the objectives of this Plan is create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and otherwise architectural quality of the Project Area. The Agency and Planning Commission shall not approve any plans that do not comply with this Plan.

13.(624) Building Permits

No new permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or altercation to any existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided. Any permit that is issued hereunder must be in conformance with the provisions of this Plan.

Upon receipt of such an application, the City shall request the Agency to review the application to determine what effect, if any, the issuance thereof would have upon the Plan for said Project Area. Within 45 days thereafter the Agency shall file with the City a written report setting forth its findings of fact, including but not limited to, the following:

a. Whether the proposed improvements would be compatible with the standards and other requirements set forth in the Plan and in terms of design; and

b. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan and in terms of design; and

c. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural landscape and site plans to the Agency.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for purposes of this Plan. A building permit shall be issued only after the applicant for the same has been granted all approvals required by the City and the Agency at the time of the application

7.0

(700) METHOD OF FINANCING THE PROJECT

A. (701) General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of agency-owned property, participation in development, or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Project may be provided by the city until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

Tax increment financing, as authorized by Section 702 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Project activities.

B. (702) Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, the City of Santa Fe Springs, and district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

a. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as show upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Los Angles last equalized on the effective date of said ordinance shall be use din determining the

assessed valuation of the taxable property in the Project Area on said effective date); and

b. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of the interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in party, this Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision (2) above is hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring or any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The portion of taxes divided and allocated to the Agency pursuant to subdivision (2) of this section shall not exceed a cumulative total of $50,200,000, except by amendment of this Plan. Such limitation is exclusive of (1) any payments to taxing agencies to alleviate financial burden made by the Agency pursuant to Section 33401 of the Community Redevelopment Law and Section 516 of this Plan; and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 535 of this Plan to be deposited by the Agency to a Low and Moderate Income Housing Plan as a result of such payments to taxing agencies.

The time limit to collect tax increment shall be 28 years from the date of adoption of this Plan.

C. (703) Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds of obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivisions (2) of Section 702 above which can be outstanding at any one time shall not exceed $9,500,000 in principal amount, except by amendment of this Plan. Such limitation is exclusive of: (1) any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Section 33401 of the Community Redevelopment Law and Section 516 of this Plan to alleviate financial burden and (2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 535 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of such payments to taxing agencies.

D. (704) Time Limit on Established Indebtedness

The Agency shall not establish or incur loans, advance, or indebtedness to finance in whole or in part the Project beyond 20 years from the date of adoption of this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. Such time limitation may be extended only be amendment of this Plan.

E. (705) Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project.

8.0

(800) ACTIONS OF THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

a. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-or-way in the Project Area. Such action by the city shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.

b. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.

c. Revision of Zoning Ordinance and/or the General Plan within the Project Area to permit the land uses and development authorized by this Plan.

d. Imposition wherever necessary (by covenants of restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.

e. Provision for administrative enforcement of this Plan by the City after development.

f. Performance of the above actions and of all other functions and services relating to public health, safety, and physically development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.

g. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.

h. Provision of financial assistance in accordance with Section 700 of this Plan.

i. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

9.0

(900) ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or ant other remedies appropriate to other purpose of this Plan. In addition, any recorded provisions, which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

10.0

(1000) DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 28 years from the effective date of adoption of this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations, as determined the City Council.

11.0

(1100) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law, or by any other procedure hereafter established by law.

TABLE 1

PROPOSED PUBLIC IMPROVEMENTS AND ESTIMATED COSTS

Proposed Amendment No. 2A
to the
Washington Boulevard Redevelopment Project Area

Activity	Estimated Cost	Possible Funding Sources	Status
Replace Water Well No. 1	$3,500,000	RDA/Water Fund	Unfunded
Street Deficiencies-Allport Ave.	$2,000,000	RDA and Gas Tax Fund	Unfunded
Street Deficiencies-Freestone Ave.	$1,400,000	RDA and Gas Tax Fund	Unfunded
Drainage Deficiencies-Allport/ Freestone Ave	$250,000	RDA/General Fund	Unfunded
Right-of-Way Acquisition- Allport/ Freestone Ave	$3,000,000	RDA and Gas Tax Fund	Unfunded
Street Deficiencies-Secura Way	$1,000,000	RDA and Gas Tax Fund	Unfunded
Drainage Deficiencies-Secura Way	$550,000	RDA/General Fund	Unfunded
Right-of-Way Acquisition-Secura Way	$3,800,000	RDA and Gas Tax Fund	Unfunded
Totals	$15,500,000		

Source: City of Santa Fe Springs

EXHIBIT A

Location Map of the Washington Boulevard Redevelopment Project Area
(Showing location of proposed Amendment No. 2A)

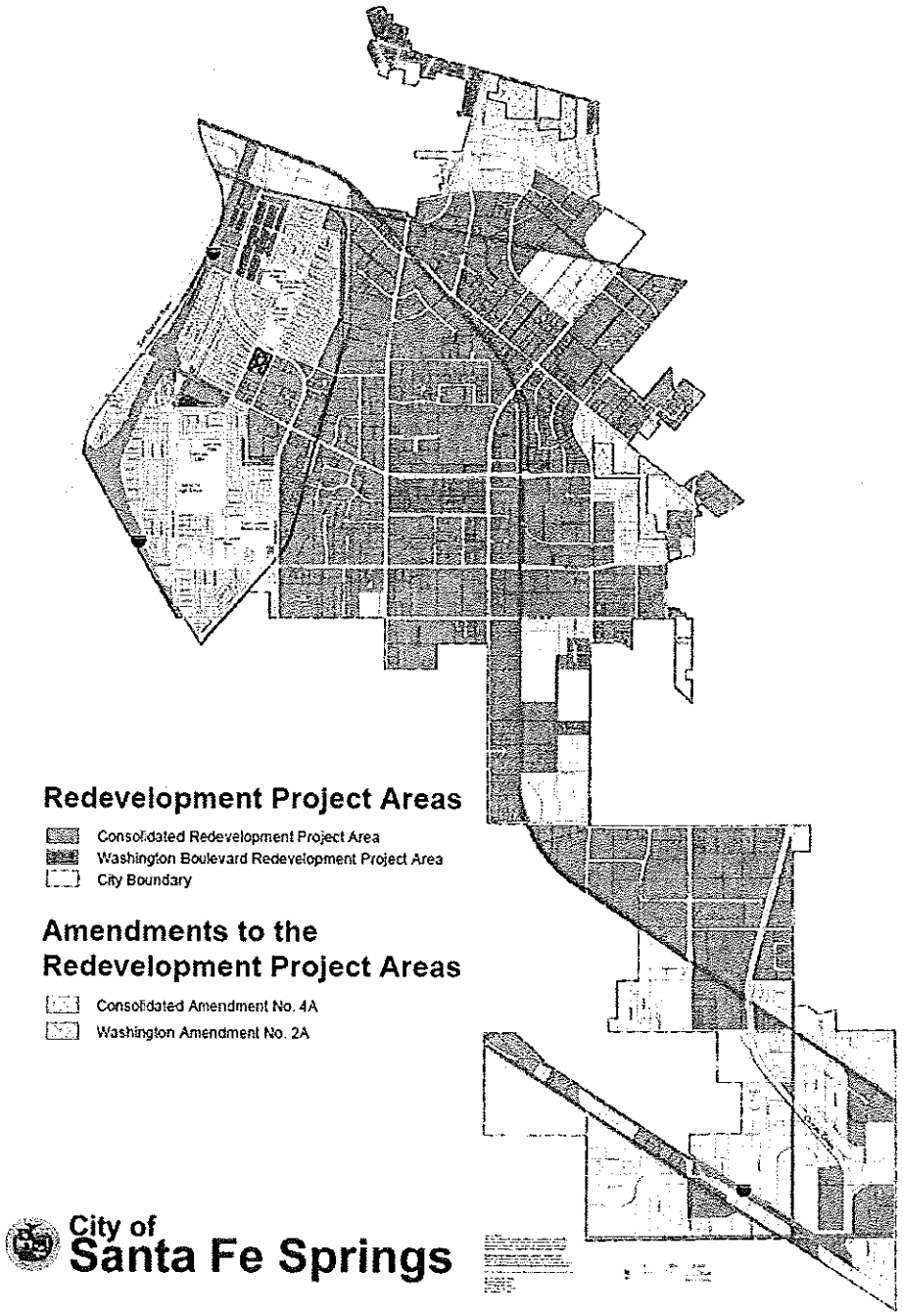

EXHIBIT B
Official Map Showing Location of Proposed Amendment No. 2A
to the
Washington Boulevard Redevelopment Project Area

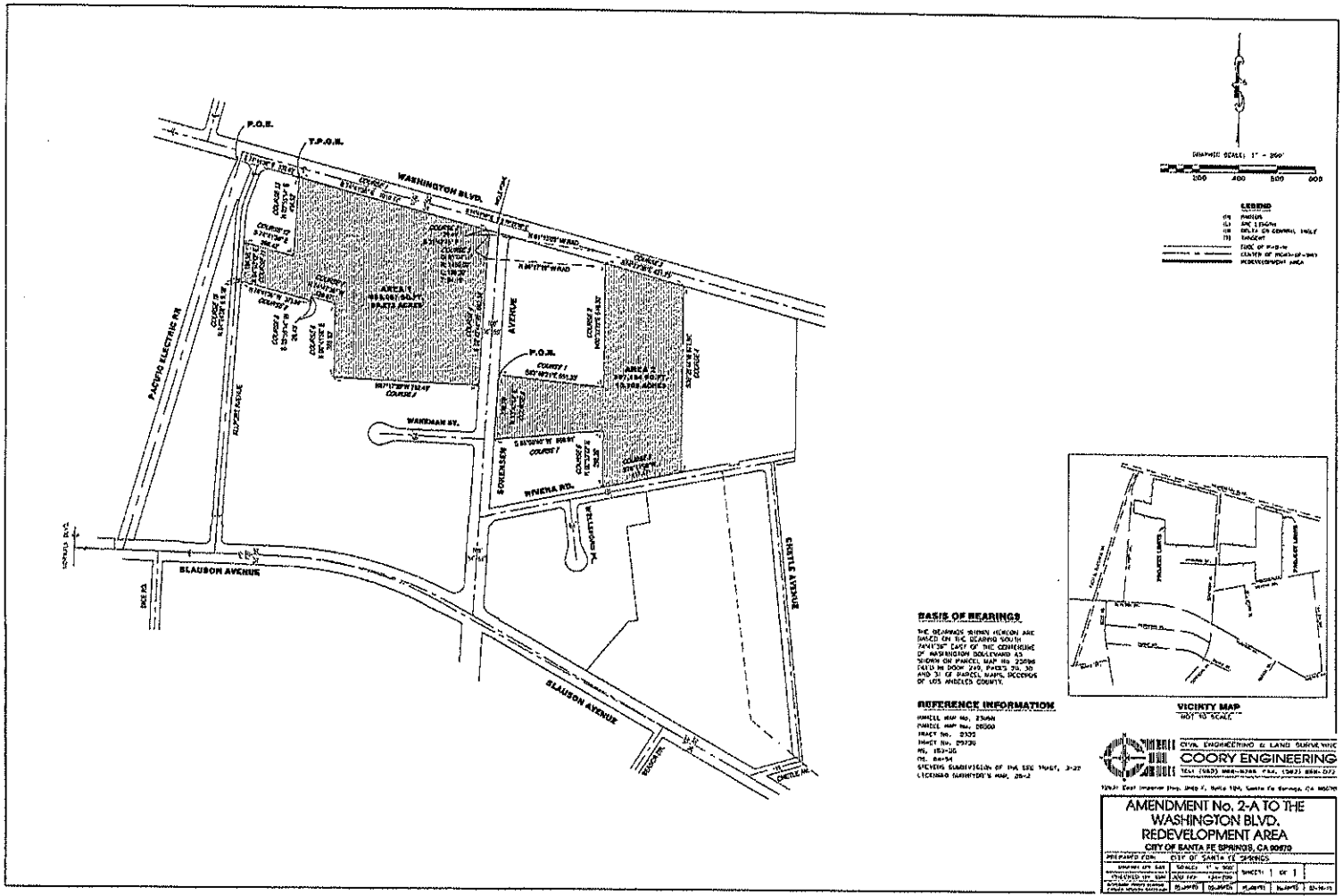

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EXHIBIT C

Legal Description for Proposed Amendment No. 2A
to the
Washington Boulevard Redevelopment Project Area

Boundary Description:

That real property in the city of Santa Fe Springs, County of Los Angeles, State of California described as follows (refer to subsequent pages):

AMENDMENT No. 2-A TO THE WASHINGTON BOULEVARD REDEVELOPMENT AREA CITY OF SANTA FE SPRINGS, CALIFORNIA

AREA "1"

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 2 OF PARCEL MAP No. 23098 AS PER MAP FILED IN BOOK 249, PAGES 29, 30 AND 31 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, SAID CORNER BEING A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD AS SHOWN ON SAID MAP; THENCE SOUTH 74°41'36' EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 332.03 **TO THE TRUE POINT OF BEGINNING;** THENCE **COURSE 1,** CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 74°41'36" EAST 1,010.12 FEET; THENCE **COURSE 2,** SOUTH 31°42'45" EAST 29.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,450 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 81°13'05" WEST; SAID BEGINNING IS A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF SORENSON AVENUE, 100 FEET WIDE AS SHOWN ON PARCEL MAP No. 26560 AS PER MAP FILED IN BOOK 315, PAGES 16 AND 17 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE **COURSE 3,** SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE 128.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°04'11"; THENCE **COURSE 4,** ALONG A TANGENT LINE AND CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 03°42'44" WEST 662.34 FEET TO THE NORTHEASTERLY CORNER OF LOT 1 OF TRACT No. 29736, AS PER MAP FILED IN BOOK 837, PAGES 27 AND 28 OF MAPS, RECORDS OF SAID COUNTY; THENCE **COURSE 5,** ALONG THE NORTHERLY LINE OF SAID TRACT NORTH 87°17'39" WEST 752.45 FEET TO THE EASTERLY LINE OF STEVENS SUBDIVISION OF THE SEE TRACT PER MAP RECORDED IN BOOK 3, PAGE 22 OF THE RECORD OF SURVEYS, RECORDS OF SAID COUNTY; THENCE **COURSE 6,** ALONG SAID EASTERLY LINE NORTH 00°41'56" EAST 385.83 FEET; THENCE **COURSE 7,** NORTH 74°47'36" WEST 128.67 FEET; THENCE **COURSE 8,** SOUTH 03°55'14" WEST 20.40 FEET; THENCE **COURSE 9,** NORTH 74°41'36" WEST 373.54 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF ALLPORT AVENUE, 50 FEET WIDE AS SHOWN ON THE MAP OF RECORD OF SURVEY AS RECORDED IN BOOK 84, PAGE 54 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY; THENCE **COURSE 10,** ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 04°24'58" EAST 9.16 FEET; THENCE **COURSE 11,** CONTINUING ALONG LAST SAID LINE NORTH 04°03'12" EAST 194.96 FEET; THENCE **COURSE 12,** DEPARTING FROM LAST SAID LINE SOUTH 74°41'36" EAST 266.42 FEET; THENCE **COURSE 13,** NORTH 03°55'14" EAST 414.52 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING AN AREA OF 20.272 ACRES, MORE OR LESS.

Description prepared by:



Samir M. Khoury
R.C.E. No. 30567

2/18/10
Date

C:\Coory\Legal \134-209 Washington No 2-A Area 1 Legal Description 2-18-10.doc

AMENDMENT No. 2-A TO THE WASHINGTON BOULEVARD REDEVELOPMENT AREA CITY OF SANTA FE SPRINGS, CALIFORNIA

AREA "2"

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3 OF PARCEL MAP No. 26560 AS PER MAP FILED IN BOOK 315, PAGES 16 AND 17 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA; THENCE **COURSE 1,** ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 SOUTH 83°40'21" EAST 551.33 FEET; THENCE **COURSE 2,** ALONG THE EASTERLY LINE OF SAID PARCEL MAP No. 26560 NORTH 00°33'22" EAST 646.30 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD, 100 FEET WIDE AS SHOWN ON SAID PARCEL MAP No. 26560; THENCE **COURSE 3,** ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 74°22'36" EAST 421.75 FEET TO THE WESTERLY LINE OF LOT 1 OF TRACT No. 2329 AS PER MAP RECORDED IN BOOK 26, PAGE 2, RECORDS OF SAID COUNTY; THENCE **COURSE 4,** SOUTH 00°28'44" WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 977.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERA ROAD, 66.00 FEET WIDE AS SHOWN ON RECORD OF SURVEY AS PER MAP FILED IN BOOK 153, PAGE 26 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY; THENCE **COURSE 5,** ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 78°41'59" WEST 417.47 FEET; THENCE **COURSE 6,** ALONG THE EASTERLY LINE OF LICENSED SURVEYOR'S MAP AS PER MAP RECORDED IN BOOK 26, PAGE 2 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY NORTH 00°33'22" EAST 298.26 FEET; THENCE **COURSE 7,** ALONG THE NORTHERLY LINE OF LOT 16 OF SAID LICENSED SURVEYOR'S MAP SOUTH 85°00'40" WEST 569.91 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SORENSEN AVENUE, 100 FEET WIDE AS SHOWN ON SAID PARCEL MAP No. 26560; THENCE **COURSE 8,** ALONG LAST SAID EASTERLY RIGHT-OF-WAY LINE NORTH 03°42'44" EAST 339.78 FEET TO THE POINT OF **BEGINNING.**

CONTAINING AN AREA OF 13.709 ACRES, MORE OR LESS.



Description prepared by:

Samir M. Khoury
R.C.E. No. 30567

2/18/10
Date

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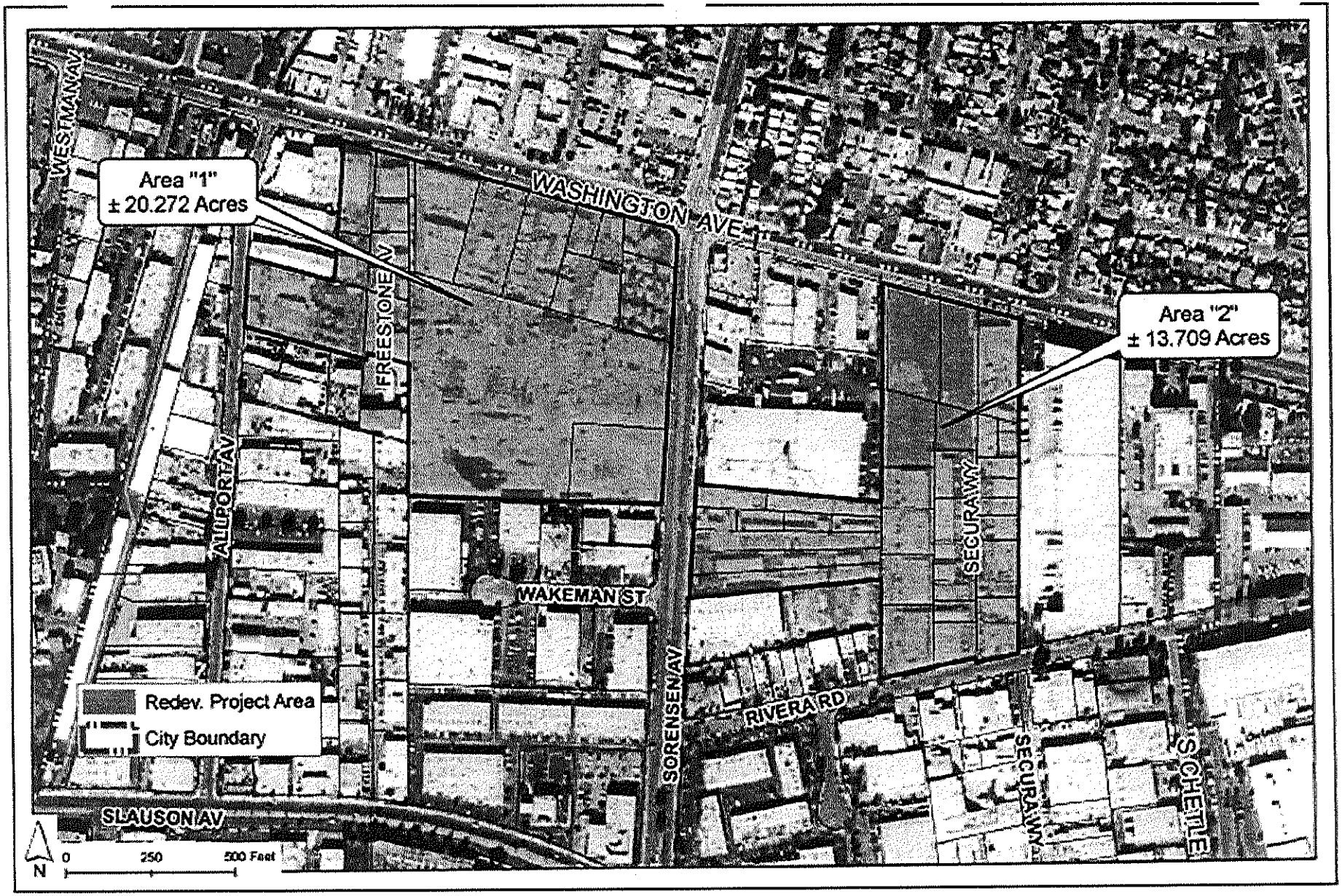


City of Santa Fe Springs Community Development Commission

Final Boundaries of Proposed Amendment No. 2A to the Amended WBPA

EXHIBIT 2

ADDENDUM TO THE FINAL SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH #2008091146)

FOR PROPOSED AMENDMENT NO. 2A TO THE AMENDED WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA

CITY OF SANTA FE SPRINGS
11710 Telegraph Road
Santa Fe Springs, California 90670
562.868.0511

MAY 2010

ADDENDUM TO THE FINAL SUBSEQUENT EIR FOR AMENDMENT NO. 2A TO THE AMENDED WASHINGTON BOULEVARD PROJECT AREA (25 June 2009, SCH# 2008091146)

MAY 2010

HISTORY AND BACKGROUND

The City of Santa Fe Springs and the Santa Fe Springs Community Development Commission ("CDC") have been involved in redevelopment since 1966, with a primary focus on three goals including (1) elimination of blight, (2) economic development assistance, and (3) the creation and maintenance of affordable housing. Key dates over this period are outlined below:

SANTA FE SPRINGS REDEVELOPMENT HISTORY

DATE	REDEVELOPMENT ACTION APPROVED BY CITY
1966	CDC approves the 65-acre Flood Ranch Redevelopment Project.
1972	The 183-acre Pioneer-Telegraph Project area is approved by the CDC.
1972	The 879-acre Norwalk Blvd. Redevelopment Project area is created.
1973	CDC approves the 964-acre Oil Field Redevelopment Project.
1980	The four project areas are merged to create the CRPA.
1981	Amendment No. I is approved following certification of the Final EIR, adding 1,337 acres of land in the southeast part of the City to the CRPA.
1984	Amendment No. II is approved, bringing the CRPA into conformance with adopted General Plan and Zoning land use designations.
1986	The CDC adopts the Washington Boulevard Redevelopment Project, encompassing 55 acres of land.
1990	Amendment No. III adds 22.6 acres to the CRPA for a total of 3,450 acres.
2002	The CDC prepares an EIR to update environmental documentation for the CRPA and assure that redevelopment activities are in full compliance with CEQA.
2003	The CDC takes action to renew eminent domain authority in the WBPA.
2005	The CDC approves The Villages project following certification of the Final EIR.
2008	The CDC proposes Amendment No. 2 to the WBPA and Amendment No. 4 to the Amended CRPA. The two projects were evaluated in separate EIRs.
2009	The City approves Amendment No. 2 to the WBPA and Amendment No. 4 to the CRPA.

During 2008, the City proposed a second amendment to the 55-acre Washington Boulevard Project Area (WBPA) that would expand the project area by 186.46 acres, bringing the WBPA to a total area of 241.46 acres. The 2008 proposal for a second amendment to the amended WBPA was intended to alleviated blighting conditions and establish land use patterns that would accomplish *General Plan* goals including: (a) diversification of industry in areas zoned for such use; (b) protection of industrial zones from encroachment by nonindustrial land uses; (c) stimulation of private investment in commercial areas; (d) maintenance of varied job opportunities; (e) reduced traffic congestion and air emissions through a better balance of jobs and residents; (f) strengthened tax revenues and increased property values, (g) enhanced business viability, and (h) reinvigorated community spirit and stability.

The City's identification of blighted conditions in the project area was based upon certain primary factors. As identified and discussed in the Final Subsequent EIR, these factors included (a) outdated development concepts and layouts, (b) dilapidated and deteriorating structures that lack adequate maintenance, (c)

incompatible uses, (d) lots of irregular shape or size, (e) vacant lots and buildings combined with an overall decline in economic vitality, (f) a proliferation of debris contributing to unsafe and unsanitary conditions and (for many parcels) (g) contamination by hazardous substances.

The EIR also described tools that would be used by the City to eliminate blighted conditions in the project area. These tools included (a) rehabilitation of dilapidated structures, (b) removal where structural rehabilitation is infeasible, (c) use of relocation benefits for relocated residents and business, (d) development assistance for vacant and underutilized parcels, (e) selective assembly of nonconforming or substandard parcels to facilitate redevelopment, (f) upgraded public utilities and services, (g) alleviation of development limitations that hinder proper land utilization, (h) use of modern development criteria & controls, (i) development of workforce housing, & (j) circulation system improvements.

As part of the preliminary redevelopment plan, the City conducted a comprehensive survey of all 229 parcels in the original WBPA Amendment No. 2 project area. Survey results found that 62% of parcels were aging and poorly maintained, 61% had an outdated design or configuration, 44% had inadequate and obsolete infrastructure and another 44% had small irregularly-shaped vacant parcels with multiple owners, 42% had unsafe access, and 16% were vacant or underutilized. An additional 14% of structures were found to have no deficiencies but were retained in the project area as allowed by Health and Safety Code §33321.

In accordance with requirements of the California Environmental Quality Act (CEQA), the City prepared environmental documentation to assess impacts of the proposed project and propose mitigation measures for potentially significant adverse effects identified in the assessment. A Draft Subsequent Program EIR was released for public review and comment in March of 2009, and the City subsequently certified the Final Subsequent Program EIR in June 2009. Following completion of the CEQA assessment, the City approved Amendment No. 2 to the amended WBPA in July of 2009 and adopted all mitigation measures as outlined in the Final Subsequent Program EIR.

CHANGES BETWEEN THE SUBSEQUENT EIR AND CURRENT PROJECT PROPOSAL

After the City had completed its CEQA assessment for WBPA Amendment No. 2, the County of Los Angeles protested the boundaries of the amended WBPA project area on the basis that part of the project did not fully conform to established standards of blight. In response to the County's concerns, the City initially proposed to reduce the WBPA project area by 34.94 acres and subsequently undertook an additional reduction of 36.09 acres that left a total of 115.43 acres within the WBPA project area. The City Council approved Amendment No. 2 to the amended WBPA in July of 2009 (with a total area of 115.43 acres) and adopted all mitigation measures contained in the Final Subsequent Program EIR during the same hearing.

Following project approval, the County of Los Angeles filed a complaint against the City of Santa Fe Springs, arguing in part that the revised project area still did not fully conform to established standards of blight. Although the City of Santa Fe Springs believes that it correctly applied redevelopment standards, a strong commitment to interagency cooperation lead to a series of negotiations through which the City of Santa Fe Springs and the County of Los Angeles reached a formal settlement agreement in April 2010. Under terms of the agreement, the area of WBPA Amendment No. 2 would be reduced by an additional 112.26 acres. With this final change, the area of Amendment No. 2 was reduced to 33.981 acres, and the revised plan was redesignated as WBPA Amendment No. 2A.

Exhibits 1, 2 and 3 illustrate the full sequence outlined above. The original project area (as evaluated in the Program EIR) is shown in Exhibit 1 as a red line with black dashes. Lands that were excluded from the project area in the first reduction are shaded green, and lands that were excluded from the project area in the second reduction, which was approved in July 2009, are shaded orange.

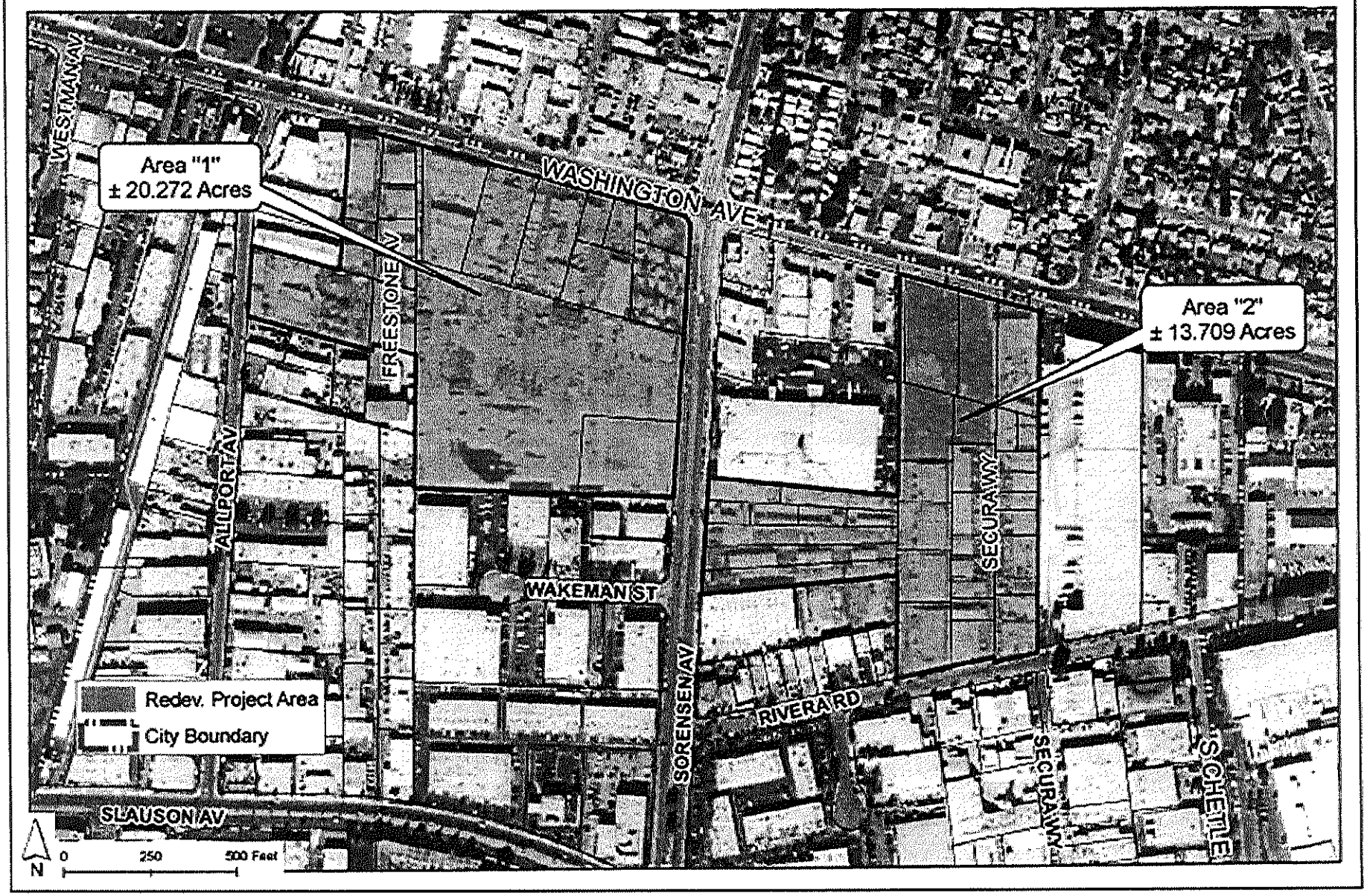
Exhibit 2 depicts, in green shading, the additional lands that were excluded from the project area as part of the April 2010 settlement agreement. As shown therein, the final reduction leaves in place two noncontiguous areas including Area "1" (comprising 20.27 acres of land) and Area "2" (comprising 13.71 acres of land).

Exhibit 3 depicts the City of Santa Fe Springs as a whole, including all of the redevelopment project areas and the amended project area for WBPA Amendment No. 2A. The revised acreage would bring the WBPA



City of Santa Fe Springs Community Development Commission
Initial Reductions to the Area of Amendment No.2 to the Amendment WBPA

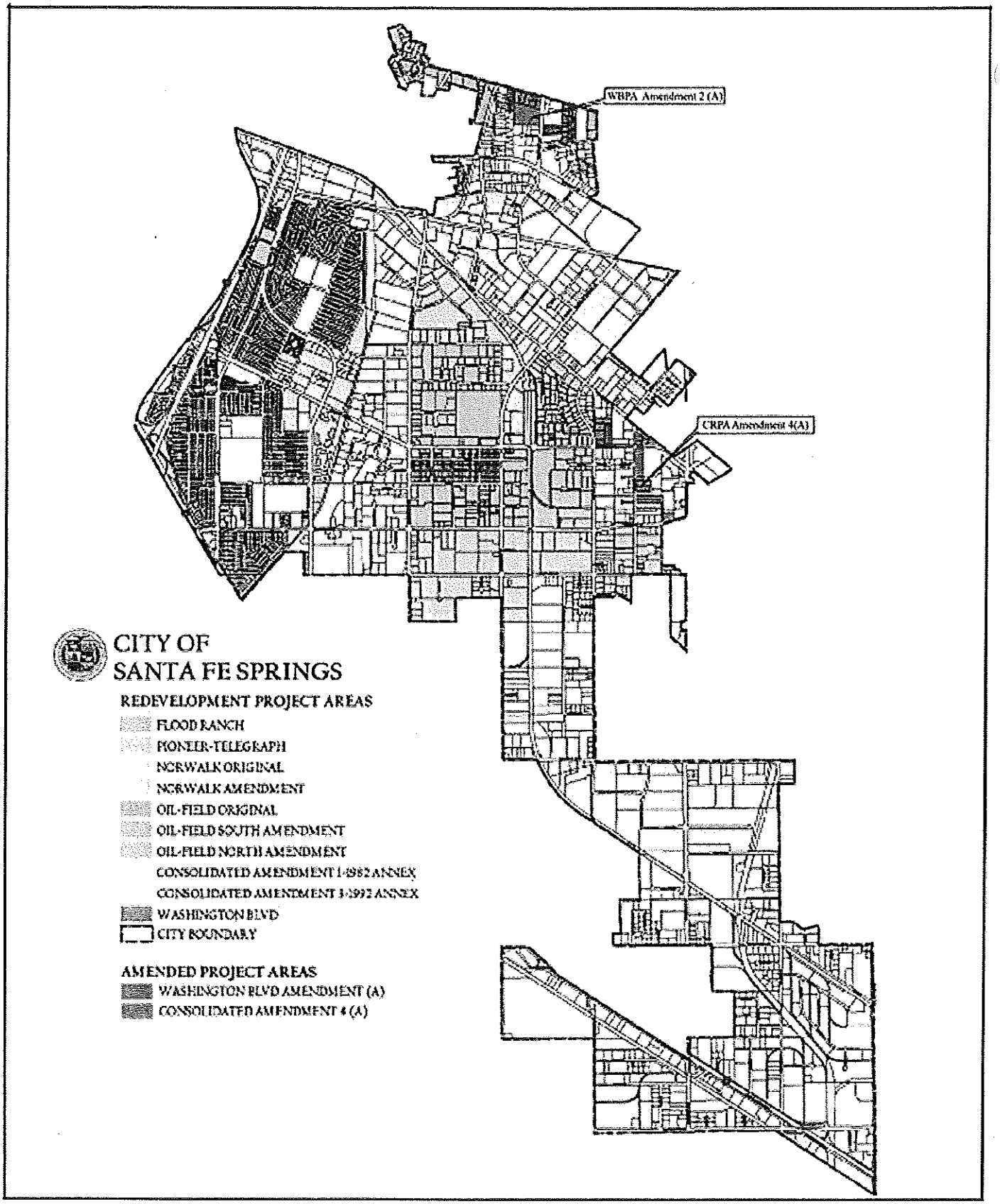
EXHIBIT 1



City of Santa Fe Springs Community Development Commission

Final Boundaries of Proposed Amendment No. 2A to the Amended WBPA

EXHIBIT 2



City of Santa Fe Springs Municipal Boundary,
Redevelopment Project Areas and Amended Project Areas

EXHIBIT 3

to an overall total area of 89 acres. The 33.981 acres of land remaining within the WBPA Amendment No. 2A boundaries were included in the original proposal, and all were evaluated in the 2009 Final Subsequent Program EIR (SCH 2008091146).

Attachment 1 to this addendum provides an updated Mitigation Monitoring and Reporting Program that has been modified to reflect the reduced project area. Apart from the Mitigation Monitoring and Reporting Program, no revisions are required to bring the Final Subsequent Program EIR into conformance with the proposed reduction in WBPA boundaries.

CEQA PROVISIONS FOR PREPARATION OF AN ADDENDUM TO A FINAL EIR

The California Environmental Quality Act (CEQA §15164[a]) states: *"(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."* In turn, Section 15162 states that preparation of a subsequent EIR is required where one or more of the following occurs: *"(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:

- *(A) the project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
- *(B) significant effects previously examined will be substantially more severe than shown in the previous EIR;*
- *(C) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
- *(D) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."*

CEQA §15164(c-e) states that *"an Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project. A brief explanation of the decision not to prepare a subsequent EIR pursuant to §15162 shall be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence."*

DISCUSSION

The revised proposal is strictly confined to a reduction in the area of WBPA Amendment No. 2 from 186.46 to 33.981 acres, a net loss of 152.48 acres. There are no changes in the factors used to identify blight, nor are there any changes in the tools that would be used to eliminate the blighting conditions in the area that remains. Furthermore, all redevelopment activities within the project area would continue to comply with the land use designations set forth in the Santa Fe Springs *General Plan Land Use Element* and with standards contained in the City's Zoning Ordinance and Municipal Code.

Consistent with these facts, the proposed reduction in the area of WBPA Amendment No. 2 will not increase the severity of previously identified significant effects, nor will it result in any significant effects that were not identified and evaluated in the previous Final Subsequent EIR. There are no changes in

the circumstances under which the project would be undertaken, and no new information has been introduced as part of the proposed changed. No new mitigation measures are proposed with this change, and no mitigation measures have been rejected either in the original Final EIR or in this Addendum; previously adopted mitigation measures have been modified where appropriate to reflect changes in the traffic modeling as discussed more fully in the paragraph below.

Based on results of updated traffic modeling conducted for the proposed WBPA Amendment No. 2A, the reduction in project area will reduce some of the mitigation obligations outlined in the Final Subsequent Program EIR. The Mitigation Monitoring and Reporting Program has been modified to reflect the revised traffic mitigation measures. No mitigation requirements other than traffic have been altered as a result of the reduced project area. Attachment 1 to this Addendum presents the revised Mitigation Monitoring and Reporting Program, and Attachment 2 provides the updated Traffic Study.

CONCLUSION

Based on the considerations outlined above, the City of Santa Fe Springs has determined that an Addendum is the appropriate CEQA document for the proposed 152.48-acre reduction in the area of WBPA Amendment No. 2A. In keeping with CEQA §15162(c), this Addendum shall not require reopening of the Final Subsequent EIR that was certified by the City in 2009, nor shall this Addendum be recirculated for formal public comment. The City has, however, opted to make this Addendum available for public review in advance of the Public Hearing and the full record of information herein will be attached to the certified Final Subsequent EIR and maintained in the City of Santa Fe Springs' files as part of the whole record of environmental information for the WBPA Amendment No. 2A project.

Approved By: _____ **Date:** _____

ATTACHMENT 1

UPDATED MITIGATION MONITORING AND REPORTING PROGRAM

SECTION 3
MITIGATION MONITORING & REPORTING PROGRAM

PURPOSE

This section lists all mitigation measures contained in Program EIR for the proposed Amendment No. 2A to the amended Washington Boulevard Redevelopment Project Area. The mitigation measures are provided in the format of a Comprehensive Mitigation Monitoring and Reporting Program. This Program complies with State Public Resources Code §21086.6 which requires public agencies approving a project under CEQA to establish a program for monitoring and reporting on the adopted mitigation plan.

ADOPTION OF MITIGATION MEASURES

As part of deliberations concerning the proposed project, the Santa Fe Springs City Council and Community Development Commission will be required to consider adoption of the mitigation measures listed herein. If the Council and Commission approve the proposed Amendment No. 2A to the amended WBPA, the Council and Commission will also be required to specify whether these program-level measures are to be formally incorporated as conditions of project approval and to indicate which measures, if any, will not be incorporated.

MONITORING AND REPORTING PROCEDURES

The Santa Fe Springs City Council and Community Development Commission will be responsible for ensuring that adopted mitigation measures are implemented through all project phases of project implementation, from design to construction and through long-term operation and maintenance. City staff will be responsible for ensuring that mitigation measures are satisfactorily monitored, and for reporting to the City Council and Community Development Commission (CDC) regarding progress in implementing the measures. The City Council and CDC, acting on behalf of the residents of Santa Fe Springs, will in turn be responsible for considering the reports submitted by staff, and determining whether the measures are being implemented and enforced as intended in this Mitigation Implementation and Monitoring Plan. It will be the responsibility of the City Council and the CDC to amend the mitigation measure(s) if necessary to achieve the intended environmental protections.

REGULATORY AND CODE COMPLIANCE STANDARDS

The project will be subject to a number of uniform code requirements and standard conditions of approval. Many of these requirements have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. If the proposed project is approved, compliance with these uniform regulations will be mandatory (not discretionary). Such regulations do not conform to the strict definition of mitigation. Although regulatory standards and codes are not necessarily incorporated into this mitigation program, the City and CDC will of course be required to comply fully with all applicable regulatory requirements and code compliance standards.

COMPILATION OF MITIGATION MEASURES

The following program-level mitigation measures are proposed to eliminate, avoid, or reduce potential environmental effects of the proposed Amendment No. 2A to the Washington Boulevard Project Area project that have been found to be potentially substantial and adverse.

CITY OF SANTA FE SPRINGS PROGRAM EIR FOR PROPOSED AMENDMENT NO. 2A TO THE AMENDED WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA – SCH#2008091146

MITIGATION MONITORING AND REPORTING PROGRAM AND FORM

Project Approval Date: _____ **Project File Number:** _____

The following mitigation measures have been adopted by the City of Santa Fe Springs. As such, these measures represent formal conditions of approval that shall govern implementation of projects undertaken pursuant to the Amendment No. 2A to the Amended Washington Boulevard Redevelopment Project Area. The City shall be responsible for monitoring and reporting progress on these measures until all measures are fulfilled in accordance with their original purpose and intent, as determined by the Santa Fe Springs City Council and Community Development Commission. This monitoring form shall be available for public review and inspection, and final project clearance shall require that all verifications included in this form have been satisfactorily completed.

MITIGATION MEASURES		TIMING	VERIFICATION OF COMPLIANCE		
			AGENCY	SIGNATURE	DATE
HYDROLOGY					
WQ 4.1-1a	**Construction Storm Water Pollution Prevention Plans:** For each WBPA Amendment No. 2A project, the City shall require the construction contractor to prepare & implement a Construction SWPPP consistent with applicable state & local requirements. Each SWPPP shall draw from the *Stormwater Best Management Practices Handbook for Construction* to develop a comprehensive set of BMPs to prevent erosion, sedimentation, and contamination resulting from earthwork and other construction phases. Measures to be implemented as part of the SWPPP shall include, at a minimum: 1) disposal of construction wastes in designated areas outside the path of storm water flows; 2) minimizing the footprint of construction zones and mandating prompt installation of erosion controls; 3) stabilizing disturbed sites with landscaping, paving or reseeding to reduce the risk of further erosion; (4) managing the construction perimeter to direct runoff around disturbed areas; (5) internal erosion controls to percolate sediment-laden waters on the construction site; and (6) bid specifications that require regular inspection and maintenance of equipment used during construction.	Construction SWPPP to be completed prior to issuance of the grading permit for each site.			
WQ 4.1-1b	**Industrial & Commercial Storm Water Pollution Prevention Plans:** For each WBPA Amendment No. 2A project, the City shall require owner/operator to prepare and implement an Industrial/Commercial SWPPP consistent with applicable state and local requirements. Each SWPPP shall draw from the *Stormwater Best Management Practices Handbook for Industrial and Commercial Uses* to develop a comprehensive set of BMPs. BMPs shall be targeted to the specific uses for each site, drawing from the list of activities and specific BMP opportunities identified in Table 4.1-6. Measures to be implemented as part of the SWPPP shall include, at a minimum: 1) employee training procedures for proper use and handling and storage of materials as well as proper techniques for containment and cleanup in the event of a spill; 2) appropriate primary and	Industrial and Commercial SWPPPs to be completed prior to issuance of the occupancy permit for each site.			

	secondary containment facilities where hazardous materials are used or transferred; 3) discharge of wastes to the sanitary sewer system if feasible; 4) identification and monitoring to ensure good housekeeping activities appropriate to each user; 5) recycling of hazardous materials and opportunities for use of nontoxic materials where feasible; 6) design and use of enclosures and seals and covers as needed to prevent hazards run-on and runoff and exposure to rain and wind; 7) catch basin filtration inserts where applicable with replacement and proper disposal guidelines; 8) appropriate inventory monitoring protocols; 9) storm drain labeling to prevent improper disposal; and 10) sweeping or other procedure to prevent on- and off-site tracking of sediments and hazardous materials.				
WQ 4.1-1c	**SWPPP Monitoring:** The City shall ensure that all project-related SWPPPs comply fully with the sampling and analytic testing requirements of SWRCB Resolution #2001-046. To this end, the City shall be responsible for oversight of SWPPP preparation and implementation. If in its review the City finds that SWPPP and BMP objectives are not being met, the City shall require the contractor to amend the SWPPP to achieve the stated mitigation goals.	SWPPP monitoring to be continuous through construction & later operations			
WQ 4.1-1d	**Discharge Permits:** All discharges associated with WBPA Amendment No. 2A redevelopment improvements shall be properly permitted by LARWQCB, whether through Waste Discharge Requirements or NPDES Permits, and in full compliance with Title 22 as appropriate.	LARWQCB permits to be obtained prior to issuance of occupancy permits.			
GEOLOGY AND SOILS					
GEO 4.2-1a	**Emergency Preparedness:** Future construction and occupancy of any project within WBPA Amendment No. 2A that qualifies as a 'large development' or a 'critical facility' including industries that could release hazardous substances shall incorporate preparation of emergency preparedness plans, including evacuation plans (Goal 4.12).	Preparedness plans due prior to issuance of occupancy permits			
GEO 4.2-1b	**Critical Facilities:** Construction & occupancy of any project in WBPA Amendment No. 2A that qualifies as a 'large development,' or a 'critical facility' including industries that could release hazardous substances shall incorporate the following condition of approval as outlined in the City of Santa Fe Springs General Plan *Safety Element*: Emergency water pumping apparatus shall be provided to supplement fire department equipment during emergencies (Goal 4.13).	Emergency pumping apparatus to be in place prior to issuance of occupancy permits			
GEO 4.2-1c	**Soils Analyses and Seismic Review:** Soils analyses and seismic review studies shall be provided during the design review and permitting process for all 'large development' and 'critical facility' projects (including industries that could release hazardous substances) within WBPA Amendment No. 2A (Policy 2.2)	City to approve all required studies prior to grading permit issuance.			
GEO 4.2-3a	**Weed Abatement Hazards:** All projects within the WBPA Amendment No. 2A project area shall be required to develop and implement an aggressive weed abatement program (Goal 5.3)	City to approve weed abatement program prior to issuance of a grading permit.			
GEO 4.2-3b	**Urban Fire Hazards:** All projects in the WBPA Amendment No. 2A shall be reviewed and monitored by the Fire Department in terms of compliance with applicable fire safety provisions in keeping with the urban fire risks of high hazard occupancy structure and uses. (Policy 5.2)	Fire safety monitoring to be ongoing through life of the project			
BIOLOGICAL RESOURCES					

No Mitigation Required					
CULTURAL RESOURCES					
CUL 4.4-1	**Archaeological Surveys:** If staff determines that a vacant parcel in the WBPA Amendment No. 2A project area exhibits exposed topsoil & is subject to a project-level proposal, the parcel exhibiting exposed topsoil shall undergo a Phase I archaeological survey by a qualified archaeologist.	Survey to be conducted prior to issuance of a grading permit			
CUL 4.4-2a	**Historical Resources:** If City staff determines that one or more structures aged 45 years or older would be directly impacted or demolished to a proposed project in the WBPA Amendment No. 2A project area, the City shall require an Historic Resource significance analysis by a qualified Architectural Historian. The name, address and qualifications of the Architectural Historian shall be presented to City staff before any historical fieldwork takes place on the project site.	Credentials to be verified before consultant work is authorized; studies to be completed prior to issuance of a grading permit			
CUL 4.4-2b	**Historical Resources:** If the Architectural Historian determines, during application of Measure CUL 4.4-2a, that the structure is not significant following City-approved contextual guidelines (as presented in Appendix C), the report should delineate this fact. If the Architectural Historian determines that the cultural resource is significant, the structure must be avoided or mitigated in a manner recommended by the qualified Architectural Historian. If one or more structures are recorded during the application of Mitigation Measure CUL 4.4-2, a Department of Parks and Recreation (DPR) 523 form must be generated.	Recommendations to be effectuated prior to issuance of a grading permit where applicable			
CUL 4.4-2c	**Historical Resources:** Upon completion of the report associated with Mitigation Measures CUL 4.4-2a and 4.4-2b, one copy of the report shall be submitted to the City Library and one copy to the South Central Coastal Information Center (SCCIC) within three months of completion. The DPR523 form(s) must accompany the report to the SCCIC.	Report submittal to occur within 3 months of completion			
CUL 4.4-2d	**Historical Resources:** In the event that ground disturbing activities during construction reveals buried cultural resources, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall made recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with §15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood or shell artifacts or features including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate DPR forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined in CEQA Guidelines §15064.5, mitigation measures shall be identified by the monitor & recommended to the City of Santa Fe Springs. Appropriate measures for significant resources may include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of discovery until the Lead Agency approves the measures to protect these resources. Artifacts recovered through mitigation	Authorization to halt earthwork shall be provided in the contractor specifications; City to oversee the work of the qualified historian where required; and City to be responsible for review of and authorization to implement recommended mitigation measures where			

	shall be donated to a qualified scientific institution, approved by the City, with long-term preservation to allow future scientific study. Reasonable efforts will be taken to avoid or mitigate impacts, and timely consultation will be conducted with SHPA and Native American tribes.	applicable.			
CUL 4.4-3	**Burial Remains:** In the event of an accidental discovery or recognition of human remains, Calif. Health and Safety Code §7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public Resources Code §5097.98.	City to oversee coroner review & ensure that earth work not resume until and in keeping with the findings as completed.			
CUL 4.4	**Paleontological Resources:** Excavation monitoring by a qualified paleontologist or his/her representative is required in areas identified as likely to contain paleontological resources. The qualified paleontologist must develop a project-level monitoring plan before monitoring begins. Areas likely to contain paleontological resources include all previously undisturbed sediments of older Quaternary alluvium present within the boundaries of the redevelopment area. Paleontological monitoring is recommended when earthmoving reaches 10 feet in depth. Only those undisturbed sediments wherein fossil plant or animal remains are found with no associated evidence of human activity or in an archaeological context should be monitored by a paleontologist. Should the qualified paleontologist determine that the excavated strata are not potentially fossil bearing, monitoring can be discontinued.	City to ensure that monitoring is conducted where earthwork will reach a depth of 10+' and qualified paleontologist shall report to City when monitoring can be ended.			
LAND USE AND RECREATION					
LU 4.5-2	**Buffering:** Projects in the WBPA Amendment No. 2A area that are located adjacent to residential areas shall provide buffering to reduce conflict between potentially incompatible uses. (Goal 4)	Buffering to be incorporated prior to approval of project-level tentative map			
POPULATION, HOUSING AND EMPLOYMENT					
No Mitigation Required					
ENVIRONMENTAL JUSTICE					
EJ 4.7-1	**Compliance with CGC §7260:** Implementation of the mandatory provisions contained in Calif. Government Code §7260 et seq. will reduce potential environmental justice impacts associated with relocation to less than significant levels, and no mitigation is required.	City responsible for compliance with all elements of CGC §7260 et seq.			
TRAFFIC AND CIRCULATION					
TFFC 4.7-2	**Direct Traffic:** The City shall implement advanced traffic control technology and/or the conventional intersection improvements outlined below, (a) Advanced traffic control technology (ATMS): within the WBPA Amendment No. 2A project area,	City to verify receipt of ATMS payments, where			

	ATMS is suitable for the Washington Blvd. corridor. Developments may "purchase" the installation of this technology as mitigation at an impacted intersection (in lieu of conventional intersection improvements) in return for a 0.07 to 0.10 'credit' on the intersection v/c ratio. The credit is based on studies showing reduced stops and delay, & increased speeds at intersections & on roadways where this technology has been implemented. (b) Conventional intersection improvements: • *Pioneer Boulevard at I-605 NB On-Ramp/Saragosa Avenue (unsignalized intersection): Install a traffic signal. The project obligation toward this improvement should be pro-rated to represent the project's future contribution to this already-deficient condition.* • *Washington Boulevard at Norwalk Boulevard: Add a 3rd eastbound & 3rd westbound through lane on Washington Boulevard.* • *Washington Boulevard at Broadway Avenue: Add a 3rd eastbound & a 3rd westbound through lane on Washington Boulevard.* • *Washington Boulevard at Westman Avenue (unsignalized intersection): The side street peak hour volumes on both approaches of Westman Avenue are not forecasted to meet the minimum vehicular volume for the peak hour signal warrant. The high vehicle delay value at this intersection represents the average delay in seconds per hour for a small number of vehicles on the side street, compared to the high through volumes on Washington Boulevard. Addition of a 3rd through lane in the westbound direction on Washington Boulevard would reduce the average delay for traffic on the side street to less than the without project condition.* • *Washington Boulevard at Allport Avenue (unsignalized intersection): The side street peak hour volumes on both approaches of Allport Avenue are not forecasted to meet the minimum vehicular volume for the peak hour signal warrant. The high vehicle delay value at this intersection represents the average delay in seconds per hour for a small number of vehicles on the side street compared to the high through volumes on Washington Boulevard.: Addition of a 3rd through lane in the westbound direction on Washington Boulevard would reduce the average delay for traffic on the side street to less than the without project condition.* • *Slauson Avenue at Pioneer Boulevard: Add a northbound exclusive right-turn lane and a southbound exclusive right-turn lane on Pioneer Boulevard.* • *Slauson Avenue at Norwalk Boulevard: Restripe the northbound approach to convert the shared right/through lane to a through lane.* • *Slauson Avenue at Sorenson Avenue: Add an eastbound left-turn lane on Slauson Avenue.*	applicable, prior to issuance of occupancy permit. Where conventional improvements are implemented, City shall ensure their completion in accordance with the relevant 5-year capital improvement plan and the relevant redevelopment agency 5-year implementation plan.			
TFFC-4.7-3a	**Cumulative Traffic:** The following additional traffic improvements shall be completed in order to reduce cumulative project impacts to less than significant levels. • *Pioneer Bvd. at I-605 NB On-Ramp/Saragosa Avenue: Install a traffic signal. The existing peak hour volumes at this intersection already far exceed the minimum volumes needed to meet the peak hour warrant. The project obligation toward this improvement should be pro-rated to represent the project's future contribution to this already-deficient condition.* • *Washington Boulevard at Pioneer Boulevard: Add an exclusive southbound right-turn lane on Pioneer Boulevard.* • *Washington Boulevard at Norwalk Boulevard: Add a 3rd eastbound & 3rd westbound through lane on Washington Boulevard.* • *Washington Boulevard at Broadway Avenue: Add a 3rd eastbound & a 3rd westbound through lane on Washington Boulevard.* • *Washington Boulevard at Westman Avenue (unsignalized intersection): The side street peak hour volumes on both approaches of Westman Avenue are not forecasted to meet the minimum vehicular*	City to ensure completion of traffic improvements to reduce cumulative impacts in accordance with the relevant 5-year capital improvement plan and the relevant redevelopment agency 5-year implementation plan.			

	volume for the peak hour signal warrant. The high vehicle delay value at this intersection represents the average delay in seconds per hour for a small number of vehicles on the side street, compared to the high through volumes on Washington Boulevard. Addition of a 3rd through lane in the westbound direction on Washington Boulevard would reduce the average delay for traffic on the side street to less than the without project condition. • *Washington Boulevard at Allport Avenue (unsignalized intersection): The side street peak hour volumes on both approaches of Allport Avenue are not forecasted to meet the minimum vehicular volume for the peak hour signal warrant. The high vehicle delay value at this intersection represents the average delay in seconds per hour for a small number of vehicles on the side street compared to the high through volumes on Washington Boulevard: Addition of a 3rd through lane in the westbound direction on Washington Boulevard would reduce the average delay for traffic on the side street to less than the without project condition.* • *Slauson Avenue at Pioneer Boulevard: Add a northbound exclusive right-turn lane and a southbound exclusive right-turn lane on Pioneer Boulevard.* • *Slauson Avenue at Norwalk Boulevard: Restripe the northbound approach to convert the shared right/through lane to a through lane.* • *Slauson Avenue at Sorenson Avenue: Add an eastbound left-turn lane on Slauson Avenue.*				
TFFC 4.7-3b	**Cumulative Fair Share Contributions:** The improvements listed in TFFC-4.7-3a will reduce project impacts on cumulative traffic, but not to levels that are less than significant. As a result, the project will be required to contribute on a fair share basis to the cost of final mitigation measures at the impacted intersections. The fair share contribution shall be determined based on the proportion of each individual project's trips to the total net new trips for WBPA Amendment No. 2A as a whole. **FAIR SHARE CONTRIBUTION FOR STUDY AREA INTERSECTIONS OPERATING AT LOS 'E' OR 'F'** **INTERSECTION** / FAIR SHARE AM PEAK HOUR / FAIR SHARE PM PEAK HOUR / AVERAGE Washington Blvd at Pioneer Av: 71.4% / 78.7% / 76.7% Washington Blvd at Norwalk Bvd: 60.0% / 76.2% / 71.2% Washington Blvd at Broadway Av: 96.3% / 98.2% / 97.7% Washington Blvd at Westman Av: 98.8% / 99.6% / 99.3% Washington Blvd at Allport Av: 100.0% / 95.7% / 96.8% Pioneer at I-605 n-bd onramp/Saragosa: 73.0% / 88.5% / 83.9% Slauson Av at Pioneer Blvd: 52.9% / 69.3% / 63.8% Slauson Av at Norwalk Blvd: 39.8% / 54.5% / 49.2% Slauson Av at Sorensen Av: 90.7% / 92.6% / 92.0%	City to ensure that fair share contributions are paid in full prior to issuance of occupancy permits.			
TFFC 4.7-4	**Project-Level Studies:** Individual project-level traffic studies shall be prepared as part of the CEQA review process for any WBPA redevelopment project that could impact the state transportation system including the I-605 Freeway and/or State Route 72.	City to approve traffic analyses as part of project-level CEQA review			

AIR QUALITY					
AQ 4.9-1	**Construction:** The non-attainment status of the air basin requires use of Best Available Control Measures (BACMs) where feasible. The following construction BACM shall be incorporated where feasible into project-level approvals: Dust Control: • *Apply soil stabilizers to inactive areas.* • *Prepare & implement a high wind dust control plan; terminate soil disturbance when winds exceed 25 mph.* • *Stabilize previously disturbed areas if construction is delayed.* • *Water exposed surfaces and haul roads 3 times/day.* • *Cover all stock piles with tarps.* • *Replace ground cover in disturbed areas as soon as feasible.* • *Reduce speeds on unpaved roads to less than 15 mph* Exhaust Emissions: • *Require 90-day low-NOx tune-ups for off-road equipment.* • *Limit allowable idling to 5 minutes for trucks and heavy equipment.* • *Use equipment whose engines are equipped with diesel oxidation catalysts if available.* • *Painting and Coatings* • *Use low VOC coatings and high pressure-low volume sprayers.*	BACM to be incorporated as conditions of the grading permit for each WBPA Amendment No. 2A project.			
AQ 4.9-4	**Greenhouse Gases:** Project-level GHG reduction options are similar to those that reduce criteria air pollutants and include measures that reduce trip generation or trip lengths, optimize transportation efficiency, and promote energy conservation. Carbon sequestering can be achieved through urban forestry measures. Where feasible, the following project-specific mitigations shall be incorporated into the conditions of approval for any project undertaken pursuant to WBPA Amendment No. 2: *Land Use and Transportation* • *Promote increased utilization of public transit* • *Provide continued support for rideshare programs to encourage the use of alternatives to the single occupant vehicle (SOV) for site access and trips originating at the site* *Energy Conservation* • *Construct new industrial & shopping facilities to meet LEED (Leadership in Energy and Environmental Design) Silver Certification* • *Maximize use of low pressure sodium and/or fluorescent lighting* • *Require acquisition of new appliances and equipment to meet Energy Star certification* *Urban Forestry and Landscape Management* • *Plant trees or vegetation to shade buildings and thus reduce heating/ cooling demand* • *Select landscaping that is fast-growing while minimizing water demand to sequester carbon while reducing electrical loads associated with regional water transportation* • *Participate in green waste collection and recycling programs*	Supplemental measures to reduce GHG shall be incorporated as conditions of TT map approval for each WBPA Amendment No. 2A project where feasible.			
NOISE					
No Mitigation Required					

PUBLIC SERVICES AND UTILITIES					
SVCS 4.11-1	**Fire Flow:** Fire flow requirements of individual project proposals submitted pursuant to WBPA Amendment No. 2A shall be analyzed as part of the CEQA review and/or city permitting process to assess the adequacy of fire flows. Measures shall be incorporated at the project level to ensure that fire flows are adequate to meet project demands consistent with applicable standards.	City to ensure that fire flow requirements are incorporated into building permits per Fire Dept. standards.			
SVCS 4.11-3	**School Fees:** Project proposals submitted pursuant to the WBPA Amendment No. 2A shall be analyzed as part of the CEQA review process and/or City permitting process to determine whether project elements could have a direct or indirect impact on school facilities. Developer fees shall be applied as appropriate where the analysis indicates a reasonable nexus between the new development and school demand.	City to ensure that school impact fees are analyzed as part of CEQA review and, where applicable, paid prior to issuance of occupancy permits			
HAZARDS AND HAZARDOUS MATERIALS					
HAZ 4.12-1a	**Sampling and Remediation:** All environmental investigations, sampling and/or remediation for projects in the WBPA Amendment No. 2A project area shall be conducted under a work plan approved and overseen by a regulatory agency with jurisdiction to oversee hazardous substance cleanup. Findings of investigations, including Phase I or II Environmental Site Assessments, shall be summarized in the Work Plan and CEQA documents. All sampling results in which hazardous substances were found shall be clearly summarized in a table.	City to ensure that work plans are summarized in project-level CEQA document; environmental remediation to be completed prior to grading permit issuance.			
HAZ 4.12-1b	**Investigation, Sampling and Remediation:** Proper investigation, sampling & remedial actions overseen by the respective regulatory agencies shall, if necessary, be conducted at future project sites prior to new development or construction. All closure, certification or remediation approval reports by these agencies shall be included in applicable project-level CEQA documentation.	City to ensure that environmental sampling & remediation is provided in applicable project-level CEQA documentation.			
HAZ 4.12-1c	**Border Zone:** If a future proposed project within WBPA Amendment No. 2A is within 2,000 feet of a contaminated site, then the proposed development may fall within the "Border Zone of a Contaminated Property." Appropriate precautions shall be taken prior to construction if the proposed project is within a Border Zone Property.	City to determine whether 'border zone' conditions apply & to impose precautions where applicable			
HAZ 4.12-1d	**Demolition:** If project area buildings, structures, associated uses, asphalt or concrete-paved surfaces are slated for demolition, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials	City to ensure that hazard investigations are			

	(ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with Calif. environmental regulations and policies.	conducted and, where applicable, remediation is completed prior to issuance of occupancy permits.			
HAZ 4.12-1e	**Soil Handling:** Construction of future WBPA Amendment No. 2A projects may require soil excavation or filling in certain areas. Sampling shall be required. If soil is contaminated, Land Disposal Restrictions may apply and shall be implemented. If the project requires imported soils, sampling should be conducted to ensure that the imported soil is free of contamination.	City to ensure that sampling is completed and recommendations implemented as part of grading permit approval wherever soil excavation or filling is proposed.			
HAZ 4.12-1f	**Hazardous Materials:** Hazardous wastes that will be generated by operations at a WBPA Amendment No. 2A site shall be managed in accordance with Hazardous Waste Control Law (Health & Safety Code, Div. 20, Ch. 6.5) & Hazardous Waste Control Regulations (CCR, Title 22, Div. 4.5).	City to ensure that hazardous wastes are appropriately managed through conditions of approval for the occupancy permit.			
HAZ 4.12-1g	**DTSC Compliance:** If it is determined that a future WBPA Amendment No. 2A project may generate hazardous wastes, and the wastes would be (a) stored in tanks or containers for more than ninety days (b) treated onsite, or (c) disposed of onsite, then a permit from DTSC may be required. The owner/operator shall be required to contact DTSC for pre-application discussion to identify the applicable permitting process.	City to verify DTSC permitting, where applicable, prior to issuance of occupancy permit.			
HAZ 4.12-1h	**EPA Compliance:** If it is determined that hazardous wastes will be generated by a proposed project-area operation, the facility shall be required to obtain a U. S. EPA Identification Number.	Evidence of EPA ID number to be provided to City prior to issuance of occupancy permit			
HAZ 4.12-1i	**CUPA Authorization:** For any project-level proposal that involves hazardous waste treatment processes, a determination shall be made as to whether authorization is required from the Certified Unified Program Agency (CUPA); if required, the authorization shall be obtained before an occupancy permit is issued by the City.	Evidence of CUPA authorization, to be provided to City prior to issuance of occupancy permit			
HAZ 4.12-1j	**Wastewater Permit:** For any project-level proposal that involves the discharge of wastewater to a storm drain or other receiving area, a determination shall be made as to whether an NPDES permit is required from the LARWQCB; if required, the permit shall be obtained before an occupancy permit is issued by the City.	City to require evidence of LARWQCB permits, prior to issuance of occupancy permit			
HAZ 4.12-1k	**Groundwater:** If soil and/or groundwater contamination is suspected during the construction/demolition of any project in the area of WBPA Amendment No. 2, all	City to terminate construction upon			

	construction/demolition activity in the area shall cease, and appropriate health & safety procedures shall be implemented.	earliest evidence of contamination			
HAZ 4.12-1l	**Best Management Practices:** Best Management Practices shall be used throughout the planning, demolition, construction and operation of all projects undertaken pursuant to WBPA Amendment No. 2.	City to incorporate BMPs as conditions of construction and grading permits for each site.			
HAZ 4.12-4	**Reconnaissance of Evacuation Routes:** In the event of an earthquake, flood, landslide, fire or similar regional disaster during the multi-year implementation of WBPA Amendment No. 2A redevelopment projects and infrastructure improvements, the City (in cooperation with other appropriate local agencies) shall conduct a field reconnaissance of major disaster routes in and around the project area to evaluate which routes are open to vehicular traffic and can be used for evacuation. Where required, the City shall identify and publicize alternative routes.	City to require soils gas investigation submittal as part of CEQA review for projects in the mapped methane zone.			
HAZARDS AND HAZARDOUS MATERIALS					
UTIL 4.13-1a	**Supplemental Water Conservation:** It is recommended that the following water conservation requirements be incorporated to the maximum extent feasible into the conditions of approval for WBPA Amendment No. 2A redevelopment projects: • *Only xeriscape landscaping should be permitted and fertilizer use should be held to a minimum* • *Irrigation systems should feature smart-timer technology* • *Grass lawn requirements should be reduced by 50% or more to limit irrigation demands* • *Sites located on a major or secondary highway should be designed for irrigation with recycled water* • *All industrial & commercial developments should use water conservation devices including high-efficiency washing machines, conductivity controllers[1] and pre-rinse spray valves where applicable; preference should be given to Energy Star products where available* • *All redevelopment projects should use ultra-low flow toilets* • *Pump cooling, water flushing & other fixtures should be adjusted to the minimum required water setting* • *Businesses should be designed to handle waste materials in dry mode wherever feasible* • *High-volume hoses should be replaced with high-pressure, low-volume cleaning systems, and hoses should be equipped at all times with spring loaded shutoff nozzles*	Water conservation measures to be incorporated as conditions of TT map approval for each WBPA Amendment No. 2A project to the maximum extent feasible.			
UTIL 4.13-1b	**SB610 & SB221 Compliance:** Any redevelopment project undertaken in WBPA Amendment No. 2A that meets one or more of the following criteria shall be deemed to have a potentially significant environmental impact: (a) a residential development with more than 500 dwelling units, (2) a shopping center or business with more than 1,000 employees or more than 500,000 square feet (sf) of floor area, (3) a commercial office building with more than 1,000 employees or 250,000 sf of floor area, (4) a hotel/motel with more than 500 rooms, (5) an industrial facility with more than 650,000 sf of floor area, (6) a mixed use project with any of the qualifying uses and densities noted above, and/or (7) any project associated with water demands equal to or greater than a 500 unit residential project. For all such projects, the City shall require preparation of supplemental project-level environmental review including a water supply assessment per requirements of SB 610; no	City to require supplemental CEQA and water supply assessment at the time eligible applications are submitted; City to ensure that no project is approved for which sufficient			

[1] In relation to cooling towers or evaporative cooling systems, a conductivity controller means a device used in a cooling tower or evaporative cooling system to manage the concentration of dissolved solids through the automatic control of water bleed. Controlled water bleed minimizes water loss and maximizes water efficiency.

	such project shall be approved by the City without written verification of the availability of sufficient water supplies consistent with SB 221.	water supplies have not been verified.			
UTIL 4.13-1c	**SGVWC Review:** For any redevelopment project that is proposed within the boundaries of the San Gabriel Valley Water Company (SGVWC) service area, the City of Santa Fe Springs shall be required to notify SGVWC that such an application has been received. The applicant shall be required to submit to SGVWC a full set of maps and drawings, along with an estimate from the Santa Fe Springs Fire Dept. of project fire flow requirements and site-specific demand estimates. The City of Santa Fe Springs shall not approve any redevelopment project in the GSWC service area without receipt of a will serve letter from SGVWC for the application under consideration (refer to Draft EIR exhibit 4.13-1 following page 4.13-1 for a map showing the SGVWC service area boundaries within the WBPA Amendment No. 2A project area).	City to notify SGVWC upon receipt of any project application in the SGVWC service area; City to withhold approvals until SGVWC issues 'will serve' letters.			
UTIL 4.13-3	**Energy Conservation:** It is recommended that the City support energy conservation by (a) establishing an award and recognition program for businesses in the project area that recognize outstanding efforts to achieve energy conservation, (b) establishing fiscal policies (including subsidized audits, loans, tax relief, grants and subsidies) for energy efficient investments, and (b) providing incentive weighting during the bid review process for submittals that conserve energy resources through the use of available technology and conservation practices.	Energy conservation incentives to be awarded to be implemented where appropriate as determined by the City.			
PARKS AND RECREATION					
No Mitigation Required					
AESTHETICS, LIGHT AND GLARE					
AES 4.15-1	**Utility Undergrounding:** Any redevelopment project undertaken pursuant to WBPA Amendment No. 2A that fronts onto Washington Blvd. shall comply with the Key Travel Corridor Program element that calls for undergrounding of utilities and compliance with design standards developed for this corridor. The provision for undergrounding of utilities shall be implemented in accordance with procedures outlined by the City during normal planning review and approval processes.	City to implement undergrounding program during project-level review per adopted procedures.			
AES 4.15-3	**Lighting:** Permanent lighting fixtures at any project facility shall conform to the following requirement: • *Exterior lighting shall be the minimum required for safety.* • *The source of lighting must be concealed on all exterior lighting.* • *All lighting, interior and exterior, must be designed to confine light rays to the premises. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, highway, sidewalk, or adjacent lot or land area.* • *All exterior illumination shall emit a light of constant intensity.* • *All exterior illumination shall use shielded low pressure sodium fixtures, and mercury vapor lights shall be prohibited.*	Lighting requirements to be incorporated as conditions of approval in building permits issued by the City.			

ATTACHMENT 2

UPDATED TRAFFIC STUDY

Kimley-Horn
and Associates, Inc.

April 28, 2010

Suite 400
765 The City Drive
Orange, California
92868

Ms. Sandra Bauer
Bauer Planning & Environmental Services
220 Commerce, Suite 200
Irvine, CA 92602

Re: Analysis for Revised Washington Boulevard Redevelopment Project
Amendment No. 2A in the City of Santa Fe Springs

Dear Ms. Bauer:

Kimley-Horn and Associates (KHA) prepared a Traffic Impact Analysis Report for the proposed Washington Boulevard Redevelopment Plan (WBRP) Amendment No. 2 in the City of Santa Fe Springs dated January, 2009. Since then, several parcels have been excluded from the project area and revised analysis is required. KHA has prepared this letter to address the results of the revised analysis for the reduced Washington Boulevard Redevelopment Plan (WBRP) Amendment No. 2A area.

The previously proposed WBRP Amendment No. 2 project area consisted primarily of commercial and industrial land uses. The proposed project area could be characterized as individual parcels and blocks occupied by aging industrial and commercial properties, many of which meet the criteria for blighted conditions. The purpose of the project is to facilitate the revitalization of existing parcels in the project area.

Preliminary analysis of the area had identified the potential for 2,342,265 square feet of new or revitalized industrial and commercial development to replace 2,206,400 square feet of existing blighted development which is currently comprised mostly of industrial and warehousing uses.

The reduced project for WBRP Amendment No.2A has the potential for 578,085 square feet of new or revitalized industrial and commercial development to replace 397,298 square feet of existing blighted development which is currently comprised mostly of industrial and warehousing uses.

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FAX 714 938 9488

The majority of the parcels and land uses excluded from the original WBRP Amendment No. 2 project area were forecasted to potentially generate fewer trips than the land uses they are replacing. These negative trips reduced the net increase of new trips due to the proposed land uses. Since these negative trips are no longer included in the calculations, the forecasted trips from the revised project are slightly higher than the previous analysis. The number of trips that would be generated by the net new development was calculated as the difference between the future potential development trips and existing development trips, and is summarized on **Table 1**. The total net new trips that would be generated by the proposed redevelopment of the reduced area is estimated to be 9,135 daily trips, with 190 trips in the morning peak hour, and 505 trips in the evening peak hour.

KHA analyzed the original 21 study intersections under Existing Plus Ambient Growth Plus Project Conditions based on the reduced project area. **Table 2** shows that although the project area has been reduced, several study intersections remain significantly impacted due to project traffic under Existing Plus Ambient Growth Plus Project Conditions. Previous analysis for the original WBRP Amendment No.2 area, indicated that eight study intersections would be significantly impacted due to the project. After the reduction in project size, the same eight intersections remain significantly impacted. No new significant impacts are forecasted.

KHA also analyzed the original 21 study intersections under Cumulative Conditions based on the reduced project area. In order to compare the new results with the results of the original WBRP Amendment No. 2 area, KHA did not make any changes to the related projects list that was provided in 2008. Therefore, the same trips generated by the related projects in the January, 2009 analysis were applied to analyze the impacts of related projects on the 21 study intersections in addition to the project trips. Previous analysis for the original WBRP Amendment No. 2 area, indicated that ten study intersections would be significantly impacted due to the related projects and proposed project. After the reduction in project size, nine of the ten intersections remain significantly impacted, as shown on **Table 3.**

Mitigation is required for the significantly impacted study intersections. Previously recommended mitigation measures were applied to the originally impacted study intersections under both Existing Plus Ambient Growth Plus Project Conditions and Cumulative Conditions. The results are shown on **Tables 4** and **5**, respectively. The recommended mitigation measures would reduce the project's impacts at all impacted study intersections to below significant levels.

It has been a pleasure to provide traffic engineering services to you for this important project. If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Serine Ciandella

Serine Ciandella, AICP
Vice President

Table 1

Summary of Project Trip Generation

Increase Due to New Development

Consolidated Redevelopment Project Area - Amendment No. 4A

Land Use	ITE Code	Unit	Trip Generation Rates [1]						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
General Light Industrial	110	KSF	6.97	0.81	0.11	0.92	0.12	0.86	0.98
Shopping Center	820	KSF	42.940	0.63	0.40	1.03	1.80	1.95	3.75
Bowling Alley	437	Lanes	33.33	1.88	1.25	3.13	1.24	2.30	3.54

Block	Land Use	Units		Trip Generation Estimates [2]						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
2	General Light Industrial	-13.54	KSF	-95	-10	-1	-11	-1	-11	-12
3	General Light Industrial	111.37	KSF	776	90	12	102	13	96	109
9	General Light Industrial	-14.56	KSF	-101	-12	-1	-13	-2	-12	-14
10	General Light Industrial	68.41	KSF	477	56	8	64	8	59	67
11	Bowling Alley	-24.00	Lanes	-800	-45	-30	-75	-30	-55	-85
	Shopping Center	59.61	KSF	2,560	38	24	62	107	116	223
	Pass-by Reduction, PM Peak Hour:		*34%*	0	0	0	0	-36	-39	-75
	Total Shopping Center with Pass-by Reduction			2,560	38	24	62	71	77	148
12	General Light Industrial	-44.13	KSF	-308	-36	-5	-41	-5	-38	-43
	Shopping Center	60.53	KSF	2,599	38	24	62	109	118	227
	Pass-by Reduction, PM Peak Hour:		*34%*	0	0	0	0	-37	-40	-77
	Total Shopping Center with Pass-by Reduction			2,599	38	24	62	72	78	150
			Total	5,108	119	31	149	126	194	321

[1] Source: Institute of Transportation Engineers publication "Trip Generation", 7th Edition

[2] Represents the net increase in traffic due to redevelopment: Traffic from new re-developed properties, minus traffic from existing uses. On some properties, where the existing development exceeds allowable floor area ratios (FAR), redevelopment at the allowed FAR will result in a decrease in square footage and site trips.

Table 2
Washington Boulevard Redevelopment Plan Amendment No. 2A (REVISED)
Summary of Intersection Operation
Existing Plus Ambient Growth Plus Project

Int. #	Intersection	Control	AM Peak Hour		PM Peak Hour		Project Increase [1]	
			ICU / Delay	LOS	ICU / Delay	LOS	AM	PM
Mines Boulevard at:								
1	Norwalk Boulevard	S	0.613	B	0.639	B	0.002	0.007
2	Broadway Avenue	S	0.595	A	0.585	A	0.002	0.005
3	Sorensen Avenue	S	0.573	A	0.628	B	0.002	0.006
Pioneer Boulevard at:								
4	I-605 NB On-Ramp/Saragosa Ave	U	51.5	F	74.7	F	2.0	***5.9***
5	I-605 NB Off-Ramp (Washington)	U	22.2	C	111.0	F	0.3	-2.9
Washington Boulevard at:								
6	Pioneer Boulevard	S	1.037	F	1.022	F	0.005	0.007
7	Norwalk Boulevard	S	1.049	F	1.170	F	***0.013***	***0.062***
8	Broadway Avenue	S	0.979	E	1.039	F	***0.015***	***0.037***
9	Westman Avenue	U	275.2	F	977.9	F	***49.9***	***346.9***
10	Allport Avenue	U	ovrflw	F	709.4	F	***ovrflw***	***166.5***
11	Sorensen Avenue	S	0.776	C	0.892	D	-0.091	-0.053
Broadway Avenue at:								
12	Norwalk Boulevard	S	0.557	A	0.559	A	0.001	0.002
Pioneer Boulevard at:								
13	I-605 NB On-Ramp (Washington)	U	17.5	C	22.1	C	0.1	0.4
14	I-605 NB Off-Ramp (Slauson)	U	240.4	F	260.9	F	-0.3	-8.8
Slauson Avenue at:								
15	I-605 SB Off Ramp	S	22.3	C	21.2	C	0.0	0.1
16	Pioneer Boulevard	S	1.089	F	0.988	E	0.004	***0.035***
17	Norwalk Boulevard	S	1.021	F	1.017	F	0.002	***0.013***
18	Allport Avenue	U	121.7	F	15.2	C	-42.3	-10.5
19	Sorensen Avenue	S	0.861	D	0.947	E	***0.034***	***0.076***
20	Santa Fe Springs Road	S	0.858	D	0.838	D	0.006	0.012
Sorensen Avenue at:								
21	Santa Fe Springs Road	U	16.1	C	18.5	C	0.1	0.5

S = Signalized, U = Unsignalized
Intersection operation is expressed in volume-to-capacity (v/c) ratio for the ICU Methodology, and in average seconds of delay per vehicle during the peak hour for HCM 2000 Methodology.

[1] Value shown in ***Bold Italic*** indicates significant impact.

Table 3
Washington Boulevard Redevelopment Plan Amendment No. 2A (REVISED)
Summary of Intersection Operation
Cumulative Conditions

Int. #	Intersection	Control	AM Peak Hour		PM Peak Hour		Cumulative Increase [1]	
			ICU / Delay	LOS	ICU / Delay	LOS	AM	PM
Mines Boulevard at:								
1	Norwalk Boulevard	S	0.618	B	0.650	B	0.007	0.018
2	Broadway Avenue	S	0.597	A	0.590	A	0.004	0.010
3	Sorensen Avenue	S	0.575	A	0.631	B	0.004	0.009
Pioneer Boulevard at:								
4	I-605 NB On-Ramp/Saragosa Ave	U	52.3	F	75.5	F	2.8	***6.7***
5	I-605 NB Off-Ramp (Washington)	U	22.2	C	110.2	F	0.3	-3.7
Washington Boulevard at:								
6	Pioneer Boulevard	S	1.039	F	1.033	F	0.007	***0.018***
7	Norwalk Boulevard	S	1.057	F	1.177	F	***0.021***	***0.069***
8	Broadway Avenue	S	0.980	E	1.040	F	***0.016***	***0.038***
9	Westman Avenue	U	276.1	F	979.1	F	***50.8***	***348.1***
10	Allport Avenue	U	ovrflw	F	710.2	F	ovrflw	***167.3***
11	Sorensen Avenue	S	0.777	C	0.894	D	-0.090	-0.051
Broadway Avenue at:								
12	Norwalk Boulevard	S	0.566	A	0.571	A	0.010	0.014
Pioneer Boulevard at:								
13	I-605 NB On-Ramp (Washington)	U	17.5	C	22.5	C	0.1	0.8
14	I-605 NB Off-Ramp (Slauson)	U	242.1	F	271.1	F	1.4	1.4
Slauson Avenue at:								
15	I-605 SB Off Ramp	S	22.4	C	21.3	C	0.1	0.2
16	Pioneer Boulevard	S	1.092	F	0.992	E	0.007	***0.039***
17	Norwalk Boulevard	S	1.031	F	1.030	F	***0.012***	***0.026***
18	Allport Avenue	U	122.3	F	15.3	C	-41.7	-10.4
19	Sorensen Avenue	S	0.863	D	0.952	E	***0.036***	***0.081***
20	Santa Fe Springs Road	S	0.859	D	0.840	D	0.007	0.014
Sorensen Avenue at:								
21	Santa Fe Springs Road	U	16.1	C	18.5	C	0.1	0.5

S = Signalized, U = Unsignalized
Intersection operation is expressed in volume-to-capacity (v/c) ratio for the ICU Methodology, and in average seconds of delay per vehicle during the peak hour for HCM 2000 Methodology.

[1] Value shown in ***Bold Italic*** indicates significant impact.

Table 4
Washington Boulevard Redevelopment Plan Amendment No. 2A (REVISED)
Summary of Intersection Operation with Project Mitigation

Int. #	Study Intersection	Without Mitigation				Project Increase[1]		Mitigation Measures	With Mitigation			
		AM Peak Hour		PM Peak Hour					AM Peak Hour		PM Peak Hour	
		ICU	LOS	ICU	LOS	AM	PM		ICU	LOS	ICU	LOS
4	Pioneer Blvd at I-605 NB On-Ramp/Sangosa Ave	51.5	F	74.7	F	2.0	***5.9***	Install Signal	13.8	B	19.3	B
7	Washington Blvd at Norwalk Blvd	1.049	F	1.170	F	***0.013***	***0.062***	Add 3rd EBT and 3rd WBT lanes	0.880	D	0.988	E
8	Washington Blvd at Broadway Ave	0.979	E	1.039	F	***0.015***	***0.037***	Add 3rd EBT and 3rd WBT lanes	0.813	D	0.862	D
9	Washington Blvd at Westman Ave	275.2	F	977.9	F	***49.9***	***346.9***	Add 3rd WBT lane	199.5	F	505.6	F
10	Washington Blvd at Airport Ave	overflow		709.4	F	***overflow***	***166.5***	Add 3rd WBT lane	898.2	F	383.2	F
16	Slauson Ave at Pioneer Blvd	1.089	F	0.988	E	0.004	***0.035***	Add 1 SBR and 1 NBR lanes	0.999	E	0.944	E
17	Slauson Ave at Norwalk Blvd	1.021	F	1.017	F	0.002	***0.013***	Add 1 NBR lane	0.957	E	0.991	E
19	Slauson Ave at Sorensen Ave	0.861	D	0.947	E	***0.034***	***0.076***	Add 1 EBL lane	0.798	C	0.864	D

[1] Values shown in ***Bold Italics*** indicate significant impact

Table 5
Washington Boulevard Redevelopment Plan Amendment No. 2A (REVISED)
Summary of Intersection Operation with Cumulative Mitigation

Int. #	Study Intersection	Without Mitigation				Cumulative Increase[1]		Mitigation Measures	With Mitigation			
		AM Peak Hour		PM Peak Hour					AM Peak Hour		PM Peak Hour	
		ICU	LOS	ICU	LOS	AM	PM		ICU	LOS	ICU	LOS
4	Pioneer Blvd at I-605 NB On-Ramp/Saragosa Ave	*52.3*	F	*75.5*	F	*2.8*	*6.7*	Install Signal	13.8	B	19.3	B
6	Washington Blvd at Pioneer Blvd	1.039	F	1.031	F	0.007	***0.016***	Add 1 SBR Lane	0.948	E	0.997	E
7	Washington Blvd at Norwalk Blvd	1.057	F	1.177	F	***0.021***	***0.069***	Add 3rd EBT and 3rd WBT lanes	0.888	D	0.996	E
8	Washington Blvd at Broadway Ave	0.980	E	1.040	F	***0.016***	***0.038***	Add 3rd EBT and 3rd WBT lanes	0.814	D	0.863	D
9	Washington Blvd at Westman Ave	278.1	F	979.1	F	***50.8***	***348.1***	Add 3rd WBT lane	200.0	F	507.0	F
10	Washington Blvd at Allport Ave	*overflow*		710.2	F	*overflow*	***167.3***	Add 3rd WBT lane	898.2	F	383.5	F
16	Slauson Ave at Pioneer Blvd	1.092	F	0.991	E	0.007	***0.038***	Add 1 SBR and 1 NBR lanes	1.002	F	0.947	E
17	Slauson Ave at Norwalk Blvd	1.031	F	1.030	F	***0.012***	***0.026***	Add 1 NBR lane	0.967	E	1.004	F
19	Slauson Ave at Sorensen Ave	0.863	D	0.952	E	***0.036***	***0.081***	Add 1 EBL lane	0.800	D	0.869	D

[1] Values shown in ***Bold Italics*** indicate significant impact

City of Santa Fe Springs

City Council Meeting May 13, 2010

NEW BUSINESS

Approval to Lease Water Rights to the Los Angeles County Rancho Los Amigos in the City of Downey

RECOMMENDATION

That the City Council approve the Water Right and License Agreement with the Los Angeles County Rancho Los Amigos and authorize the Director of Public Works to execute the agreement.

BACKGROUND

For the past two years, Los Angeles County Rancho Los Amigos in Downey has leased water rights from the City. Once again, Rancho Los Amigos is in need of additional water rights and has offered to lease 125 acre-feet for the 2009/2010 fiscal year at a price of $130 per acre-foot (a total of $16,250). The carryover right will remain with the City of Santa Fe Springs. The amount of $130 per acre-foot is a competitive figure and this revenue will help off-set the additional cost to buy MWD water for this fiscal year.

FISCAL IMPACT

Leasing water rights that we cannot utilize will provide the City with additional revenue to off-set operational costs.

INFRASTRUCTURE IMPACT

The leasing of water rights will not have any impact on City infrastructure.

Frederick W. Latham
City Manager

Attachment(s)
Water Right and License Agreement

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

Date of Report: May 3, 2010

WATER RIGHT LICENSE AND AGREEMENT

CITY OF SANTA FE SPRINGS (LICENSOR) hereby grants to **LOS ANGELES COUNTY RANCHO LOS AMIGOS (LICENSEE):** a license to extract 125 acre-feet of licensor's Allowed Pumping Allocation, allocated to licensor (or predecessors in interest) under and pursuant to Judgment dated October 11, 1965 and entered in Los Angeles Superior Court Case No. 786656 entitled "Central and West Basin Water Replenishment District vs. Charles E. Adams, et al" during the period commencing July 1, 2009 and continuing to and including June 30, 2010.

Said License is granted, subject to the following conditions:

(1) Licensee shall exercise said right and extract the same on behalf of **CITY OF SANTA FE SPRINGS** during the above specified period and put the same to beneficial use and licensee shall not by the exercise hereunder of said right acquire any right to extract water independent of the rights of licensor.

(2) Licensee shall pay assessments levied on the pumping of said ground waters by the Water Replenishment District of Southern California.

(3) Licensee shall notify the District and the Watermaster that said pumping was done pursuant to this license and provide the Watermaster with a copy of the document.

(4) Licensee shall note, in any recording of water production for the period of agreement that said pumping was done pursuant to this license.

(5) Licensee's Allowed Pumping Allocation shall not be increased by the amount hereby leased when computing carryover or allowable overextraction as provided by Part III, Subpart A and B in said Judgment.

(6) The agreed water lease rate is $130 per acre-foot for 125 acre-feet for Fiscal Year 2009/2010, for a total payment of $16,250.

CITY OF SANTA FE SPRINGS warrants that it has 125 acre-feet of Allowed Pumping Allocation and that it has not pumped and will not pump or permit or license any other person to pump any part of said 125 acre-feet during period of July 1, 2009 to June 30, 2010.

Date: May 13, 2010

LOS ANGELES COUNTY
RANCHO LOS AMIGOS

By:_____
ADAM ARIKI

Title: ASSIST. DEPUTY DIRECTOR OF PUBLIC WORKS

CITY OF SANTA FE SPRINGS

By:_____
DONALD K. JENSEN

Title: DIRECTOR OF PUBLIC WORKS

City of Santa Fe Springs

City Council Meeting — May 13, 2010

NEW BUSINESS

Approval of Infrastructure Maintenance Agreement with the Villages at Heritage Springs Homeowners Association

RECOMMENDATION

That the City Council approve the Infrastructure Maintenance Agreement (Villages at Heritage Springs Project – Tract Map No. 63136 and 71030) with the Villages at Heritage Springs Homeowners Association and authorize the Director of Public Works to execute the agreement.

BACKGROUND

The City Council, at their meeting of November 9, 2005 approved Conditional Use Permit Case No. 647, which allowed for the planned development of the Villages at Heritage Springs. As part of the conditions of approval, Condition No. 25 states that "Prior to the completion of the Project, the owner/developer and the City will cooperatively develop and execute a supplemental agreement which defines the scope of the responsibilities of each party with respect to the ongoing maintenance of all public and private infrastructure (excluding oil field infrastructure) to be constructed in conjunction with the development of the site."

The Infrastructure Maintenance Agreement has been prepared and sets forth the maintenance and reserve responsibilities for both the private and public infrastructure facilities within the Villages at Heritage Springs. Staff has reviewed the agreement and recommends that Council approve and authorize the Director of Public Works to execute the agreement.

FISCAL IMPACT

Since the public infrastructure improvements are newly constructed in accordance with City standards, a minimal fiscal impact is expected to maintain and operate the public infrastructure improvements.

INFRASTRUCTURE IMPACT

The City will own and maintain the mainline potable water and sewer systems. All other infrastructure improvements (storm drain, recycled water, irrigation, streets, etc.) will be the responsibility of the Homeowners Association.

Frederick W. Latham
City Manager

Attachment(s)
Infrastructure Maintenance Agreement

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

Date of Report: May 3, 2010

INFRASTRUCTURE MAINTENANCE AGREEMENT
(VILLAGES AT HERITAGE SPRINGS PROJECT – TRACT 63136 and 71030)

This **INFRASTRUCTURE MAINTENANCE AGREEMENT** (this "**Agreement**") is entered into as of May 13, 2010, by and between the City of Santa Fe Springs (the "**City**") and Villages at Heritage Springs Homeowners Association (the "**HOA**"), and sets forth maintenance and reserves requirements for Private and Public Infrastructure for the Villages at Heritage Springs Project, Tract 063136 and 71030. This Agreement shall be binding upon the HOA and shall be included within the Homeowners Association Manual (the "**HOA Manual**"), which is provided to the Board of Directors for the HOA (the "**Board**") and to any management company retained by the HOA (the "**HOA Management Company**").

A residential project commonly known as Villages at Heritage Springs (the "**Project**") is currently planned for 547 single family and multi family units (which includes 35 lots with existing Breitburn (hereinafter defined) oil wells) within 54.5 acres. The Project is bounded by Telegraph Road to the north, Bloomfield Avenue to the east, Clark Avenue to the south and Norwalk Blvd to the west.

Condition of Approval #25 of the Conditional Use Permit Case No. 647 for the Project provides that "Prior to the completion of the Project, the owner/developer and City will cooperatively develop and execute a supplemental agreement which defines the scope of responsibilities of each party with respect to the ongoing maintenance of all public and private infrastructure (excluding oil field infrastructure) to be constructed in conjunction with the development of the site."

This Agreement sets for the maintenance and reserve responsibilities for the private and public infrastructure facilities within the Project.

1. General.

   (a) The HOA and/or the City when performing work at the Project for which it is responsible under this Agreement, directly or through the assistance of a contractor (such performing party and any such contractor retained on its behalf is sometimes hereinafter referred to as the "**Performing Party**") shall, prior to the commencement of any digging, notify the other party and Underground Service Alert (USA) toll free at least two (2) days prior to digging at 1-800-227-2600.

   (b) The HOA shall notify Breitburn Operating L.P., a Delaware limited partnership ("**Breitburn**"), in writing of any work with respect to all easements in favor of Breitburn created pursuant to that certain Surface and Subsurface Rights Agreement described in Exhibit A attached hereto (the "**Surface and Subsurface Rights Agreement**"). Breitburn's current address for notice is 515 South Flower Street, 48th Floor, Los Angeles, CA 90071 Attention: Dave Gautschy.

(c) Any Performing Party shall protect all underground utilities and in the event such Performing Party damages any utilities while performing such work, such Performing Party shall promptly repair such damage. In the event such Performing Party fails to commence and diligently pursue completion of its repair obligations under this Section within five (5) business days of written demand to such Performing Party, then the other party (the "**Benefited Party**") shall have the right, but not the obligation, to undertake such repair on behalf of the Performing Party, and all sums reasonably and necessarily expended by the Benefitted Party which would otherwise be the obligation of the Performing Party, together with interest thereon at the maximum rate permitted by the law from the date such sums were paid by the Benefitted Party, shall be payable by the Performing Party to the Benefitted Party upon written demand, which demand shall include reasonably satisfactory evidence of such amounts expended and the payment thereof.

(d) All existing improvements (including, without limitation, curbs, gutters, drains, concrete, asphalt, paving, street lights, landscape, etc.) which are damaged or destroyed by any Performing Party during the course of such Performing Party's work shall be replaced, repaired or restored to their original condition and at the expense of such Performing Party. In the event such Performing Party fails to commence and diligently pursue completion of its repair obligations under this Section within five (5) business days of written demand to such Performing Party, then the applicable Benefitted Party shall have the right, but not the obligation, to undertake such repair on behalf of the Performing Party, and all sums reasonably and necessarily expended by the Benefitted Party which would otherwise be the obligation of the Performing Party, together with interest thereon at the maximum rate permitted by the law from the date such sums were paid by the Benefitted Party, shall be payable by the Performing Party to the Benefitted Party upon written demand, which demand shall include reasonably satisfactory evidence of such amounts expended and the payment thereof.

(e) Each Performing Party shall keep the Project free and clear of all mechanics', materialmen's and other liens resulting from any activities conducted by or on behalf of such Performing Party under this Agreement. To the extent any such lien is not removed or bonded over to the Benefitted Party's reasonable satisfaction within the earlier of ten (10) days of demand upon such Performing Party and the date thirty (30) days after such lien is recorded against the Project, the Benefitted Party shall have the right, but not the obligation, to remove or bond over the same, and all of the costs expended or incurred by the Benefitted Party shall be reimbursed by such Performing Party, and if not reimbursed within ten

(10) business days of demand therefor, shall accrue interest at the maximum rate then permitted by applicable law until so reimbursed.

(f) All work done with respect to private and public infrastructure at the Project shall be performed solely during normal business hours (7:30 a.m. (Los Angeles, California time) to 6 p.m. (Los Angeles, California time) on Monday thru Saturday) --- unless there is an emergency situation where utilities are turned-off to residents (example: water main break), or where there is an imminent threat to human health and safety or to the destruction of property, then the Performing Party shall work during such hours as necessary to restore services as quickly as possible for the residents or to mitigate such imminent threat.

(g) All contractors retained on behalf of a Performing Party to perform work required under this Agreement shall be reputable and licensed in California and shall maintain, at such contractor's sole cost and expense, the following insurance:

(i) Workers' Compensation Insurance complying with the laws of the State of California;

(ii) Employers' Liability Insurance with liability limits of $1,000,000 Bodily Injury by Accident per accident, $1,000,000 Bodily Injury by Disease per person and $1,000,000 Bodily Injury by Disease policy limit;

(iii) Commercial General Liability Insurance with limits of $1,000,000 annual aggregate for Bodily Injury and Property Damage including Contractual Liability Insurance; and

(iv) Automobile Liability insurance covering owned, non-owned and hired automobile equipment with limits of $1,000,000 annual aggregate for injury or death and property damage.

Each contractor will provide the HOA and the City with certificates of insurance evidencing such insurance prior to the commencement of any work naming the HOA and the City as additional insureds. Such policies and certificates will be endorsed to provide at least 30 days prior written notice of any material change in coverage or cancellation of coverage. Each such contractor shall indemnify, defend and hold the HOA and the City harmless from and against (a) any and all actions, causes of action, charges, claims, costs, damages, demands, expenses (including attorneys' fees, costs of court and expenses incurred), fines, judgments, liabilities, liens, losses, or penalties of every kind and nature whatsoever ("**Claims**") arising by reason of the death or bodily injury to persons, injury to property or other loss, damage or expense, including any of the same to

the extent resulting from such contractor's willful misconduct, or negligent act or omission, regardless of whether such act or omission is active or passive; (b) any and all Claims resulting from any breach of this Agreement by such contractor or a breach of this Agreement relating to the work done by any subcontractor, or (c) all liens, or claims of rights to enforce liens, arising out of any work to be performed or services or materials to be furnished as required this Agreement.

2. Storm Drain Operation Management. Maintenance and reserve costs for the storm drain facilities serving the Project shall be assessed by the HOA. The HOA shall be responsible for the maintenance of all storm drain facilities within the Project as shown on the Storm Drain Plans D-199, D200-1 and D201-1. The HOA shall contract with a qualified contractor to perform the storm drain facility maintenance as outlined below. The HOA shall be responsible for maintaining logs and records of all work performed on the storm drain facilities. The HOA shall submit annual records reflecting maintenance performed to the storm drain facilities to the City Engineer/Director of Public Works. Further, the HOA shall be responsible for establishing and maintaining financial reserves for the capital replacement of such storm drain facilities in accordance with Department of Real Estate Guidelines beginning upon turn over from Villages at Heritage Springs, LLC.

(a) Specific Storm Drain Facilities Maintenance Requirements. The following sets forth specific requirements for the maintenance of the storm drain facilities at the Project. For purposes of this Section, "**Wet Season**" shall mean October 1 to April 30 and "**Dry Season**" shall be May 1 to September 30 of each year. The requirements set forth below shall be performed by a licensed contractor with a minimum of 2 years applicable experience in performing the specific requirement.

(i) Catch basins and storm drain manholes shall be inspected and cleaned a minimum of once during the Wet Season and once during the Dry Season.

(ii) Any catch basin that is at least 25% full of trash and/or debris shall be cleaned in addition to the minimum requirements outlined under Item (i) of this section.

(iii) The contractor performing the inspection and cleaning shall log his/her activity in the Homeowner's Association Maintenance Manual noting the date, time and nature of activity along with any unusual findings and the overall quantity of the catch basin waste collected.

(iv) All material removed from the catch basins shall be properly disposed of. No material shall be disposed of in the recreation area trash receptacles or any homeowner receptacles.

(v) All CDS filtering system units shall be inspected and cleaned per manufacturer's recommendations or as often as needed.

(vi) If there is reason to believe that a special event shall generate substantial quantities of trash and litter, provisions shall be made by the HOA to minimize and dispose of trash and litter. If there is reason to believe that the storm drain facilities may be compromised during such an event, then the HOA shall place temporary screens on catch basins or the catch basins in the potentially affected area shall be cleaned subsequent to the event and prior to any rain event.

(vii) The HOA shall have an on-call contract with a qualified contractor to provide 24 hour response in case of emergency with the mainline storm drain facilities.

(viii) The mainline storm drain facilities shall be inspected once a year for any damages or needed repairs.

(ix) Neither the City nor the HOA shall be responsible for any drains located within private property unless an easement is provided to the HOA specifically for maintenance purposes. Pursuant to the CC&RS for the Project, homeowners are responsible for the maintenance, repair, and replacement (if necessary) of storm drain laterals from the mainline.

(x) The mainline storm drain facilities shall be checked and cleaned of debris and sediment at the beginning of each Wet Season and at the end of the Wet Season for a minimum of 2 times annually (approximately May and September of each year).

3. Sewer System Management. The City shall be responsible for the maintenance, repair, and replacement (if necessary) of the mainline sewer system for the Project, as per the Sanitary Sewer plans S-284, S-286 and S-287. Pursuant to the CC&Rs for the Project, individual homeowners are responsible for maintenance, repair and replacement of the sewer laterals from the mainline to each homeowner's unit.

4. Recycled Water System. The recycled water system provides irrigation for the landscaping only on the outside perimeter of the Villages at Heritage Springs, as shown on The Villages at Heritage Springs Perimeter Landscape plans by Forma. The recycled water system irrigates the landscaping from behind the curb to the

perimeter masonry block wall, including the landscaping located at the three project entry points, Bloomfield Avenue, Norwalk Boulevard and Telegraph Road. The recycled water system has a point of connection on Telegraph Road, a single meter, that ties into the existing Central Basin Municipal Water District line, as shown on Plan No. 98RW006.

(a) City Responsibility: The City shall be responsible for the maintenance, repair and replacement of the water meter on Telegraph Road.

(b) HOA's Responsibility: The HOA shall be responsible for the maintenance, repair and replacement of all facilities and equipment from beyond the water meter on Telegraph Road, consisting but not limited to, pipelines, valves, sprinkler heads, controllers, etc. from the point directly after the water meter on Telegraph Road. The HOA shall also be responsible for paying all associated recycled water consumption costs.

5. Fire Line System. All single family and multi-family residences in the Project are constructed with a fire sprinkler system. For the single family detached residences, there is a separate dedicated fire service line from the water meter to serve each individual residence. All multi-family residences have a dedicated fire line to serve the individual units within the building.

(a) Homeowner's Responsibility for Single Family Residences: Each individual homeowner shall be responsible for the maintenance, repair and replacement of the fire line system from the water meter to each individual residence consisting but not limited to, fire line, backflow device, etc. from the point directly after the water meter.

(b) City Responsibility for Single Family Residences: The City shall be responsible for the maintenance, repair and replacement of the water meter and main line from the water meter to the mainline potable water pipe.

(c) City Responsibility for Multi-Family Residences: The City shall be responsible for the maintenance, repair and replacement of the fire service mainline from the mainline potable water pipe to the double detector check valve (aka: backflow device).

(d) HOA's Responsibility for Multi-Family Residences: The HOA shall be responsible for the maintenance, repair and replacement of all facilities and equipment from the double detector check valve (including the double detector check valve) to the fire riser. The fire risers are located within utility rooms and/or closets within the multi-family residential complex.

6. In-Tract Irrigation System. Throughout the Project are common areas which are landscaped and require irrigation. The in-tract irrigation system uses potable water and connects to the City potable water pipeline as reflected on Plan No.

07W288, 07W290 and 08W294. The common areas are irrigated from an irrigation only water meter.

(a) Homeowner Responsibility for Single Family Residences: For the single family detached residences, the irrigation line is the sole responsibility of each applicable homeowner. As such, each homeowner shall be responsible for the maintenance, repair and replacement of the irrigation system consisting but not limited to, pipelines, valves, sprinkler heads, controllers, etc. from the point directly after the irrigation water meter.

(b) City Responsibility for Single Family Residences: The City shall be responsible for the maintenance, repair and replacement of the water meter and service lateral from the water meter to the mainline potable water pipe.

(c) City Responsibility for Common Areas: The City shall be responsible for the maintenance, repair and replacement of the irrigation water meter and service lateral from the irrigation water meter to the mainline potable water pipe.

(d) HOA's Responsibility for Common Areas: The HOA shall be responsible for the maintenance, repair and replacement of all facilities and equipment from beyond the irrigation water meter, consisting but not limited to, pipelines, valves, sprinkler heads, controllers, etc. from the point directly after the irrigation meter. The HOA shall also be responsible for paying all associated potable water consumption costs.

7. Potable Water System. The potable water system provides potable water to each of the single family and multi-family residences at the Project, as shown on Plan No. 07W288, 07W290 and 08W294.

(a) Homeowner Responsibility: The potable water line is the sole responsibility of the homeowner from the point directly after the water meter. As such, each individual homeowner shall be responsible for the maintenance, repair and replacement of the potable water system consisting but not limited to, pipelines, valves, laterals, and all associated components from the point directly after the water meter.

(b) City Responsibility for Single Family and Multi-Family Residences: The City shall be responsible for the maintenance, repair and replacement of the water meter and service line from the water meter to the mainline potable water pipe.

(c) HOA's Responsibility: None.

8. Streets and Concrete Surfaces.

(a) HOA Responsibilities. The streets and concrete surfaces including common area driveways, walkways, curbs, and gutters within the Project are privately owned by the HOA and shall be maintained by the HOA. Maintenance and reserve costs shall be assessed by the HOA. The HOA shall contract with a qualified street sweeping company for street sweeping once a week. Signs shall be posted indicating which day of the week and time that street sweeping will occur. The HOA shall provide a copy of the contract for street sweeping to the City Engineer/Director of Public Works. Further, the HOA shall be responsible for establishing and maintaining financial reserves for the capital replacement and repair of streets and concrete surfaces and for the resurfacing of the streets as needed. Without limiting the generality of the foregoing, the HOA's responsibilities for streets and concrete surfaces for the Project shall include:

(i) All streets, alleys, parking lots and roadways within Project shall be swept a minimum of once a week. Until the streets are turned over to the HOA, the Developer or Developer's contractor shall sweep the streets a minimum of one day per week.

(ii) Saw cutting waste shall be recovered and disposed of properly and in no case shall such waste be left on a roadway or allowed to enter the storm drain or sewer system.

(iii) Concrete and other street and road maintenance materials and wastes shall be managed to prevent discharge to the sewer and storm drain system.

(iv) The washout of concrete trucks and chutes shall only occur in designated areas and shall never discharge to storm drains, open ditches, streets or catch basins.

(v) The HOA shall be responsible for any repairs needed to the streets, alleys, parking lots and roadways within the Project.

(vi) The HOA shall establish and maintain a reserve fund for future slurry sealing of streets as needed (approximately once every 5 years).

(vii) The HOA shall inspect regularly for cracking, chipping, potholes, lifting and surface deterioration annually and make repairs as necessary.

(b) Striping and Loop Detectors. The City shall maintain, repair and replace the surface features at the Norwalk Blvd and Telegraph Road Entries from the Right of Way line to the decorative pavement. The surface features consist of the striping, pavement markings and loop detectors only. At the Bloomfield Entry, the City's maintenance responsibilities do not extend beyond the Right of Way except for the maintenance, repair and replacement of the striping, pavement markers and loop detectors only; the maintenance, repair and replacement of the decorative concrete roadway surface is not included.

9. Street Lights and Common Area Lighting.

(a) Cobra Head Street Lights within the Project. The street light system along Heritage Springs Drive inside the gated entries, Garden Parkway, Juniper Terrace, Olive Lane, Magnolia Place, Cedar Drive, Boxwood Terrace, Brisbane Drive, Cottonwood Place, Mimosa Way, and Indigo Place are designated as Southern California Edison's LS-1 system. All Cobra light fixtures located within the Project's boundaries (LS-1 system) shall be maintained and repaired as needed by Southern California Edison. The HOA shall be responsible for payment of all electricity bills for these Cobra head street lights.

(b) Light Bollards along Telegraph Road. Light bollards are to be installed by the City along Telegraph Road. The City shall be responsible for the maintenance, repair and replacement of such light bollards along Telegraph Road including, without limitation, the replacement of bulbs and repair of damage to such bollards; *provided, however,* the HOA shall be responsible for the payment of electricity bills for providing electricity to such light bollards.

(c) Other Common Area and Entry Lighting within the Project. Any other lighting in the common area (including pole lights, pathway lights, etc.) and entries within the Project shall be maintained, repaired and replaced by the HOA (or a qualified contractor retained on behalf of and the sole cost and expense of the HOA) and the HOA shall pay for electricity for such lighting.

10. Landscape and Recreational Facilities Management. The landscape and recreational facilities within the Project are privately owned by the HOA and shall be maintained by HOA. In addition, the landscape and reclaimed water used for irrigation on the perimeter and entry ways of the Project shall be maintained and paid for by the HOA. Maintenance and reserve costs shall be assessed by the HOA. The HOA shall contract with a qualified landscape maintenance company for ongoing maintenance. The HOA's responsibility for maintenance of the landscape and recreational facilities for the Project shall include the following:

(a) Application of pesticides, herbicides (including pre-emergents) and fertilizers shall be in accordance with applicable requirements and documented in the HOA Maintenance Manual.

(b) Any application of aquatic pesticides to surface waters shall be in compliance with applicable requirements including the State Water Board's guidelines and monitoring requirements (WQ Order No. 2001-12-DWQ).

(c) No application of pesticides or fertilizers shall be allowed immediately before, during or immediately after a rain event or when water is flowing off the area to be applied.

(d) No banned or unregistered pesticides shall be stored or applied within the Project.

(e) Any contractor hired by the HOA to apply pesticides shall be certified by the California Department of Food and Agriculture or shall be under the direct supervision of a certified pesticide applicator.

(f) The HOA shall hire a contractor for the following: a minimum of once a week maintenance of pool, recreation area and common areas including all mowing, edging and trimming of turf areas, cultivating all ground cover areas, maintaining all areas of weeds, keeping all shrubs trimmed as needed, trimming of low branches on all trees as needed and removing and disposing of all debris and trash as a result of such work.

(g) The HOA, when reviewing landscape plans submitted by homeowners, shall encourage retention and planting of native vegetation.

(h) The HOA shall attempt to minimize water, fertilizer and pesticide usage in the common areas.

(i) The HOA and/or their contractor shall store fertilizers and pesticides indoors or under cover on paved surfaces or use secondary containment.

(j) The HOA and/or their contractor shall reduce the use, storage, and handling of hazardous materials to reduce potential for spills.

(k) The HOA shall regularly inspect all storage areas.

(l) The HOA shall be responsible for all landscape repairs, irrigation repairs, landscape supplies, and inspections.

(m) The HOA shall establish and maintain reserves for replacement of landscaping with annuals at the entries as needed.

11. Art Project and Fountain / Mosaic Murals and Decorative Lighting Elements. The Art Project is located at the southwest corner of Bloomfield Avenue and Telegraph Road on Lot 72 of Tract 63136. The Art Project consists of a Water Fountain, Mosaic Columns, Hardscape and Softscape.

Upon completion of the Art Project at the corner of Bloomfield Avenue and Telegraph Road, the parties agree that the City shall retain the responsibility for the maintenance, repair and replacement of the Water Fountain and all Hardscape elements of the Art Project. Hardscape elements shall include all associated pumps, piping and foundation, the decorative mosaic columns, any decorative or enhanced paving, concrete walks, mow strips, lighting and/or benches. The Water Fountain shall be cleaned a minimum of once per week and repaired as needed. The HOA shall be responsible for maintenance and repair of all Softscape elements. Softscape includes all plants, grass, trees, shrubs, electricity and water usage, and the irrigation system installed as part of the Art Project.

Until such time as Lots 68 and 69 of Tract 63136 are developed with housing units and 100% of the units are annexed into the HOA for the Project as a whole, the City shall be responsible for all Hardscape maintenance and repair costs of the Art Project, except that the HOA shall be responsible for all electrical energy and water costs upon completion of the Art Project. Upon 100% annexation of the units in Lot 68 and 69 of Tract 63136, the City shall continue with the Hardscape maintenance and repair, but the HOA shall reimburse the City annually for the cost of said Hardscape and Water Fountain maintenance and repair. The HOA shall establish and maintain reserve funds assessed through the HOA for refurbishment of the art mosaic columns, Hardscape and Softscape. The City shall establish and maintain reserve funds for the refurbishment of the Water Fountain, (including associated pumps, piping and foundation and decorative stone and lettering) such refurbishment shall be the responsibility of the City in perpetuity.

In addition to the Art Project, there are 10 mosaic murals located at the pedestrian entry gates along Telegraph Road and Bloomfield Avenue and artistic lighting elements located at the vehicular gated entrances to the Project. The HOA shall be responsible for the maintenance, repair, and reserves of these mosaic murals and artistic lighting elements.

An easement shall be granted to the City over Lot 72 of Tract 63136 for the purpose of allowing the City access to maintain the Art Project Hardscape and Water Fountain.

This Agreement shall not be amended, modified or altered without prior written approval of both the City and the HOA.

[Signatures on next page]

IN WITNESS WHEREOF, the undersigned have caused their duly authorized representatives to execute this Agreement as of the date first above-written.

THE VILLAGES AT HERITAGE SPRINGS HOMEOWNERS ASSOCIATION

By: _____
Brian Wong,
President

By: _____
Harriet Rapista,
Secretary

CITY OF SANTA FE SPRINGS

By: _____
Don Jensen
Director of Public Works

EXHIBIT A

Description of Surface and Subsurface Rights Agreement

1. **Surface and Subsurface Rights Agreement** dated effective as of December 27, 2005, and recorded December 20, 2005 as Instrument No. 05-3229969, by and among Breitburn Energy Company L.P., a Delaware limited partnership ("**Breitburn**"), Townlot Fee LLC, a Delaware limited liability company ("**Townlot Fee**"), and Villages at Heritage Springs, LLC, a California limited liability company ("**Villages**").

2. **First Amendment to Surface and Subsurface Rights Agreement** dated as of August 9, 2006 and recorded August 15, 2006 as Instrument No. 06-1810629 in the Official Records, by and among Breitburn, Townlot Fee and Villages.

3. **Second Amendment to Surface and Subsurface Rights Agreement** dated as of October 1, 2007 and recorded June 27, 2008 as Instrument No. 08-1147614 in the Official Records, by and among Breitburn Operating L.P., a Delaware limited partnership ("**Breitburn Operating**"), Townlot Fee and Villages.

City of Santa Fe Springs

City Council Meeting — May 13, 2010

CITY ENGINEER'S REPORT

Resolution Nos. 9253 and 9254 - Lighting District No. 1

RECOMMENDATION

That the City Council take the following actions:

1. Adopt Resolution No. 9253, approving the Engineer's Report for annual levy of assessment for Santa Fe Springs Lighting District No. 1; and

2. Adopt Resolution No. 9254, declaring its intention to provide for an annual levy and collection of assessments for Lighting District No. 1 and setting the public hearing for the Council meeting of June 10, 2010.

BACKGROUND

Lighting District No. 1 was formed May 26, 1982, under the Landscaping and Lighting Act of 1972. It is necessary to levy annual assessments after the formation of a district. The required documents to satisfy the legal requirements are outlined in Chapter 3 of the Landscaping and Lighting Act of 1972 as contained in the Streets and Highways Code.

The City Council, at their meeting of March 11, 2010 approved Resolution No. 9247 ordering the preparation of plans, specifications, cost estimate, diagram, assessment, and report pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California.

A copy of the Annual Engineer's Report for the City of Santa Fe Springs Lighting District No. 1 has been forwarded to the City Council for their review.

In Summary, the Engineers Report:

- Addresses compliance with state law
- Describes the method of apportionment
- Presents a proposed budget for Fiscal Year 2010/2011

The following Resolutions are attached:

1) Resolution No. 9253 – A Resolution of the City Council approving the Engineer's Report for Annual Levy of Assessment for Fiscal Year in a District Within Said City.

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

Date of Report: May 4, 2010

2) Resolution No. 9254 – A Resolution of the City Council Declaring its Intention to Provide for an Annual Levy and Collection of Assessments for Certain Maintenance in an Existing District, Pursuant to the Provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, and Setting a Time and Place for Public Hearing Thereon.

Frederick W. Latham
City Manager

Attachment(s):
Resolution Nos. 9253 and 9254

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

Date of Report: May 4, 2010

RESOLUTION NO. 9253

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA FE SPRINGS
APPROVING THE ENGINEER'S "REPORT" FOR ANNUAL LEVY
OF ASSESSMENT FOR FISCAL YEAR IN A DISTRICT
WITHIN SAID CITY

WHEREAS, the CITY COUNCIL of the CITY OF SANTA FE SPRINGS, CALIFORNIA, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of an Engineer's "Report" for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram of the district, and an assessment relating to what is now known and designated as

CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1

(hereinafter referred to as the "District")' and,

WHEREAS, there has now been presented to this City Council the "Report" as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and,

WHEREAS, this City Council has now carefully examined and reviewed the "Report" as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed, as set forth in said "Report."

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are true and correct.

SECTION 2. That the "Report" as presented, consisting of the following:

A. Plans and Specifications;
B. Estimate of cost;
C. Diagram of the District;
D. Assessment of the estimated cost

Is hereby approved on a preliminary basis, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's "Report."

APPROVED and ADOPTED this 13th day of May, 2010.

_____
MAYOR

ATTEST:

_____
CITY CLERK

RESOLUTION NO. 9254

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA FE SPRINGS
DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND
COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE
IN AN EXISTING DISTRICT, PURSUANT TO
THE PROVISIONS OF DIVISION 15, PART 2 OF THE
STREETS AND HIGHWAYS CODE OF THE STATE OF
CALIFORNIA, AND SETTING A TIME AND PLACE FOR
PUBLIC HEARING THEREON

WHEREAS, the CITY COUNCIL of the CITY OF SANTA FE SPRINGS, CALIFORNIA has previously formed a lighting district pursuant to terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, in what is known and designated as

CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1

(hereinafter referred to as the "District")' and,

WHEREAS, at this time, this City Council is desirous to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and,

WHEREAS, at this time there has been presented and approved by this City Council, the Engineer's "Report" as required by law, and this City Council is desirous of proceeding with the proceedings for said annual levy.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are true and correct.

PUBLIC INTEREST

SECTION 2. That the public interest and convenience requires, and it is the intention of this City Council, to undertake proceedings for the annual levy and collection of special assessments for the continual maintenance of certain improvements, all to serve and benefit said District as said area is shown and delineated on a map as previously approved by this City Council and on file in the Office of the City Clerk,

open to public inspection, and herein so referenced and made a part hereof, and proposed changes thereto are set forth in the "Report" of the Engineer, incorporated herein as a part hereof.

REPORT

SECTION 3. That the "Report" of the Engineer regarding the annual levy for said District, which "Report" is for maintenance for the Fiscal Year 2010/2011 is hereby approved and is directed to be filed in the Office of the City Clerk.

SECTION 4. That the public interest and convenience requires, and it is the intention of this City Council to order the annual assessment levy for the District as set forth and described in said Engineer's "Report," and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of said maintenance and improvement as estimated in said "Report."

DESCRIPTION OF MAINTENANCE

SECTION 5. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Engineer's "Report," referenced and so incorporated herein.

COUNTY AUDITOR

SECTION 6. The County Auditor shall enter on the County Assessment Roll the amount of the assessments, and shall collect said assessments at the time and in the same manner as County taxes are collected. After collection by the County, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer for purposes of paying for the costs and expenses of said District.

SPECIAL FUND

SECTION 7. That all monies collected shall be deposited in a special fund known as

"SPECIAL FUND
CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1"

Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance and improvement, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

BOUNDARIES OF THE DISTRICT

SECTION 8. Said contemplated maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a district, which district said City Council declares to be the district benefited by said improvement and maintenance, and to be further assessed to pay the costs and expenses thereof. Said District, shall include each and every parcel of land within the boundaries of said District, as said District is shown on a map as approved by this City Council and on file in the Office of the City Clerk, and designated by the name of the District.

PUBLIC PROPERTY

SECTION 9. Any lots or parcels of land known as public property, as the same are defined in Section 22663 of Division 15, Part 2 of the Streets and Highways Code of the State of California, which are included within the boundaries of the District, shall be omitted and exempt from any assessment to be made under these proceedings to cover any of the costs and expenses of said improvement and maintenance work.

PUBLIC HEARING

SECTION 10. NOTICE IS HEREBY GIVEN THAT THURSDAY, THE 10th DAY OF JUNE, 2010 AT THE HOUR OF 6:00 O'CLOCK P.M., IN THE REGULAR MEETING OF THE CITY COUNCIL, BEING THE COUNCIL CHAMBERS, IS THE TIME AND PLACE FIXED BY THIS CITY COUNCIL FOR THE HEARING OF PROTESTS OR OBJECTIONS IN REFERENCE TO THE ANNUAL LEVY OF ASSESSMENTS, TO THE EXTENT OF THE MAINTENANCE, AND ANY OTHER MATTERS CONTAINED IN THIS RESOLUTION, ANY PERSONS WHO WISH TO OBJECT TO THE PROCEEDINGS FOR THE ANNUAL LEVY SHOULD FILE A WRITTEN PROTEST WITH THE CITY CLERK PRIOR TO THE TIME SET AND SCHEDULED FOR SAID PUBLIC HEARING.

NOTICE

SECTION 11. That the City Clerk is hereby authorized and directed to publish a copy of this Resolution. Said publication shall be not less than ten (10) days before the date for said Public Hearing.

EFFECTIVE DATE

SECTION 12. That this Resolution shall take effect immediately upon its adoption.

PROCEEDINGS INQUIRIES

SECTION 13. For any and all information relating to the proceedings, protest procedure, any documentation and/or information of a procedural or technical nature, your attention is directed to the below listed person at the local agency or department so designated:

Donald K. Jensen
City Engineer
CITY OF SANTA FE SPRINGS
11710 Telegraph Road
Santa Fe Springs, CA 90670
(562) 868-0511

APPROVED and ADOPTED this 13th day of May, 2010.

_____
MAYOR

ATTEST:

_____
CITY CLERK

City of Santa Fe Springs

City Council Meeting — May 13, 2010

NEW BUSINESS

Resolution Nos. 9255 and 9256 – Request for Parking Restrictions on Navojoa Place and Placita Place

RECOMMENDATION

That the City Council take the following actions:

1. Adopt Resolution No. 9255 to implement a parking restriction between the hours of 10:00 p.m. and 7:00 a.m., Monday through Friday on the south side of Navojoa Place from Pioneer Boulevard to a point 300 feet westerly; and

2. Adopt Resolution No. 9256 to implement a loading zone between the hours of 7:00 a.m. and 2:00 p.m. Monday through Friday on the north side of Placita Place from Pioneer Boulevard to a point 150 feet westerly.

BACKGROUND

The Traffic Commission at their meeting of April 15, 2010 reviewed the attached report for implementing parking restrictions on Placita Place and Navojoa Place east of Pioneer Boulevard. The Commission voted 3 to 0 to recommend to the City Council for consideration and approval of the proposed parking restrictions.

Staff recommends implementation of the requested parking restrictions that are being proposed in conjunction with the Neighborhood Center Renovation Project

Frederick W. Latham
City Manager

Attachment(s)
Resolution Nos. 9255 and 9256
Traffic Commission Report

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

Date of Report: May 5, 2010

RESOLUTION NO. 9255

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA
PROHIBITING PARKING OF VEHICLES AT CERTAIN LOCATIONS DURING
CERTAIN HOURS

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

Section 1. Pursuant to the provision of Section 72.21 of the City Code, when authorized signs are in place giving notice thereof, the following location is designated as a place where no person shall stop, stand or park a vehicle for any purpose other than the loading or unloading of passengers or materials between the hours of 10:00 pm to 7:00 am on Mondays thru Fridays excluding holidays:

South side of Navojoa Place from Pioneer Boulevard to a point 300 feet to the West

APPROVED and ADOPTED this 13th day of May 2010.

_____
MAYOR

ATTEST:

_____
CITY CLERK

RESOLUTION NO. 9256

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

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

Section 1: Pursuant to the provisions of Section 72.21 of the City Code, the following location is designated as a place where no person shall stop, stand or park a vehicle on Monday thru Fridays between the hours of 7:00 a.m. and 2:00 p.m. for any purpose other than the loading or unloading of passengers on the following street:

North side of Placita Place beginning at Pioneer Boulevard to a point 150 feet west of the centerline of Pioneer Boulevard.

APPROVED and ADOPTED this 13th day of May 2010.

_____
MAYOR

ATTEST:

_____
CITY CLERK

City of Santa Fe Springs

Traffic Commission Meeting April 15, 2010

TRAFFIC ENGINEER'S REPORT

Request for Parking Restriction on Placita Place and Navojoa Place East of Pioneer Boulevard

RECOMMENDATION

That the Commission recommend to the City Council that a parking restriction between the hours of 10:00 p.m. and 7:00 a.m., Monday through Friday be implemented on the south side of Navojoa Place from Pioneer Boulevard to a point 300 feet westerly and a loading zone between the hours of 7:00 a.m. and 2:00 p.m. Monday through Friday be established on the north side of Placita Place from Pioneer Boulevard to a point 300 feet westerly.

BACKGROUND

The project for the renovation of the Neighborhood Center will be commencing at the beginning of May 2010. In conjunction with this project is the installation of temporary units to house all of the staff being displaced by the project and a second temporary unit that will be utilized by the seniors for their daily activities. Both of these temporary units will located immediately east of the Neighborhood Center building. Staff is recommending that for security reasons, in order to have parking available in close proximity for the employees of the Neighborhood Center that work into the hours of darkness, an overnight parking restriction be implemented along the north side of Navojoa Place. In addition, staff is recommending that a loading zone be established along the north side of Placita Place. This area would provide an area for seniors to be dropped off close to the temporary facility.

Placita Place is a 430-foot long local residential cul-de-sac street with a curb-to-curb width that varies from 36 feet to 44 feet. The street is unstriped, with one lane in each direction and parking is currently permitted on both sides of the street. The street has a straight alignment and is flat in this area. The prima facie speed limit for Placita Place is 25 miles-per-hour. The Placita Park Apartment complex is located on the south side of Placita Place while on the north side is occupied by the City's Neighborhood Center.

Navojoa Place is a 425-foot long local residential cul-de-sac street with a curb-to-curb width that varies from 36 feet to 44 feet. The street is unstriped, with one lane in each direction and parking is currently permitted on both sides of the street. The street has a straight alignment and is fairly flat in this area. The prima facie speed limit for Navojoa Place is 25 miles-per-hour. Navojoa Place intersects with Bartley Avenue about 330 feet west of Pioneer Boulevard and forms a T-intersection. There is non-fronting residential development on the north side of Navojoa Place while the south side is the location of the City's Neighborhood Center.

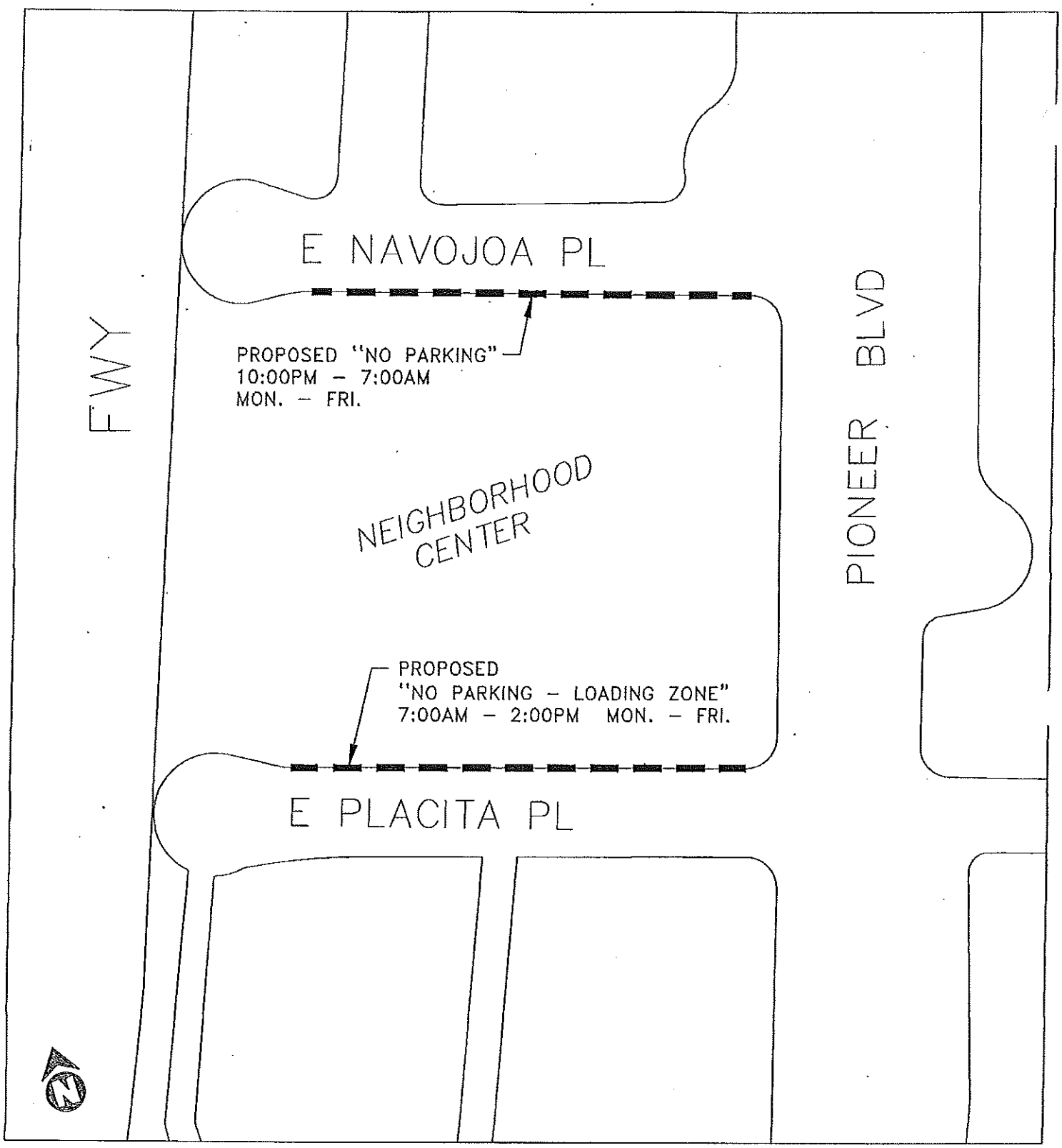
In order to accommodate the two differing requests for parking restrictions, staff is recommending that parking be prohibited between the hours of 10:00 pm and 7:00 am, Monday through Friday on the south side of Navojoa Place from Pioneer Boulevard to a point 300 feet westerly. This would provide the needed parking for Neighborhood Center staff members that leave work during the hours of darkness. Staff also recommends that parking on the north side of Placita Place from Pioneer Boulevard to a point 300 feet westerly would be restricted to the loading or unloading of passengers between the hours of 7:00 am and 2:00 pm Monday through Friday. This would provide an area close to the temporary senior facility where seniors could be dropped off in the morning or picked up in the afternoon.

Tom R. Lopez

Tom R. Lopez
Assistant Director of Public Works

Rafael O. Casillas
Principal Civil Engineer

Attachment(s):
Location Map



LOCATION MAP

NEW BUSINESS

Resolution No. 9257 – Appointment of an Interim Assistant Treasurer

RECOMMENDATION

That the City Council adopt Resolution No. 9257 appointing an Assistant Treasurer on an interim basis for the City, Community Development Commission, Public Finance Authority, Water Utility Authority and any other related City entity.

BACKGROUND

California Government Code Section 53607 requires that the City formally appoint those individuals acting in the treasury capacity. As a result of the recent retirement of Assistant City Treasurer, Terri Bui, Staff is recommending that the City Council temporarily appoint Paul J. Martinez (Director of Purchasing) to serve as interim Assistant Treasurer until the position is permanently filled.

In this capacity he will be formally authorized to perform treasury functions in the event of an emergency where the City Treasurer is not available. As Director of Purchasing, Mr. Martinez is the department's best suited employee to fill this temporary need. In his current capacity, he is authorized to sign Petty Cash checks. As an interim Assistant Treasurer he would temporarily become an authorized signer on other City accounts as well. This action would also appoint Mr. Martinez to the same capacity for the Community Development Commission, Public Finance Authority, Water Utility Authority, and any other related City entity that has these established officers.

Frederick W. Latham
City Manager

Attachment
Resolution No. 9257

Report Submitted By: Jose Gomez
Finance and Administrative Services

Date of Report: May 6, 2010

RESOLUTION NO. 9257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPOINTING AN INTERIM ASSISTANT CITY TREASURER

The City Council hereby appoints Paul Martinez to act as Interim Assistant City Treasurer.

PASSED and ADOPTED this 13th day of May 2010.

Betty Putnam, Mayor

City Clerk

NEW BUSINESS

Adoption of CalPERS Two-Years Additional Service Credit Early Retirement Incentive Program for Safety Personnel and Receipt of Related Cost Information

RECOMMENDATION

That the City Council adopt the CalPERS Two-Years Additional Service Credit Early Retirement Incentive Program (ERIP), receive related cost information, and authorize the City Manager and staff to prepare a resolution and required certifications for adoption by the City Council on May 27, 2010.

BACKGROUND

As a result of the unprecedented decline in the state of the economy, the City of Santa Fe Springs is expecting a revenue shortfall of at least $4.8 million in the current fiscal year. This shortfall amount recently increased as a result of the latest quarterly sales tax revenue update and is far greater than anything that could have been foreseen in June 2009 when the City Council adopted a balanced FY 2009-10 Budget. Overall, sales tax revenues have plummeted $10.2 million (34%) from forecasted levels in mid-2007. Current projections indicate that sales tax revenues will continue into FY 2010-11 at depressed levels not seen in well over a decade. When combined with normal budgetary increases in operating costs over the same period, the result is clearly a sizable and immediate threat to the City's financial outlook.

Given the magnitude of the City's challenge, addressing such a deficit requires a reduction in the workforce. Council has taken a number of personnel actions in this direction over the last two and a half years. More specifically, during the last five months Council has taken more aggressive measures by eliminating a number of full-time and part-time positions, implementing a furlough/salary reduction program, and introducing two types of ERIPs. In preparation for the challenges ahead in FY 2010-11, Staff is proposing implementation of a CalPERS ERIP for Safety personnel that can have an immediate impact and assist the City in efforts to regain fiscal stability.

Report Submitted By: Jose Gomez Date of Report: May 6, 2010
Finance and Administrative Services

CalPERS Retirement Incentive Program

Section 20903 of the Government Code allows cities an opportunity to offer two additional years of CalPERS service credits to eligible employees (at least 50 years of age with at least 5 years of PERS service credits) as an incentive to retire. Vacated positions can subsequently be frozen, thus minimizing the number of layoffs and alleviating budget shortfalls.

The proposed program for Safety employees in the Fire-Rescue Department is identical to one approved by the Council earlier this year for non-Safety employees. Safety employees electing to participate in the proposed program would need to retire within a designated period established by the City Council when approving the adopting resolution. Staff is planning on presenting such a resolution to the Council on May 27th, setting a 90-day window from June 1, 2010 to August 29, 2010. The first day an employee would be eligible to retire would be Wednesday, June 2, 2010.

Staff met with representatives from the Santa Fe Springs' Fire Fighters Association and engaged in a conversation regarding the implementation of the incentive program. If the program is approved, Staff will initiate outreach efforts with employees via email, direct mail, and group and individual meetings.

FISCAL IMPACT

Obviously, at this point the exact cost of the program is unknown. It is first necessary to know how many employees will participate if the program is offered. However, Government Code Section 7507 requires that the City make public the cost to provide this benefit at tonight's meeting assuming a "worst case scenario." For purposes of meeting this requirement, Staff has calculated the cost assuming that 14 employees (all eligible Safety employees) would participate. This cost, totaling approximately $1,457,000, would be payable by way of increased annual CalPERS contributions of $110,000 over a twenty year period beginning in Fiscal Year 2012-13. These amounts are all calculated based on very specific CalPERS established formulas, cost factors, and disclosure requirements. More realistically, given this highly improbable scenario, the retirement of all eligible employees would also result in annual salary savings if some or all of the positions were not backfilled. Again, the actual cost of the program will only be known after the 90-day designated period.

Report Submitted By: Jose Gomez Date of Report: May 6, 2010
Finance and Administrative Services

The ultimate cost to implement the program will be financed by savings derived from position vacancies (resulting from employee retirements) and other budget saving measures approved by the City Council.

INFRASTRUCTURE IMPACT

None.

Frederick W. Latham
City Manager

Report Submitted By: Jose Gomez
Finance and Administrative Services

Date of Report: May 6, 2010

NEW BUSINESS

Reconsideration of Alcohol Sales Conditional Use Permit Case No. 29

Request for approval to allow the continued operation and maintenance of an alcoholic beverage sales use involving an ARCO-AM/PM gas station with a mini-market located at 10717 Carmenita Road in the C-4-PD, Community Commercial – Planned Development, Zone. (Applicant: MJM Vallejo/AMPM Mini Market Inc.)

RECOMMENDATIONS

Staff recommends that the City Council take the following actions:

1. Find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

2. Approve the Reconsideration of Alcohol Sales Conditional Use Permit Case No. 29 for a period of five (5) years until May 13, 2015, subject to the listed conditions of approval contained within this staff report.

BACKGROUND

MJM Vallejo/AMPM Mini Market Inc., the property owner and applicant, has operated a service station, auto lube garage, and a mini-mart on a 1.5-acre parcel located on the northwest corner of Carmenita Road and Florence Avenue since 1992. The mini-market provides food products and other convenient consumer goods including beer and wine for off-site customer consumption.

As is required by Section 155.628, all businesses within the City that are involved in the sale, storage, manufacturing or distribution of alcoholic beverages are required to obtain a Conditional Use Permit. ARCO requested and was granted Alcohol Sales Conditional Use Permit No. 29 by the Planning Commission and the City Council at their respective meetings on February 12, 2008 and February 14, 2008. Since that last time period has expired, the applicant is requesting another time extension to allow the continued operation and maintenance of alcoholic sales for off-site customer consumption.

CALLS FOR SERVICE

Staff checked the crime data information and found that within the last two years there were only four (4) reported calls for service. The call types ranged from a hit & run report, domestic violence report, suspicious vehicle check, and an arrested person unrelated to the mini-mart. It should be noted that during the last approval period in 2008, the applicant had several calls for service related to thefts or "beer runs". Staff worked closely with the store management to implement a theft prevention plan. As a result, the store management implemented several theft prevention measures including locking the refrigerated beverage lockers at 8pm, and securing in store merchandise displays of alcoholic beverages. Additionally, the store has a state of the art camera system. The store has experienced a drastic decrease in petty thefts over the past two years.

STAFF COMMENTS

Staff members from the Department of Police Services, the Planning Department and the Fire Department have reviewed the current conditions of approval and have conducted inspections of the mini-market for compliance. Staff is pleased that the applicant has complied with the conditions of approval and has established its own rules and procedures to monitor that alcoholic beverages are not sold to minors. Staff also checked the Alcohol Beverage Control (ABC) records and found that the use has been operating in compliance with all of the ABC codes and regulations without incident.

ZONING ORDINANCE REQUIREMENTS

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the City Planning Commission and City Council shall consider, among other criteria, the following:

a. **Conformance with parking regulations.**
The subject 69,208 sq ft parcel was developed in 1992 with a 6,482 sq ft building that houses a mini-market and an adjoining lube and tune-up garage, a mechanical carwash, and a gas pump island canopy. Based on the total area for public service a total of 33 parking spaces are required, 39 are provided and there is a potential for an additional 8 stalls.

b. Control of vehicle traffic and circulation.
The subject property has adequate on-site vehicle circulation with two driveways that face Florence Avenue and one that faces Carmenita Road.

c. Hours and days of operation.
The mini-market and gas station operates 24 hours a day, 7-days a week. However, the sale of alcoholic beverages is between the hours of 6:00 a.m. to 12:00 a.m. the following day. The sale of alcoholic beverages complies with the ABC regulations.

d. Security and/or law enforcement plans.
The mini-market owner has a digital video camera system throughout the store and outside of the store to monitor the parking lots and the gas pump island canopy area. A current Security Plan is on file with the Police Services and as part of the conditions of approval, an updated Plan is required within 60 days of the approval of this Permit.

e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.
The subject mini-market is approximately 2,240 linear feet from an elementary school (Lake Marie Elementary) to the north, 1,700 linear feet to an elementary school (Carmela Elementary) to the south, and 2,514 linear feet to a school (McKibben Elementary) to the east. All of the mentioned schools are closed campuses. The subject site is 3,350 linear feet from a church (Hosanna Chapel) located at the 13112 Telegraph Road, and 4,560 linear feet to a park (Gunn Avenue Park) located at 10130 Gunn Avenue within the unincorporated area of Los Angeles County. The subject property adjoins the Gateway Shopping Center. While the listed locations are utilized by minors, Staff does not feel that the continued alcohol use will pose any negative impacts considering that the property is perceived by the public more of a gas station than a liquor store.

f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.
The subject property adjoins the Gateway Plaza shopping center. The center is also home to Target and Walmart who currently sell alcoholic beverages. Across the Telegraph Road and Carmenita Road is the Santa Fe Springs Shopping Center. The center is home to Food-For-Less who also sells alcoholic beverages and Acapulco Restaurant.

Each of the uses is under their own respective Alcohol Conditional Use Permit and are monitored to assure compliance with the City's Zoning Regulations and the respective conditions of approval to eliminate any potential incompatible and undesirable circumstances.

g. **Control of noise, including noise mitigation measures.**
The subject mini-market does not generate any audible noises out of character with other mini-markets.

h. **Control of littering, including litter mitigation measures.**
As a condition of approval, the subject mini-market is required to keep the property free of litter and debris.

i. **Property maintenance.**
Staff found that the property is in compliance with the Property Maintenance Ordinance.

j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use."** *The Applicant has submitted a Security Plan which details how he will prevent and/or abate any of the listed public nuisances.*

SURROUNDNG ZONING AND LAND USE

The subject site, and the property to the west, is located within the C-4-PD, Community Commercial – Planned Development Overlay, Zone. The property to the west is undeveloped and was previously owned by the Santa Fe Springs Community Development Commission; it has been sold to a private developer. The property to the north, commonly known as the Gateway Plaza, is within the C-4, Community Commercial, Zone, which provides commercial and retail uses. The properties to the east and south are within the unincorporated area of Los Angeles County and are developed with single and multi-family residential units.

CONDITIONS OF APPROVAL

1. That the sales of alcoholic beverages shall conform to the sale hours as prescribed by the State Alcoholic Beverage Commission.

2. That the Type 21 (Off-Sale General) Alcohol Beverage Control license shall be restricted for the sale of alcoholic beverages for off-site consumption and as specified by the Alcohol Beverage Control.

3. That it shall be the responsibility of the ownership and/or his employees to ensure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent properties.

4. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.

5. That the applicant and/or his employees shall not allow any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licenses premises as set forth in Section 25602(a) of the State Business and Professions Code.

6. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602(a) of the State Business and Professions Code.

7. That the applicant shall not have upon the licensed premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the Alcohol Beverage Control license that is issued to the subject site, as set forth in Section 25607(a) of the State Business and Professions Code.

8. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the State Business and Professions Code.

9. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall immediately report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.

10. That the applicant must receive approval from the Director of Police Services for any installation of pay telephones on the exterior of the premise, and such phones shall not be capable of receiving calls.

11. That this permit is contingent upon the approval by the Department of Police Services of a security plan which shall address the following for the purposes of minimizing risks to the public's health, welfare and safety:

    (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;

(B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;

(C) A description of how the permittee plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;

(D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.

12. That all other applicable requirements of the City Zoning Regulations, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

13. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

14. That vending machines, water machines, pay telephones and other similar equipment shall not be placed outdoors visible from the street or adjacent properties.

15. That streamers, banner, pennants, whirling devices or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless written authorization is granted by the Director of Planning and Development.

16. That rooftop inflatable character balloons are prohibited at all times.

17. That a copy of these conditions shall be posted and maintained with a copy of the City's Business Operations Tax Certificate and the Fire Department Permits in a place conspicuous to all employees of the location.

18. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less that sixty (60) days prior to signing of the agreement to sell, lease or sublease.

19. That this Permit will be valid for a period of five (5) years until May 13, 2015 at which time the applicant may request in writing an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

20. That failure to comply with the foregoing Conditions of this Permit shall be cause for the process to begin revocation of this Permit.

21. That Reconsideration of Alcohol Sales Conditional Use Permit Case No. 29 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.

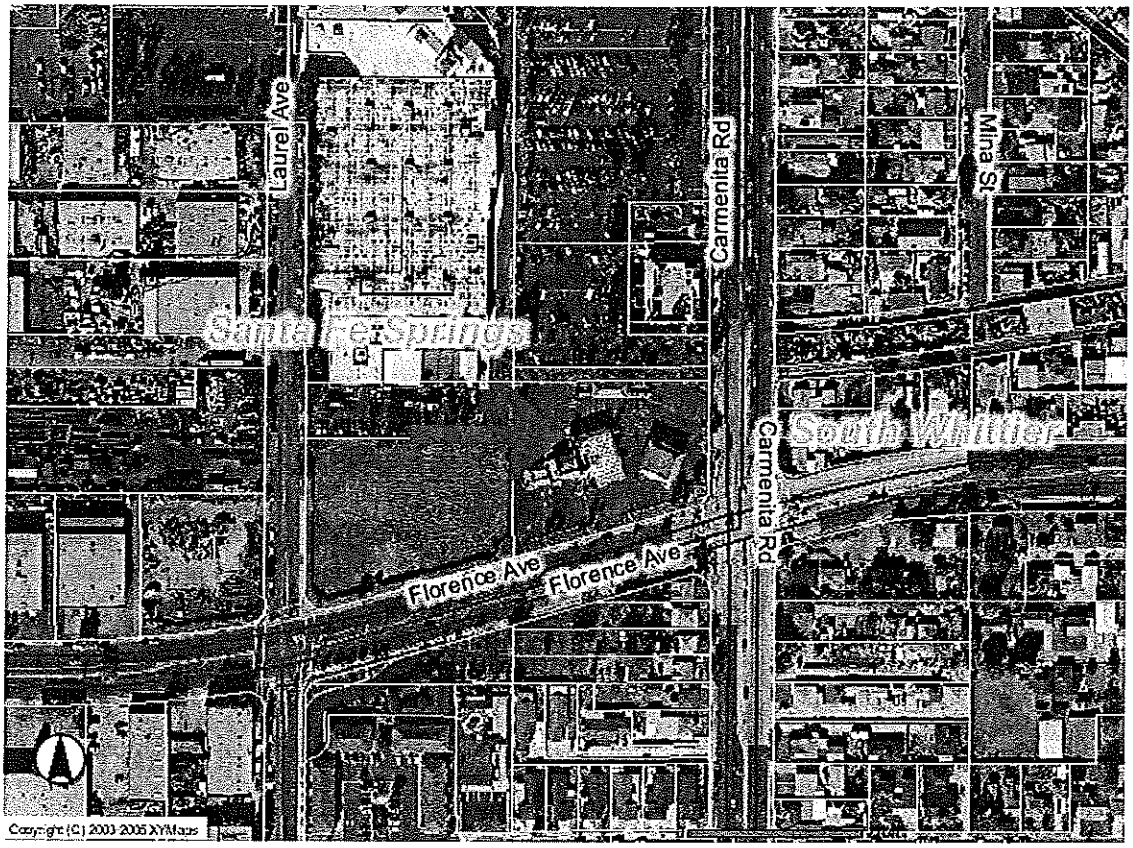
22. That this Permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this Permit.

23. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Frederick W. Latham
City Manager

Attachment(s)
1. Location Map

Location Map



CITY OF SANTA FE SPRINGS

Alcohol Sales Conditional Use Permit Case No. 29
MJM Vallejo/AMPM Mini Market Inc.
10717 Carmenita Road
Santa Fe Springs, CA 90670

NEW BUSINESS

Direction to Staff on Decision of US Postal Service Rejection of Request to Consolidate Santa Fe Springs Zip Codes

RECOMMENDATION

Direct Staff to convey City's disapproval of USPS decision, and to work aggressively with Congresswoman Napolitano's office to overturn the decision and work towards implementation of the Zip Code consolidation.

BACKGROUND

Several months ago, staff engaged the United States Post Office in a process designed to consolidate the various zip codes that exist in Santa Fe Springs into one Zip Code (90670). Although the 90670 Zip Code encompasses the vast majority of the City, there are actually two other zip codes on the peripheries of the City that overlap with adjacent jurisdiction, which comprise approximately 800 addresses (40% residents/60% businesses). These non-90670 areas have a mailing address of Whittier, even though they are indeed in the City of Santa Fe Springs. Historically, the residents and businesses in the areas that have a Whittier mailing address, but which reside in the City of Santa Fe Springs, have suffered mail delivery delays as well as confusion as to entitlement of City services, not to mention a diminished sense of identification with the City.

The District Post Office sent a survey to the affected addresses to determine the level of support or opposition to the Zip Code adjustment. On March 15 the City was informed that the results of the survey indicated that a majority of respondents were opposed to the Zip Code adjustment. Staff feels strongly that the process engaged in by the Post Office and the survey instrument were seriously flawed, such that the "results" of the survey are not reflective of the real majority of residents and Businesses. Specifically, 1) even though staff requested that the survey be done in and English and Spanish, the Post Office refused to do so and only issued an English language version of the survey. Staff feels that the demographic data of the affected areas suggests that many potential respondents were excluded from the process simply because they could not understand the survey; and, 2) even though the Post Office indicated that the survey would outline all of the Zip Code adjustment's impacts on affected addresses, the actual survey gave minimal information other than that the adjustment would result in one's zip

code being changed from the existing zip code to 90670 Santa Fe Springs. Staff feels strongly that not including information on the time frame, in particular the year transition period, of the Zip Code change led many businesses to infer incorrectly that the Zip Code change would result in substantial costs in the form of changed letter head and other mailing information.

In denying the City's request to consolidate the Zip Codes, the Post Office offered what they deem as an alternative compromise in the form of allowing residents and businesses in the 90605 and 90606 Zip Codes to list Santa Fe Springs as their city as opposed to Whittier, (e.g., Santa Fe Springs CA 90605). While Staff appreciates the Post Offices willingness to seek some sort of middle ground, Staff feels that the proposed alternative will not completely satisfy the aims of the Zip Code consolidation. In so much as the mail of addresses in the outlying zip codes would still be routed through the Whittier Post Office, mail delays will likely still persist. Also, in so much as the option to list Santa Fe Springs is not mandatory, it will still likely lead to confusion in terms of the eligibility and entitlement of City services.

Recognizing that the Post Office's decision is non-appealable by their account and that there exists at least some level of opposition to the Zip Code Change, Staff is asking the City Council for direction in terms of either accepting the Post Office's decision or actively pursuing its reversal. Staff is recommending that the City work to "overturn" the decision of the Post Office, but it should be noted that an alternative would be to let the decision stand and accept the alternative compromise presented to the City that would allow residents and businesses in the 90605 and 90606 Zip Codes to list Santa Fe Springs as their city as opposed to Whittier, (e.g., Santa Fe Springs CA 90605).

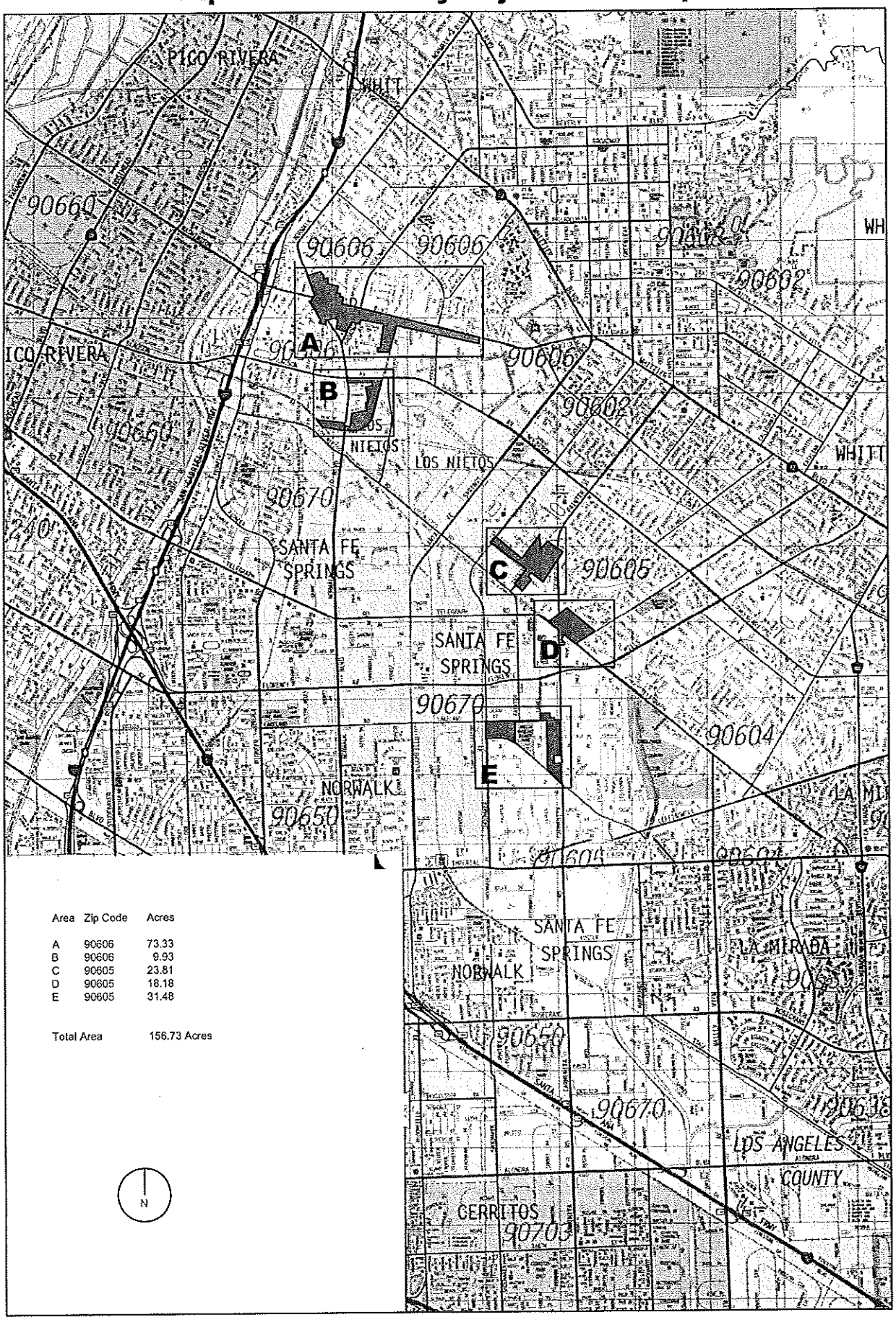
Frederick W. Latham
City Manager

Attachments
Zip Code Adjustment Map
March 15 USPS Letter

Report Submitted By: Thaddeus McCormack
City Manager's Office

Date of Report: May 10, 2010

Santa Fe Springs
Zip Code Boundary Adjustment Request



Area	Zip Code	Acres
A	90606	73.33
B	90606	9.93
C	90605	23.81
D	90605	18.18
E	90605	31.48
Total Area		156.73 Acres

DISTRICT MANAGER
SANTA ANA CUSTOMER SERVICE & SALES
UNITED STATES
POSTAL SERVICE

March 15, 2010

Mayor Louie Gonzalez
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs CA 90670-3679

Dear Mr. Gonzalez,

This letter is in response to your request on behalf of the City of Santa Fe Springs for a ZIP Code boundary adjustment. Our previous correspondence indicated that a potential accommodation had been identified by the U.S. Postal Service (USPS); however, customer support via a postal survey was required to support the change.

On January 15, 2010, approximately 700 surveys were mailed to the potentially impacted residents in the proposed ZIP Code realignment area. The survey advised of the proposed change and identified the proponent. A response was requested (agree or disagree, and any comments) by mid February, and it was explained that the change would be implemented if the majority of respondents supported it.

The survey resulted in 61 percent of the respondents opposing the change. Of the 255 survey results returned, 156 opposed the change and 99 favored it. Based on these results, we regret we can not move forward with the change.

In response to Redevelopment Manager Steven Masura's question of the possibility of resurveying the community utilizing a bi-lingual form, the Postal Service followed the standard protocol of surveying the community in English and will not resurvey.

The survey template used by the Santa Ana District does not comment on the one-year transition period of recognition of both old and new ZIP Codes. This information is normally provided to residents after a ZIP Code change has been formally approved and ready to be implemented.

We understand the City's desire to establish a municipal identity for their residents. For this reason, we propose an alternative third line for Santa Fe Springs residents who are in ZIP Codes 90605 or 90606, making it acceptable to have their mail addressed to Santa Fe Springs instead of Whittier. Their ZIP Code would not change. If they so chose, the last line of their address may read *Santa Fe Springs CA 90605*, or *Santa Fe Springs CA 90606*.

This database change would be provided by the U.S. Postal Service to mailers as a "preferred" city name so that mailers can use it for these residents. If this alternative solution is agreeable with the City, please notify us in writing so we can proceed.

Thank you for the opportunity to clarify our position in this matter. If we can be of further assistance, please contact Consumer Affairs Manager Sandra Alvarez at 714-662-6215 or via email at sandra.alvarez@usps.gov

Because this decision was based on customer response to the survey conducted in accordance with our established guidelines, there is no appeal process. However, you may direct any questions you may have concerning this decision to the following address:

Manager, Delivery
U.S. Postal Service
475 L'Enfant Plaza SW RM 7142
Washington, D.C. 20260-2802

Sincerely,

Gerard K. Ahern
District Manager

Cc: Postmaster Jeff Grant
Postmaster Jackie Deter
Congresswoman Grace Napolitano
AMS Manager Romina Allen
Consumer Affairs Manager Sandra Alvarez

NEW BUSINESS

Request for Approval to Renew an Agreement with the City of Downey Establishing Access to a Library Automation System

RECOMMENDATION

That the City Council approve a one-year agreement with the City of Downey for the continuance of a Consortium for Automated Library Management and to provide access to an Integrated Library System.

BACKGROUND

The Downey City Library has provided an Integrated Library System to the Santa Fe Springs City Library since 1981. Through this agreement Downey maintains and provides access to an online library catalog. This Integrated Library System includes a catalog of all the Library's holdings, and proprietary databases accessible from the library or through the internet, as well as administration, cataloging, acquisitions, and a serials module.

The attached agreement contains one change, which is the term of the agreement will be for a period of one year rather than three years. This will make Santa Fe Springs more readily adaptable to changes in technology.

FISCAL IMPACT

The fiscal impact of continuing this agreement for the 2010-2011 fiscal year is approximately $43,705.00. This cost has already been identified in the Library and Cultural Services budget.

INFRASTRUCTURE IMPACT

No impact.

Frederick W. Latham
City Manager

Attachment

Service Agreement between the City of Downey and the City of Santa Fe Springs

Report Submitted By: Hilary Keith, Director of Library and Cultural Services Date of Report: May 13, 2010
Department of Community Services / Library and Cultural Services

SERVICE AGREEMENT
BETWEEN
THE CITY OF DOWNEY
AND
THE CITY OF SANTA FE SPRINGS

July 1, 2010

AGREEMENT FOR CONSULTANT SERVICES
BETWEEN
THE CITY OF DOWNEY
AND
THE CITY OF SANTA FE SPRINGS

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EXHIBITS

Exhibit "A"	Scope of Services	A-1
Exhibit "B"	Cost Allocation Formula	B-1

This AGREEMENT for Automated Library Management Between The City of DOWNEY and The City of SANTA FE SPRINGS, is made and entered into this_____day of _____2010, by and between the City of DOWNEY, a municipal corporation ("DOWNEY") and the City of SANTA FE SPRINGS, a municipal corporation ("SANTA FE SPRINGS"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

SECTION 1. TERM OF AGREEMENT

Subject to the provision of Section 8 " Termination of AGREEMENT" of this AGREEMENT, the term of this AGREEMENT shall be for a period of one (1) year from the date of execution of this AGREEMENT, as first shown above. Such term may be extended upon written AGREEMENT of both parties to this AGREEMENT.

SECTION 2. SCOPE OF SERVICES.

To facilitate the performance of the services set forth in Exhibit "A", "Scope of Services" and made part of this agreement, Downey has established the Consortium for Automated Library Management.

SECTION 3. COMMUNICATION.

a. Santa Fe Springs City Library shall maintain equipment to communicate with Downey City Library, including, but not limited to: telephone, facsimile transmission, and e-mail.

b. Staff from Downey City Library and Santa Fe Springs City Library shall meet on a regular basis to determine standards of practice that will be used by member libraries in maintaining and updating the automated library system's patron and bibliographic databases. Scheduling of the meetings will be mutually determined by the member libraries.

SECTION 4. ADDITIONAL SERVICES.

DOWNEY shall not be compensated for any services rendered in connection with its performance of this AGREEMENT which are in addition to or outside of those set forth in this AGREEMENT or listed in Exhibit "A" "Scope of Services", unless such additional services are authorized in advance and in writing by the City Council or City Manager of SANTA FE SPRINGS. DOWNEY shall be compensated for any such additional services in the amounts and in the manner agreed to in writing by the City Council or City Manager.

SECTION 5. COMPENSATION AND METHOD OF PAYMENT.

a. Subject to any limitations set forth in this AGREEMENT, SANTA FE SPRINGS agrees to pay DOWNEY according to the cost allocation formula specified in Exhibit "B" " Cost Allocation Formula" and made a part of this AGREEMENT.

b. Semi-annually each Fiscal Year, in July and January, DOWNEY shall furnish to SANTA FE SPRINGS an invoice for services. The invoice shall include operational expenses for personnel as well as supplies and services, plus an annual contingency fee. SANTA FE SPRINGS shall independently review each invoice submitted by DOWNEY to determine whether the costs are in compliance with the provisions of this AGREEMENT. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (d). In the event any charges or expenses are disputed by SANTA FE SPRINGS, the original invoice shall be returned within thirty (30) days of receipt by SANTA FE SPRINGS to DOWNEY for correction and resubmission. In addition to the operational expenses, SANTA FE SPRINGS shall pay the installation and line charges imposed thereon by the telephone company for extending its respective lines and services to the central computer site; charges shall be paid directly to the telephone company.

c. SANTA FE SPRINGS shall develop its own mechanism to establish an equipment replacement fund, based on an anticipated 3-year replacement cycle. SANTA FE SPRINGS shall pay a Capital Fee for all new system capital expenses. As additional Capital Items are acquired, including but not limited to hardware, software, telecommunications network, furniture and fixtures, DOWNEY shall furnish to SANTA FE SPRINGS an invoice following installation. SANTA FE SPRINGS shall independently review each invoice submitted by DOWNEY to determine whether the costs are in compliance with the provisions of this AGREEMENT. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (d). In the event any charges or expenses are disputed by SANTA FE SPRINGS, the original invoice shall be returned within thirty (30) days of receipt by SANTA FE SPRINGS to DOWNEY for correction and resubmission.

d. Except as to any costs incurred by DOWNEY which are disputed by SANTA FE SPRINGS, SANTA FE SPRINGS will use its best efforts to cause DOWNEY to be paid within thirty (30) days of receipt of DOWNEY'S invoice.

SECTION 6. STANDARDS OF PERFORMANCE.

a. DOWNEY represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the services required under this AGREEMENT in a thorough, competent and professional manner. DOWNEY shall

at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. In meeting its obligations under this

b. AGREEMENT, DOWNEY shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of DOWNEY under this AGREEMENT.

c. SANTA FE SPRINGS agrees to provide and maintain accurate bibliographic, item, and patron records on the central server in accordance with accepted professional library standards and practices. SANTA FE SPRINGS shall be responsible for all such information and for maintaining it and shall cause changes to be sent to the central server. In the event any damage is caused or delay in response is caused by the inaccuracy of such information provided by SANTA FE SPRINGS or its failure to supply changes, SANTA FE SPRINGS shall be responsible for any damage or delay caused thereby. SANTA FE SPRINGS shall retain ownership to all data provided and have the right to extract using standard utilities provided by the vendor.

SECTION 7. INDEMNIFICATION.

Except where otherwise indicated, SANTA FE SPRINGS and DOWNEY shall mutually indemnify and hold harmless each other City, it's employees, agents and officials as to any loss or damage arising out of the parties acts or omissions with respect to this AGREEMENT, to the extent that such loss or damage is caused by the negligent act or omission of a City, or any of it's employees, agents or officials.

SECTION 8. CONTINUITY OF PERSONNEL.

DOWNEY shall make every reasonable effort to maintain the stability and continuity of DOWNEY'S staff assigned to perform the services required under this AGREEMENT. DOWNEY shall notify SANTA FE SPRINGS of any changes in DOWNEY'S staff assigned to perform the services required under this AGREEMENT, prior to any such performance.

SECTION 9. TERMINATION OF AGREEMENT.

a. This AGREEMENT shall terminate June 30, 2011 unless sooner terminated by mutual AGREEMENT of both parties. Notwithstanding the foregoing, either party may terminate this AGREEMENT, with or without cause, on or before July 1st of any year by giving one (1) year written notice of termination of notice to the other party. Such termination shall become effective one year later, on July 1st.

b. Upon termination of this AGREEMENT by either DOWNEY or SANTA FE SPRINGS, all property belonging exclusively to SANTA FE SPRINGS which is in DOWNEY'S possession shall be returned to SANTA FE SPRINGS. DOWNEY shall furnish to SANTA FE SPRINGS a final invoice for work performed and expenses incurred by DOWNEY, prepared as set forth in Section 5 of this AGREEMENT.

This final invoice shall be reviewed and paid in the same manner as set forth in Section 4 of this AGREEMENT. All peripheral devices purchased for SANTA FE SPRINGS shall be the property of SANTA FE SPRINGS. All remaining equipment is the property of DOWNEY.

SECTION 10. COOPERATION BY CITY OF SANTA FE SPRINGS.

a. SANTA FE SPRINGS shall provide a secure communication equipment room, according to vendor specifications, in a properly vented and dust-free environment. Equipment shall be readily accessible to DOWNEY. All public information, data, reports, records, and maps as are existing and available to SANTA FE SPRINGS as public records, and which are necessary for carrying out the work, shall be furnished to DOWNEY in every reasonable way to facilitate, without undue delay, the work to be performed under this AGREEMENT.

b. SANTA FE SPRINGS shall inform CALM staff, by any of the communications methods listed in Section 3, of any equipment at Santa Fe Springs that is moved so that DOWNEY may update this information on any of the above-mentioned records as necessary.

c. SANTA FE SPRINGS may purchase and install additional terminals, computers, network devices, and other necessary equipment and peripherals, provided that SANTA FE SPRINGS pay for all such additional equipment and that no ongoing costs or personnel burdens shall be placed on DOWNEY and that the equipment is compatible with all DOWNEY equipment and the local and wide area network. DOWNEY will invoice SANTA FE SPRINGS for additional equipment purchased.

d. All installation, maintenance, and repair orders for any telecommunications, computers, network equipment and/or other peripheral equipment and software shall be directed through DOWNEY. DOWNEY shall be responsible for maintenance of only approved, vendor supported and maintained equipment. Non-approved equipment or equipment under separate maintenance agreements will be the responsibility of SANTA FE SPRINGS, and shall be compatible with all vendor supplied equipment.

e. SANTA FE SPRINGS shall allow for scheduled downtime for preventive maintenance of the central servers, network equipment, and local equipment.

f. SANTA FE SPRINGS shall assist in the training of the new staff. SANTA FE SPRINGS may request assistance from CALM staff for such training, if needed. SANTA FE SPRINGS shall respect the integrity of DOWNEY'S records, and maintain the confidentiality of the system access command sequence and passwords. SANTA FE SPRINGS staff shall assist with remote troubleshooting with direction from CALM staff.

g. SANTA FE SPRINGS shall respect network integrity, passwords, and software. In the event that any damage to any network servers or equipment or delay in response is caused by SANTA FE SPRINGS, SANTA FE SPRINGS shall be responsible for any damage or delay caused thereby.

SECTION 11. NOTICES.

All notices required or permitted to be given under this AGREEMENT shall be in writing and shall be personally delivered, or sent by facsimile transmission or certified mail, postage prepaid and return receipt requested, addressed as follows:

To Downey: City Manager, City of Downey
11111 Brookshire Avenue
Downey, CA 90241
Tel: (562) 904-7284
Fax: (562) 923-6388

To Santa Fe Springs: City Manager, City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Tel: (562) 868-0511

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

SECTION 12. AUTHORITY TO EXECUTE.

The person or persons executing this AGREEMENT on behalf of DOWNEY and SANTA FE SPRINGS warrants and represents that he/she/they has/have the authority to execute this AGREEMENT on behalf of his/her/their corporation and warrants and represents that he/she/they has/have the authority to bind DOWNEY and SANTA FE SPRINGS to the performance of its obligations hereunder.

SECTION 13. BINDING EFFECT.

This AGREEMENT shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

SECTION 14. MODIFICATION OF AGREEMENT.

No amendment to or modification of this AGREEMENT shall be valid unless made in writing and approved by DOWNEY and by SANTA FE SPRINGS. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

SECTION 15. WAIVER.

Waiver by any party to this AGREEMENT of any term, condition, or covenant of this AGREEMENT shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party or any breach of the provisions of this AGREEMENT shall not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this AGREEMENT.

SECTION 16. LAW TO GOVERN; VENUE.

This AGREEMENT shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

SECTION 17. ENTIRE AGREEMENT.

This AGREEMENT, including the attached Exhibits "A" and "B", is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other AGREEMENTS or understanding, whether oral or written, or entered into between DOWNEY and SANTA FE SPRINGS prior to the execution of this AGREEMENT. No statements, representations or other AGREEMENTS, whether oral or written, made by any party which are not embodied herein shall be valid and binding. No amendment to this AGREEMENT shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 18. SEVERABILITY.

If a term, condition or covenant of this AGREEMENT is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this AGREEMENT shall not be affected thereby, and the AGREEMENT shall be read and construed without the invalid void or unenforceable provision(s).

In Witness Whereof, the parties hereto have caused this AGREEMENT to be executed the day and year first above written.

CITY OF SANTA FE SPRINGS

By_____
Betty Putnam
Title: Mayor

ATTEST:

_____
Barbara E. Earl
City Clerk

APPROVED AS TO FORM:

_____
Steven N. Skolnik
City Attorney

CITY OF DOWNEY

By_____
Anne M. Bayer
Title: Mayor

ATTEST:

_____
Kathleen Midstokke
City Clerk

APPROVED AS TO FORM:

_____
Edward W. Lee
City Attorney

EXHBIT "A"

SCOPE OF SERVICES

DOWNEY shall provide to SANTA FE SPRINGS access to a library automation system to be maintained and operated by DOWNEY. Access to the system will be through system software and communication hardware and software in a facility to be located in and operated by DOWNEY, under the direct supervision of DOWNEY. A library automation system is defined as the central site hardware, servers, operating systems, telecommunications devices, peripheral equipment and programs purchased and/or leased from selected vendors of library automation systems which provide at least the following functionality: Circulation, Cataloging, Acquisitions, Serial Control, Bibliographic and Authority Control, Public Access Online Catalog, and any other features and function which may be added. The DOWNEY City Library will manage and operate the central site equipment according to vendor specifications, will provide continuing training on software, and will provide for and ensure ongoing maintenance of hardware and software components of the system.

The City Manager of SANTA FE SPRINGS shall be the responsible party to coordinate SANTA FE SPRINGS' participation in this AGREEMENT; the City Manager may delegate all or part of this responsibility to SANTA FE SPRINGS Library Director. System workflow and priorities will be determined by the CALM System Manager under the direction of the Library Director of Downey. Input from the Library Director of SANTA FE SPRINGS is encouraged to help establish operational policies and procedures that best serve the needs of CALM member libraries. In the event it is necessary in an emergency to change operational procedures, then the procedure shall be determined by the Library Director of DOWNEY. DOWNEY shall keep an accurate account of all fees received and expenses paid therefrom in accordance with the accounting practices of DOWNEY, SANTA FE SPRINGS shall have the right to inspect such accounting records during normal business hours of DOWNEY.

The annual operations costs of the library automation system shall include personnel costs, office and system supplies, professional publications, building rental, equipment and software maintenance, utility bills, travel, conference and meeting expenses, professional and technical fees, fiscal agent fees, contingency fees and any other costs determined to be necessary to provide access to the Library Automation System as set forth in this Agreement. These costs will be used in determining the annual operations fees.

EXHIBIT "B"

COST ALLOCATION FORMULA

The cost allocation formula for the Consortium for Automated Library Management, CALM, (which currently consists of DOWNEY and SANTA FE SPRINGS) shall be calculated as follows: total cost for the year, divided by the total number of nodes in use by the member libraries equals the cost per node; the cost per node times the number of nodes in use in each City equals the total cost of each City. (A port dedicated to one City, but not shared by the Consortium, is defined to be the same as a node for purposes of the cost allocation formula).

This formula was selected because it is based on a measure of utilization of system resources, and to recover the purchase (one time) and operating (ongoing) costs of the system.

This formula can be applied to all categories of expenses. The cost per node method allocates system costs based on the incremental division of costs by the total number of installed online interactive nodes supported by the system and its network. The per node increment allows costs to be fixed and apportioned equally among system users and is intended to recover all costs. As ongoing costs increase, the unit can be incremented. If an additional City (or Cities) join CALM, they shall pay an initial entry fee to be determined by DOWNEY and their nodes shall be added to those of DOWNEY and SANTA FE SPRINGS to determine a new cost per node for payment of operations costs for the system.

The annual Fees shall be tentatively determined by DOWNEY in March of each year for the next July 1 to June 30 fiscal year, with confirmation after the formal adoption of the budget in June of each year. Any total increase in operations fee greater than 15% must be approved in advance by SANTA FE SPRINGS.

NEW BUSINESS

Extension of City Manager Employment Agreement to January 31, 2011 – Fifth Amendment

RECOMMENDATION: That the City Council approve the Fifth Amendment to the City Council's Employment Agreement with the City Manager, the effect of which would be to extend the Agreement to January 31, 2011.

BACKGROUND

The City Manager's current Employment Agreement runs through June 30, 2010. The City Manager is requesting that his Employment Agreement be extended to January 31, 2011. All other provisions therein would remain unchanged. It is the City Manager's intent to retire upon expiration of the Agreement, with an effective retirement date of February 1, 2011.

Outside of the Agreement, the City Manager will continue to take a 10% reduction in salary compensation for the remainder of the Agreement term, which includes the 2% deferred since February 1, 2009. This is in response to the City's Budget challenges.

for Frederick W. Latham
City Manager

Attachment:
Fifth Amendment to the City Manager's Employment Agreement

Report Prepared By: Fred Latham, City Manager Date of Report: May 10, 2010

FIFTH AMENDMENT TO THE CITY MANAGER'S
EMPLOYMENT AGREEMENT

This fifth Amendment amends the Employment Agreement entered into by and between the City of Santa Fe Springs City Council (City) and Frederick W. Latham (Latham) on April 22, 1999, as amended on September 10, 2001, April 24, 2003, August 9, 2007, and June 11, 2009. The parties hereby agree to make the following modification to the Agreement, which shall remain in full force and effect in all other respects:

> In subsection A of Section 3, change the end date of the term to January 31, 2011.

This Fifth Amendment shall become effective immediately upon execution by Latham and the Mayor of the City.

Dated:_____

_____
Frederick W. Latham

Dated:_____

_____
City of Santa Fe Springs
Mayor

Attest:

_____
Deputy City Clerk

NEW BUSINESS

Approval of Various Employment Classification Modifications Related to Organizing the City Manager's Office, the Finance, Police Services, and Public Works Departments

RECOMMENDATION: That the City Council authorize various City employment classification modifications as set forth herein the effect of which is to assist in the organization of City functions in response to City Budget requirements.

BACKGROUND

As a result of numerous City Budget actions authorized over the past five months, there is a need to re-organize various City functions. In order to do so, City Council authorization is required to make adjustments in certain City employment classifications, including, in some cases, the creation of new salary ranges and class titles. It is recommended that the Council approve the following actions:

City Manager's Office

Reclassify the Assistant to the City Manager to the classification of Assistant City Manager with a salary range of $6509 to $8031 per month. This action would be effective with the first payroll period following approval by the City Council.

Finance and Administrative Services

Eliminate the full-time classification of Accounting Manager and create the classification of Assistant Director of Finance and Administrative Services with a salary range of $6845 to $8450 per month and assign one position to this class. This action would be effective upon approval by the City Council.

Eliminate the full-time classification of Storekeeper/Warehouse Worker and create the part-time non-benefitted classification of Warehouse Worker at a salary range identical to Public Works Aide II. This action would be effective May 17, 2010.

Police Services

Reclassify the Assistant to the Director of Police Services to the classification of Assistant Director of Police Services with a salary range of $5945 to $7356. This action would be effective with the first payroll period following City Council approval.

Public Works – Maintenance Division

Eliminate the full-time classification of Director of Municipal and Utility Services effective May 17, 2010.

Eliminate the full-time classification of Fleet Operations Superintendent and create a full-time position within the Public Works Supervisor classification assigned to the Fleet Maintenance Section effective May 17, 2010.

Upon filling the Public Works Supervisor – Fleet Maintenance position through a close promotional process, eliminate one Mechanic position.

Eliminate the full-time Maintenance Supervisor - Streets position and consolidate the street and grounds maintenance supervision assignment into one Public Works Maintenance Supervisor position effective May 17, 2010.

Reclassify the Traffic Signal and Lighting Technician III to a new position within the Public Works Maintenance Superintendent classification. This action would be effective with the payroll period following City Council approval.

Create a classification of Utility Services Manager with a salary range of $6443 to $7966 and assign one position to the class. This class would be part of the City's Management Team and be an overtime exempt class. This action would be effective upon City Council approval.

Create the classification of Municipal Services Manager with a salary range of $6787-$8404 and assign one position to the class. This position would be part of the City's Management Team and would be overtime exempt. This action would be effective upon City Council approval.

Upon filling the Utility Services Manager position through a closed promotional process, eliminate the position of Water Utility Superintendent.

Each of these re-organization efforts involves various transitional actions being undertaken under authority previously granted to the City Manager. In some cases, this involves retaining retiring employees in limited and part-time employee capacities until June 30, 2010.

for Frederick W. Latham
City Manager

COUNCILMEMBER REQUESTED ITEM - SERRANO
Naming the Library Reading Garden After Cesar E. Chavez

ACTIONS:
1) Officially name the Library Reading Garden after Cesar E. Chavez; and
2) Direct staff to develop ideas as to how to incorporate Cesar E. Chavez's name into the signage for the Reading Garden and bring those ideas back to Council within 30 days for approval.

BACKGROUND
Very shortly (July 2010), the City's Library Modernization project will be completed. The refurbished Library will include many new amenities including a Library Reading Garden. The Reading Garden will feature a variety of art pieces, including one that pays homage to Cesar E. Chavez. Cesar E. Chavez (1927-1993) was an American Labor and Civil Rights Leader whose legacy is well known to Santa Fe Springs. The City of Santa Fe Springs has hosted an annual Cesar Chavez luncheon for the past 15 years as part of the City's diversity programming, which focuses on the values and principles of education, the importance of hard work, and respect for all.

Councilmember Serrano would like to further honor Cesar Chavez by naming the soon-to-be-completed Library Reading Garden after him. The decision to name (or not to name) the Reading Garden after Cesar Chavez will have no bearing on the already commissioned artwork that will be placed in the Reading Garden.

Frederick W. Latham
City Manager

Report Submitted By: Thaddeus McCormack
City Manager's Office

Date of Report: May 7, 2010

City of Santa Fe Springs

City Council Meeting

May 13, 2010

COUNCILMEMBER REQUESTED ITEM - ROUNDS

Creation of Policy Relating to Dedication of Benches at the Library Reading Garden

ACTIONS:

1) Adopt the Policy as outlined conceptually in the body of this report;
2) Direct staff to bring back a formal Policy to the City Council for approval; and,
3) Allow the Woman's Club to purchase a bench and plaque honoring Mayor Putnam for placement in the Library Garden.

BACKGROUND

Very shortly (July 2010), the City's Library Modernization project will be completed. The refurbished Library will include many new amenities including a Library Reading Garden. It is not uncommon in some "formal gardens" to include some type of recognition for "people of significance", generally in the form of bronze dedication plaques. As the Council knows, the City has received a petition from a group (Santa Fe Springs Women's Club) requesting that the City honor Mayor Betty Putnam in some fashion in the Reading Garden.

Councilmember Rounds is asking the City Council to adopt a policy that, in concept, would allow individuals or groups to request of the City Council to honor individuals who profoundly influenced the character, development, culture, and quality of life in Santa Fe Springs, by placing a modest bronze plaque on any one of four (4) benches in the Library Reading Garden. The cost of the bench and plaque purchase and installation would be borne by the requestor(s). Councilmember Rounds is also asking Staff to develop a formal written policy that would give greater definition to the concept outlined above. Such a policy would provide the Council with an equitable, objective, and consistent manner to evaluate and decide on petitions similar to the one mentioned above.

Councilmember Rounds is requesting that the Women's Clubs' petition be considered in the context of the proposed policy. He would further advocate that the City Council allow the Women's Club to purchase a bench and plaque honoring Mayor Putnam for placement in the Library Garden.

Frederick W. Latham
City Manager

Report Submitted By: Thaddeus McCormack
City Manager's Office

Date of Report: May 10, 2010

PRESENTATION

Recognition of Santa Fe Springs Resident and IBF Bantamweight Champion Yonnhy Perez

RECOMMENDATION

The Mayor may wish to call upon Jeff Mahlstede to assist with the presentation.

BACKGROUND

In many ways Santa Fe Springs is home of champions. The list of distinguished athletes includes many Olympians, as well as college and professional athletes. We can now add World Boxing Champion to that List: Yonnhy Perez, who originally hails from Columbia, but now calls Santa Fe Springs his home. Mr. Perez has trained at the Activity Center Boxing gym for the past 4 years and even dedicated his last fight to his adopted hometown of Santa Fe Springs, which was quite an honor considering he had just won the World IBF bantamweight title. Mr. Perez's professional record includes 20 fights: 20 wins (14 knockouts). He will defend his title at the Staples Center on May 22. Staff and participants in the City's youth boxing program will be on hand at the Council meeting to help the City Council recognize and wish good luck to *El orgullo de Santa Fe Springs,* "the pride of Santa Fe Springs."

Frederick W. Latham
City Manager

Report Submitted By: Thaddeus McCormack
City Manager's Office

Date of Report: May 6, 2010

PRESENTATION
Update on Recent Southern California Edison Activity By Sylvia Southerland

RECOMMENDATION
That the Mayor call upon Sylvia Southerland of SCE to make the presentation.

BACKGROUND

Sylvia Southerland, Regional Public Affairs Manager for Southern California Edison (SCE), has asked to address the City Council and make a brief presentation giving an update on recent SCE activities.

for Frederick W. Latham
City Manager

Report Submitted By: Thaddeus McCormack
City Manager's Office

Date of Report: May 10, 2010

City of Santa Fe Springs

City Council Meeting

May 13, 2010

PROCLAMATION

Proclaiming the Week of May 16 - 22, 2010 as "National Public Works Week"

RECOMMENDATION

That the City Council proclaim the week of May 16 - 22, 2010 as "National Public Works Week".

BACKGROUND

National Public Works Week (NPWW) is a celebration of the tens of thousands of men and women in North America who provide the services and maintain the infrastructure collectively known as public works. Instituted as a public education campaign by the American Public Works Association (APWA) in 1960, the goal is to call attention to the importance of public works in community life.

National Public Works Week is observed each year during the third full week of May. Through NPWW and other efforts, APWA seeks to raise the public's awareness of public works issues and to increase confidence in public works employees who are dedicated to improving the quality of life for present and future generations.

The Mayor may wish to call upon Don Jensen, Director of Public Works, to receive the proclamation.

Frederick W. Latham
City Manager

Attachment(s)
Proclamation

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

Date of Report: April 21, 2010

National Public Works Week
May 16 through May 22, 2010

WHEREAS, public works services provided in our community are an integral part of our citizens' everyday lives; and

WHEREAS, public infrastructure is the backbone of society; and

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, storm drains, sewers, streets and highways, public buildings and facilities, and traffic signals; and

WHEREAS, the health, safety, and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, construction and maintenance is vitally dependent upon the efforts and skill of public works officials; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by people's attitude and understanding of the importance of the work they perform,

NOW, THEREFORE, I, Betty Putnam, Mayor of the City of Santa Fe Springs, on behalf of the City Council, do hereby proclaim the week of May 16 – 22, 2010 as

NATIONAL PUBLIC WORKS WEEK

in the City of Santa Fe Springs and call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

DATED this 13th day of May, 2010.

_____
MAYOR

ATTEST: _____
CITY CLERK

City of Santa Fe Springs

City Council Meeting

May 13, 2010

PROCLAMATION

Proclaiming May 19, 2010 as "National Arbor Day"

RECOMMENDATION

That the City Council proclaim May 19, 2010 as "National Arbor Day".

BACKGROUND

On April 10, 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, which would be called Arbor Day. Trees play an integral part in urban landscape by providing aesthetic value to neighborhoods as well as environmental benefits. The City of Santa Fe Springs places great value in maintaining and preserving the City's urban forest and as result of that investment has been recognized by the Arbor Day Foundation with the national designation of Tree City USA Award for the past 24 consecutive years.

The Arbor Day Foundation is a non-profit, environmental and educational organization of nearly one million members, with a mission to inspire people to plant, nurture and celebrate the benefits of trees. The Arbor Day Foundation in cooperation with the National Association of State Foresters and the USDA Forest Service sponsors the Tree City USA program.

This year, the City of Santa Fe Springs will be celebrating its 25th year of honoring the Arbor Day tradition by planting a tree at Rancho Santa Gertrudes Elementary School.

The Mayor may wish to call upon Don Jensen, Director of Public Works, to receive the proclamation.

Frederick W. Latham
City Manager

Attachment(s)
Proclamation

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

Date of Report: April 28, 2010

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and throughout the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

NOW, THEREFORE, I, Betty Putnam, Mayor of the City of Santa Fe Springs, on behalf of the City Council, do hereby proclaim May 19, 2010 as

ARBOR DAY

in the City of Santa Fe Springs and urge all citizens to celebrate Arbor Day and support efforts to protect our trees and woodlands, and further encourage all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED this 13th day of May, 2010

_____
MAYOR

ATTEST:

_____
DEPUTY CITY CLERK

PRESENTATION

Saint Paul High School "Best of LA" Video

RECOMMENDATION

The Mayor may wish to call upon Lois McMillan Maldonado, St. Paul's Director of Public Relations.

BACKGROUND

Recently, St. Paul High School was featured on **"The Best of L.A."** TV show, which airs on KCAL9, on Sundays at 2 p.m. The Best of LA TV's "Best of...Television Series" features nominated entities selected by show producers through industry research and/or nominations received on the Best of LA TV website. St. Paul High School is a 2010 nominee in the School and Education category. Winners will be announced at the end of the calendar year.

Representatives from the High School will be at the Council Meeting to show the video and talk about the school.

Frederick W. Latham
City Manager

Report Submitted By: Thaddeus McCormack
City Manager's Office

Date of Report: May 6, 2010

PRESENTATION

Presentation of the New Online Service Request System

RECOMMENDATION
The Mayor may wish to call on Jeff Bailey, Computer Specialist, to address the Council.

BACKGROUND
Staff is preparing to launch a new online request system. This is an exciting new product that will help staff better serve the community.

The Online Service Request system is a component of the City Website whereby residents will have the ability to send the City service requests online via the City website. Residents will also be able to ask questions if they cannot find the service request form directly related to their request. Once a request has been submitted, the resident will be notified through e-mail, that their request has been received and when it has been completed. In addition, the system will give residents the ability to track requests once they have been submitted and be able to view the request's current status and any notes added by the staff.

A brief presentation will be provided.

Frederick W. Latham
City Manager

Report Submitted By: Jeff Bailey,
Finance & Administrative Services

Date of Report: May 6, 2010

PRESENTATION

Presentation of the New City Facilities Online Reservation System

RECOMMENDATION
The Mayor may wish to call on Anthony Triolo, Computer Specialist III, to address the Council.

BACKGROUND
The City will soon be introducing an online reservation system on the City's website to allow residents and business residents to reserve City facilities via the Internet. Currently, residents and business residents can only reserve facilities in-person or by telephone. Utilizing the new system, residents will be able to search the City's facilities for availability, make reservations, check the reservation status, inquire on their balances and make payments online. This new system provides residents with a new way to interface with the City. Furthermore, in the fall of 2010, residents will have expanded online capability by being able to register for classes and events using this new system.

A brief presentation will be provided.

Frederick W. Latham
City Manager

Report Submitted By: Anthony Triolo,
Finance & Administrative Services

Date of Report: May 6, 2010

City of Santa Fe Springs

City Council May 13, 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.

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

Carlene Zamora has resigned from the Parks & Recreation Advisory Committee, effective April 22, 2010.

Luigi Trujillo has resigned from the Sister City Advisory Committee, effective May 3, 2010.

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

Frederick W. Latham
City Manager

Attachments:
Resignation Letters from Carlene Zamora and Luigi Trujillo
Active Committee Lists

Submitted By: Vivian J. De Léon
Deputy City Clerk

May 7, 2010

From: Carlene Zamora [mailto:carlene62@msn.com]
Sent: Thursday, April 22, 2010 5:04 PM
To: Carole L. Joseph
Subject: Parks and Recreations committee

Dear Carole,

It is with much regret that I submit to you my resignation from the Parks and Recreations Committee.

I sincerely appreciate having been given the opportunity to be a committee member. It is something that I will always remember fondly.

Thank you for all that you've done, Carole. You are truely an asset to the City.

Best wishes,

Carlene Zamora

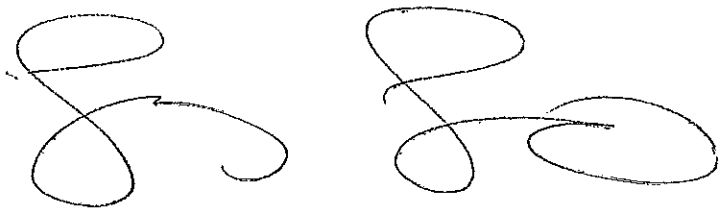
The New Busy is not the old busy. Search, chat and e-mail from your inbox. Get started.

5/7/2010

May 3, 2010

To Whom It May Concern:
I Luigi Trujillo am resigning from Sister City Committee as of today May 3, 2010. While my time there was enjoyable, I feel my services would be used better in other places.

Thank you,



Prospective Members for Various Committees/Commissions

Beautification

Community Program
Henrieta Abajian

Family & Human Services
A.J. Hayes
Jimmy Mendoza
Jose Avila
Berta Sera

Heritage Arts
Marlene Vernava

Historical

Personnel Advisory Board

Parks & Recreation
Cecilia Uribe Gonzalez
Christina Avila
Paula Minnehan

Planning Commission
Art Escobedo
Lynda Short
Hector Renteria

Senior Citizens Advisory

Sister City
Frank Carbajal, Sr.
Michele Carbajal

Traffic Commission
Art Escobedo
Jose Zamora
Hector Renteria
Lynda Short

Youth Leadership
Veronica Cruz
Gabriela Rodriguez
Ignacio Herrera

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 comittees*

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	Vacant	(10)
	Hilda Zamora	(10)
	Naomi Torres	(10)
	Lisa Sanchez	(11)
	Vacant	(11)

**Asterisk indicates person currently serves on three comittees*

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)
	Gilbert Aguirre	(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 comittees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the Month at 9:00 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 Summerfield

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 comittees*

HISTORICAL COMMITTEE

Meets Quarterly - The First Tuesday 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 comittees*

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)
	Vacant	(11)
	Vacant	(11)
Putnam	Jimmy Mendoza	(10)
	Michele Carbajal	(10)
	Frank Regalado	(11)
	Hilda Zamora	(11)
	Vacant	(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)
	Fred Earl	(11)
Trujillo	Vacant	(10)
	Andrea Lopez	(10)
	Vacant	(11)
	Jose Zamora	(11)
	Arcelia Miranda	(11)

**Asterisk indicates person currently serves on three comittees*

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 comittees*

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 comittees*

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)
	Berta Sera	(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)
	Vacant	(11)

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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	Vacant	(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)
	Cecilia Uribe Gonzalez	(10)
	Laurie Rios*	(11)
	Doris Yarwood	(11)
	Vacant	(11)
Trujillo	Alicia Mora	(10)
	Andrea Lopez	(10)
	Dolores H. Romero*	(11)
	Marcella Obregon	(11)
	Vacant	(11)

**Asterisk indicates person currently serves on three comittees*

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	Sally Gaitan
Trujillo	Donn Ramirez

**Asterisk indicates person currently serves on three comittees*

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)
	Daniel Wood	(13)
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)