



AGENDA

FOR THE ADJOURNED MEETINGS OF THE:

COMMUNITY DEVELOPMENT COMMISSION
CITY COUNCIL

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

NOVEMBER 9, 2010
6:00 P.M.

Betty Putnam, Mayor
Joseph D. Serrano, Sr., Mayor Pro Tem
Luis M. González, Councilmember
William K. Rounds, Councilmember
Juanita A. Trujillo, Councilmember

Public Comment: The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.

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

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

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

1. **CALL TO ORDER**

2. **ROLL CALL**

Luis M. González, Commissioner/Councilmember
William K. Rounds, Commissioner/Councilmember
Juanita A. Trujillo, Commissioner/Councilmember
Joseph D. Serrano, Sr., Vice-Chairperson/Mayor Pro Tem
Betty Putnam, Chairperson/Mayor

COMMUNITY DEVELOPMENT COMMISSION

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

4. **CONSENT AGENDA**

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

Approval of Minutes

- A. Minutes of the Regular Community Development Commission Meeting of October 28, 2010

Recommendation: That the Commission approve the minutes as submitted.

5. **UNFINISHED BUSINESS**

Neighborhood Center Renovation and Modernization Project

Recommendation: That the Community Development Commission receive and file the update on the status of the Neighborhood Center (NHC) Renovation and Modernization Project.

6. **NEW BUSINESS**

Selection of Reconstruction Alternative for the HARP Property at 9257 Millergrove Drive and Appropriation of Funds for Architectural, Construction, and Project Oversight Services

Recommendation: That the Community Development Commission: 1) Select Alternative Two involving both two-story, three-bedroom, two-bathroom homes fronting on Broaded Street; and, 2) Authorize an appropriation of \$400,000 from the Housing Setaside Fund (482) for the purpose of producing two new affordable single-family homes for sale under the City's HARP Program in furtherance of the Low and Moderate Income Housing goals of the Commission.

7. Update on the Status of Community Development Commission-Funded Projects Included in the Approved 2006-2012 Capital Improvement Program

Recommendation: That the City Council take the following actions: 1) Consider the Updated Report on the status of Community Development Commission funding for projects included in the 2006-2012 Capital Improvement Program; 2) Authorize Community Development Commission-funded projects to be put on hold as recommended by the City Manager subject to any modifications by the Commission; and, 3) Direct the City Manager to update the Commission by April 30, 2011, as to the need to modify the Capital Improvement Program to reflect funding availability and project changes that may be needed.

CITY COUNCIL

8. **CONSENT AGENDA**

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

Approval Minutes

- A. Minutes of the Regular City Council Meeting of October 28, 2010

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

9. **ORDINANCE FOR INTRODUCTION**

Ordinance 1020 – Adopting the 2010 Edition of the California Fire Code and Repealing Ordinance 984 of the City of Santa Fe Springs and All Other Ordinances and Parts of the Ordinances in Conflict Therewith

Recommendation: That the City Council waive further reading and introduce Ordinance 1020.

10. **AWARD OF CONTRACT**

Rosecrans Avenue & Valley View Avenue Street Improvements

Recommendation: That the City Council accept the bids for the subject project and award the contract to the lowest responsible bidder, if acceptable.

11. **UNFINISHED BUSINESS**

Stipulation to Interlocutory Judgment in Condemnation – Ordered Steps, Inc. dba Curves/Valley View Grade Separation Project (APN 8069-006-042)

Recommendation: That the City Council take the following actions: 1) Approve the Stipulation to Interlocutory Judgment in Condemnation for Ordered Steps, Inc. dba Curves (APN 8069-006-042); and, 2) Authorize the City Manager to execute the Stipulation and to take all actions required by the Stipulation to complete this transaction.

NEW BUSINESS

12. Omega Plume Remedial Action Plan

Recommendation: That the City Council take the following actions: 1) Endorse the City Staff comments presented in this report; and, 2) Authorize the Mayor to submit City Council and staff comments to the United States Environmental Protection Agency (USEPA) regarding the Proposed Plan for OU-2 Groundwater Contamination for the Omega Chemical Corporation Superfund Site.

13. High Speed Rail Project

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

14. Reimbursement of Property Acquisition Costs Incurred by the City of La Mirada for the Valley View Grade Separation Project

Recommendation: That the City Council authorize the Director of Finance and Administrative Services to Reimburse the City of La Mirada in the amount of \$326,165 for right-of-way acquired by the City of La Mirada that is needed to construct the Valley View Grade Separation Project.

15. Supplemental Project Management Services for the Valley View Avenue Grade Separation Project

Recommendation: That the City Council take the following actions: 1) Approve an extension of the contract with URS, Inc. in the amount of \$175,000 to cover the cost of supplemental project management services for the Valley View Avenue Grade Separation Project; and, 2) Authorize the Director of Public Works to execute the work order in order to incorporate these supplemental services into the contract.

City of Santa Fe Springs

Adjourned CDC/City Council

November 9, 2010

Please note: Item Nos. 16– 27 will commence in the 7:00 p.m. hour.

16. **INVOCATION**

17. **PLEDGE OF ALLEGIANCE**

INTRODUCTIONS

18. Representatives from the Youth Leadership Committee

19. Representatives from the Chamber of Commerce

20. **ANNOUNCEMENTS**

PRESENTATIONS

21. Red Ribbon Week Community Parade and Red Ribbon Week Art Contest Winners

22. Chamber of Commerce Citizens of the Year

23. Presentation to Irene Redondo-Churchwood Upon her Retirement

24. **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

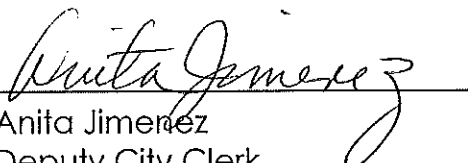
25. **ORAL COMMUNICATIONS**

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

26. **EXECUTIVE TEAM REPORTS**

27. **ADJOURNMENT**

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


Anita Jimenez
Deputy City Clerk

November 3, 2010

Date

CITY OF SANTA FE SPRINGS

**MINUTES
FOR THE REGULAR MEETINGS OF THE:
PUBLIC FINANCING AUTHORITY
WATER UTILITY AUTHORITY
COMMUNITY DEVELOPMENT COMMISSION
AND
CITY COUNCIL**

October 28, 2010

1. CALL TO ORDER

Mayor Pro Tem Serrano called the Regular Water Utility Authority, Public Utility Authority, Community Development Commission, and City Council meetings to order at 6:05 p.m.

2. ROLL CALL

Present: Directors/Commissioners/Councilmembers Luis M. González, William K. Rounds, and Juanita A. Trujillo, and Vice-Chairperson/Mayor Pro Tem Joseph D. Serrano, Sr.
Excused: Chairperson/Mayor Betty Putnam

Also present: Thaddeus McCormack, Acting City Manager; Anita Jimenez, Deputy City Clerk; Steve Skolnik, City Attorney; Wayne Morrell, Principal Planner; Don Jensen, Director of Public Works; Fernando Tarin, Director of Police Services; Hilary Keith, Director of Library and Cultural Services; Paul Martinez, Director of Purchasing; Alex Rodriguez, Fire Chief

PUBLIC FINANCING AUTHORITY

NEW BUSINESS

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

Recommendation: That the Public Financing Authority receive and file the report.

Director González moved the approval of Item #3; Director Rounds seconded the motion, which carried unanimously.

WATER UTILITY AUTHORITY

NEW BUSINESS

4. Update on the Status of Water-Related Capital Improvement Plan Projects

Recommendation: That the Water Utility Authority receive and file the report.

Director González moved the approval of Item #4; Director Trujillo seconded the motion, which carried unanimously.

COMMUNITY DEVELOPMENT COMMISSION

5. **REPORTS OF THE ACTING CITY MANAGER AND ACTING EXECUTIVE DIRECTOR**

Acting City Manager Thaddeus McCormack had no report.

Acting Executive Director Wayne Morrell had no report.

6. **CONSENT AGENDA**

Approval of Minutes

- A. Minutes of the Regular Community Development Commission Meeting of October 14, 2010

Recommendation: That the Commission approve the minutes as submitted.

Commissioner Rounds moved the approval of Item #6; Commissioner Trujillo seconded the motion, which carried unanimously.

CITY COUNCIL

7. **CONSENT AGENDA**

Approval Minutes

- A. Minutes of the Regular City Council Meeting of October 14, 2010

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

Councilmember González moved the approval of Item #7; Councilmember Rounds seconded the motion, which carried unanimously.

8. **ORDINANCE FOR PASSAGE**

Ordinance 1018 – Amending Various Provisions of the Heritage Artwork in Public Places Program

Recommendation: That the City Council waive further reading and adopt Ordinance 1018.

City Attorney Steve Skolnik read the Ordinance by title and stated that the Ordinance had been introduced at the October 14 meeting, therefore Councilmember Rounds moved to waive further reading and adopt Ordinance 1018. Councilmember González seconded the motion which carried unanimously.

9. **FINAL PAYMENT**

Pumice Street, Spring Avenue, and Freeway Drive Street Improvements (Less 10% Retention)

Recommendation: That the City Council approve the Final Progress Payment (Less 10% Retention) to Universal Asphalt Co., Inc. of Santa Fe Springs, California, in the amount of \$127,685.12 for the subject project.

Councilmember González moved the approval of Item #9. Councilmember Trujillo seconded the motion, which carried unanimously.

NEW BUSINESS

10. Treasurer's Reports for the Month of September 2010

Recommendation: That the City Council receive and file the Treasurer's Reports for the month of September 2010.

Councilmember Rounds moved the approval of Item #10. Councilmember Trujillo seconded the motion, which carried unanimously.

11. Resolution No. 9289 – A Resolution Making a Finding as to the Industrial Disability of Raymond Marquez

Recommendation: That the City Council adopt Resolution No. 9289 making a finding as to the industrial disability of Raymond Marquez.

Councilmember González moved the approval of Item #11. Councilmember Rounds seconded the motion, which carried unanimously.

12. Selection of Artist for Cesar Chavez Reading Garden

Recommendation: That the City Council: 1) Approve the Heritage Arts Advisory Committee's recommendation to contract with artist Karen Koblitz to create an art piece for the Cesar Chavez Reading Garden; and, 2) Authorize staff to negotiate a contract not to exceed \$95,000.00 with the artist.

Mayor Pro Tem Serrano called on Hilary Keith to introduce Karen Koblitz. Ms. Koblitz provided examples of the proposed artwork for the Council to view.

Councilmember Trujillo moved the approval of Item #12. Councilmember Rounds seconded the motion, which carried unanimously.

Acting City Manager Thaddeus McCormack stated that the funds for this project come from the Heritage Artwork Program that are collected through Developers' Fees, not from General Fund sources, and can only be spent on these types of projects.

At 6:16 p.m., Mayor Pro Tem Serrano recessed the meeting until 7:00 p.m.

At 7:02 p.m., Mayor Pro Tem Serrano reconvened the meeting.

13. **INVOCATION**

Councilmember Rounds gave the Invocation.

14. **PLEDGE OF ALLEGIANCE**

Councilmember Trujillo led the Pledge of Allegiance.

INTRODUCTIONS

15. Representatives from the Youth Leadership Committee – No members from the Committee were in attendance.

16. Representatives from the Chamber of Commerce – Mayor Pro Tem Serrano introduced Jim Cusick from Shaw Industries.

17. **ANNOUNCEMENTS**

Mayor Pro Tem Serrano called on Hilary Keith to give the announcements.

Mayor Pro Tem Serrano called on Thaddeus McCormack to make a special announcement. Mr. McCormack announced that Councilmember Trujillo would celebrate her birthday on November 6, and led the audience in singing *Happy Birthday*.

Mayor Pro Tem Serrano announced the appointment of Anita Jimenez to the position of Deputy City Clerk and that of Vivian DeLeon to the position of Secretary to the City Manager. Mayor Pro Tem Serrano thanked Anita and Vivian for handling the work-related responsibilities for these vacant positions over the past few months.

18. **PRESENTATIONS**

Presentation to Richard Maben upon his Retirement

Mayor Pro Tem Serrano called on Don Jensen to make the presentation. Photos were taken with the Council.

19. **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

No appointments were made.

20. **ORAL COMMUNICATIONS**

At 7:18 p.m., Mayor Pro Tem Serrano opened Oral Communications and asked the Deputy City Clerk if any cards had been received to which she answered, "No."

There being no one wishing to speak Mayor Pro Tem Serrano closed Oral Communications at 7:19 p.m.

21. **EXECUTIVE TEAM REPORTS**

Councilmember González wished Councilmember Trujillo a "Happy Birthday." Mayor Pro Tem Serrano wished everyone a "Happy Halloween."

22. **ADJOURNMENT**

At 7:20 p.m., Mayor Pro Tem Serrano adjourned the meeting in the memory of long-time residents Bea Lozano, Francis Perez, Gusta Vicuna, and Horatio Montoya.

Joseph D. Serrano, Sr.
Mayor Pro Tem

ATTEST:

Anita Jimenez
Deputy City Clerk



City of Santa Fe Springs

Community Development Commission Meeting

November 9, 2010

UNFINISHED BUSINESS

Update on Neighborhood Center Renovation and Modernization Project

RECOMMENDATION

It is recommended that the Community Development Commission receive and file the update on the status of the Neighborhood Center (NHC) Renovation and Modernization Project.

BACKGROUND

The Community Development Commission (CDC) awarded a contract to Cornerstone General Inc. (Contractor) on April 8, 2010 for the Neighborhood Center Renovation and Modernization Project.

Roof Repairs

Pursuant to CDC authorization on August 26, 2010, the Director of Public Works was given authority to negotiate a Change Order with Cornerstone General Inc. to construct roof repairs not to exceed \$425,000. The change order cost to repair the roof is approximately \$395,000, with approximately seventy five beams being replaced.

Project Schedule

This work has caused a delay which will result in the construction of the project being completed by approximately October 2011. Approximately two months will be needed to transition staff from the temporary units into the new facility and remove the temporary units. Therefore, staff estimates completion of the entire project by January 2012.

Project Cost

Due to the project delay, the temporary units and accompanying storage container will be required for a longer period of time than previously budgeted. Furthermore, additional costs were incurred in setting up the temporary units to comply with the Department of Health requirements. Staff currently estimates the shortfall for the temporary units at approximately \$210,000.

The roof repairs significantly cut into the project contingency. The existing contingency has not only covered the roof repairs, but has also been used for additional lead and asbestos abatement, additional termite treatments, removal and replacement of plumbing and fire sprinklers that were previously attached to the roof and additional metal stud framing to replace rotted wood framing. Staff estimates the shortfall to complete the construction at approximately \$280,000. The total estimated shortfall on the entire project is approximately \$490,000.

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

Date of Report: November 3, 2010

FISCAL IMPACT

At this time no additional appropriation is requested. This status update provides an indication that additional funding will still be required to complete the NHC project. Staff will continue to keep the CDC posted as to the current financial condition of the project.



Frederick W. Latham
City Manager



Paul Ashworth
Executive Director

Attachment(s)

None.



City of Santa Fe Springs

Community Development Commission

November 9, 2010

NEW BUSINESS

Selection of Reconstruction Alternative for the HARP Property at 9257 Millergrrove Drive and Authorization for Preparation of Conceptual Architectural Plans.

RECOMMENDATION

1. That the Community Development Commission select Alternative Two involving both two-story, three-bedroom, two-bathroom homes fronting on Broaded Street.
2. That the Community Development Commission authorize the Executive Director to execute the Consultant Agreement with Ovalle Architects for the preparation of architectural drawings and project construction oversight; said Consultant Agreement will be funded by the approved FY 2010-11 HARP Program Budget(Activity 4250).

BACKGROUND

At its meeting of June 21, 2010, the Community Development Commission authorized the appropriation of housing funds for the acquisition of the small two-bedroom, one-bathroom single-family property at 9257 Millergrrove Drive. The CDC acquired the subject property with the intention of subdividing the property into two lots and constructing a new single family dwelling on each of the new lots. The property was acquired in August, demolished in September, and now awaits the preparation and approval of building plans for construction of the two new HARP homes.

NEW HOME ORIENTATION

Two alternatives have been considered for the orientation of the two new homes. Alternative 1 involves one new home facing onto Millergrrove Drive with the other new home facing onto Broaded Street. Alternative 2 involves both new homes facing onto Broaded Street.



City of Santa Fe Springs

Community Development Commission

November 9, 2010

Preliminary engineering calculations reveal that two larger lots can be achieved by Alternative 2. Both Alternative 1 and 2 will require dedication and use of a portion of the landscaped parkway area alongside Broaded Street.

The CDC will note that the parkway easement area alongside Broaded Street is planned to become the front yard for each new home. Both Alternative 1 and 2 will also entail the realignment of the existing sidewalk in order to create the front yard area for each new home. The realigned sidewalk will be designed to follow Broaded Street's curblineline curve.

ARCHITECTURAL AND PROJECT OVERSIGHT SERVICES

Staff has obtained three bids from consultants to provide a combination of architectural design services (complete building plans for both homes) and project construction oversight. The bids are listed below:

Carlos Ovalle – Ovalle Architects	\$59,840
K.L. Charles Architects, Inc.	\$65,900
CDA Creative Design Associates	\$75,000

The low bidder, Carlos Ovalle, is known to the City, as Carlos Ovalle was formerly the project manager for the architect that designed and helped build the Little Lake Village Senior Apartments. Ovalle Architects is highly recommended by staff as qualified to provide all architectural and project management oversight for the construction of the two new HARP homes. The cost for these consultant services (\$59,840) can be paid through the HARP Program's approved FY 2010-11 Construction budget (\$150,000).

The CDC will note that, once conceptual architectural drawings are provided, staff will return the plans to the CDC for consideration and approval. Thereafter, the approved architectural plans will be included with the Bid Specification Package to be released for public bid. This process will reveal the total cost to construct the two new homes. Staff will then submit this construction cost to the CDC for appropriation of funds.

Report Submitted By: Paul Ashworth, Planning and Development Date of Report: November 3, 2010



City of Santa Fe Springs

Community Development Commission

November 9, 2010

FISCAL IMPACT

Expenditure of housing setaside funds for the purpose of preserving and increasing the number of affordable units in the City is a primary function and responsibility of the CDC. Accordingly, the requested appropriation of housing funds to facilitate the construction of two new single-family dwellings for sale to an income-eligible low or moderate income family under the City's HARP program is in furtherance of the goals and policies of the Commission. The funds for the requested appropriation are available in Fund 482 and its expenditure will not adversely impact Fund 482 or other housing activities.

INFRASTRUCTURE IMPACT

Appropriation of housing funds, resulting in the construction of two new single-family dwellings for sale to an income-eligible family, will not have an adverse impact on the City's infrastructure.

STAFF COMMENTS

The two alternatives for the orientation of the two new homes have been reviewed by a staff subcommittee comprised of representatives from the departments of Planning, Public Works (Engineering), Police Services, Community Services (Recreation), and Finance and Administration. This subcommittee evaluated the two alternatives, ultimately recommending Alternative 2 involving both homes facing onto Broaded Street. This recommendation is based primarily on three factors: the consistent appearance of two homes facing onto Broaded Street (rather than only one home), the larger lot sizes available by Alternative 2, and the greater opportunity for neighborhood security offered by two homes facing Broaded Street, thereby providing more "eyes on the street" surveillance of the area adjacent to the baseball diamond at Los Nietos Park.



City of Santa Fe Springs

Community Development Commission

November 9, 2010

While it is acknowledged that either Alternative 1 or 2 will result in use of a portion of the landscaped parkway easement alongside Broaded Street, the staff subcommittee believes that landscape design techniques can be used to minimize and soften the appearance of the front yard encroachment into this area (like the use of berming, picket fences and planting materials).

A handwritten signature in cursive script, appearing to read "F. W. Latham".

Frederick W. Latham
City Manager

A handwritten signature in cursive script, appearing to read "Paul R. Ashworth".

Paul R. Ashworth
Executive Director

RE-18

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MILLER GROVE

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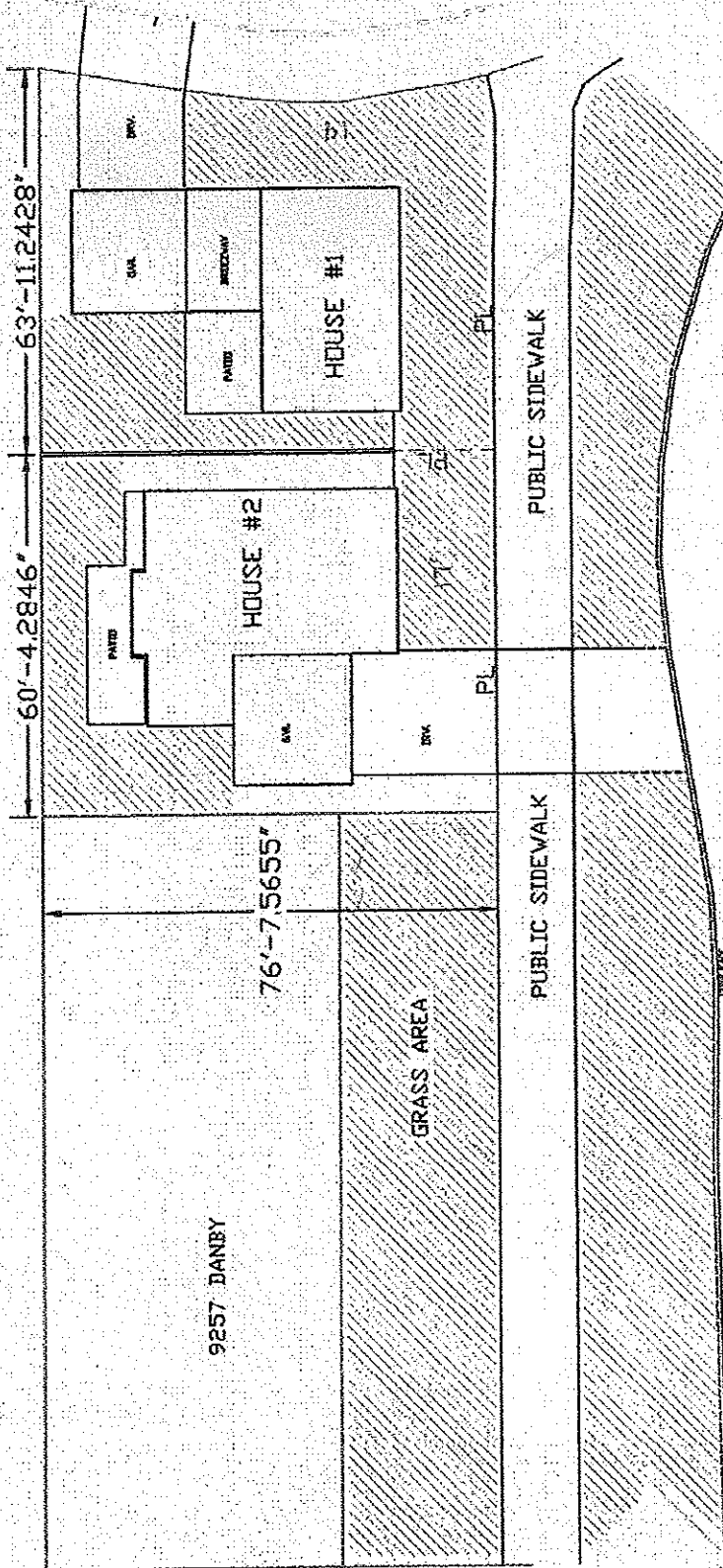
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MILLERGROVE DR.

9257 MILLERGROVE



BROADED AVE.

ALTERNATIVE 1



Owner:	Architect:	Project:
City of Santa Fe Springs Telegraph Rd. Santa Fe Springs, CA	Carlos Ovalle, Architect 3037 Golden Ave Long Beach, CA License C25390	Two new homes located in newly reconfigured lots, formerly at the address of 9257 Millergrove Drive, Santa Fe Springs, CA 90670

PROPOSAL

1.0 PROJECT DESCRIPTION

Architectural services two single-family homes to be sold or rented as affordable housing, approximately 1,500 s.f. each, with three bedrooms and two full baths. The homes will be two stories with an attached two-car garage. The homes will have the same floor plan with minor aesthetic variations between the two. Each house will be on it's own newly configured lot based on a typical single-residence lot plus additional land area deeded by the city. Reconfiguration of the lot is not a part of this agreement.

2.0 SURVEY / RESEARCH

Owner will provide a complete ALTA survey with topographic information, meets and bounds, utilities, subterranean structures, easements, elevations of adjacent properties, and any other relevant information necessary to complete the work.

3.0 SCHEMATIC DESIGN

The Architect will provide a schematic design comprised of a site plan that will include typical floor and roof plans, and exterior elevations sufficiently complete to explain the concept, including callouts for materials. The schematic design will be presented for approval by the Owner. It is understood that there will be no architectural review board or similar entity with jurisdiction over the Project other than the Owner.

4.0 DESIGN DEVELOPMENT

This stage will include refinements made at the completion of the schematic design. From an owner-approved and signed schematic set of drawings, the Architect will proceed to further refine the schematic design. Discussion of any changes to the overall design, materials, finishes, etc. will be incorporated into a revisions of the design development drawings.

5.0 CONSTRUCTION DOCUMENTS

From an owner-approved and signed Design Development package, the Architect shall prepare, for approval by the Owner, Construction Documents consisting of drawings setting forth in detail the requirements for the construction of the project. This will be a set of plans, including all Architectural details ready for submittal to the Building Department.

It is anticipated that Structural Engineering will be part of this submittal; Electrical, Mechanical, Plumbing and Landscape will be "Design-Build". Civil Engineering has been contracted by the Owner and is not included in the basic scope of services.

6.0 PLAN CHECK SUBMITTAL

The Architect will then submit the Owner-approved Construction Documents the Building Department for plan check. The Architect is not responsible for timing of the plan check process but will work closely with the building department to resolve any questions that arise during the process.

The Architect will respond to the plan check comments and when necessary meet with building department officials in order to complete the architectural and structural corrections necessary to obtain approval.

7.0 BIDDING

This stage will include assistance to the Owner in preparing a bid package, responding to bid RFIs,

attending pre-bid and bid opening meetings, and assisting with bid analysis and General Contractor selection.

8.0 CONSTRUCTION OBSERVATION

Construction observation is 'hourly not to exceed'. It is anticipated that the duration of construction for this project will be 12 months. This phase includes visits to the site to observe the progress of construction and to meet with the owner and contractor 2 times per month for a total not to exceed 24 visits. One of the visits per month shall include a review of the payment application. In addition, the Architect will respond to requests for information (RFI) and generally assist in resolving issues that arise during the normal course of construction. Regular site visit times and dates will be scheduled at a time convenient to the Architect and Owner. Additional visits, when required, will be coordinated as schedule permits.

A detailed accounting of Construction Observation services will be provided on a monthly basis or upon request by the Owner.

When authorized in writing by the Owner, Construction Observation services that exceed the amount budgeted will be billed on an hourly basis per the rates on article 16 of this agreement.

9.0 OWNERSHIP OF DOCUMENTS

Drawings and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project and shall remain the property of the Architect.

The Architect's Drawing's and other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, unless the Architect is adjudged to be in default under this agreement, except by authorization in writing from the Architect and with appropriate compensation to the Architect.

10.0 REIMBURSABLE EXPENSES

These are in addition to the compensation for basic services and include actual expenditures made by the Architect in the interest of the project such as: Reproduction costs, any fees paid in the interest of the project with prior approval of the Owner, Messenger and courier costs, and mileage.

11.0 RESPONSIBILITY FOR CONSTRUCTION COST

It is recognized that the Architect has no control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project budget or from any estimate of Construction Cost or evaluation reviewed or commented on by the Architect. Substantial changes to the plans resulting from Owner's value-engineering after completion of each phase shall be billed separately.

12.0 TERMINATION OR SUSPENSION

If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonconformance and cause for termination or, at the Architects option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, prior to suspension of services, the Architect shall give seven days' written notice to the Owner. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused by the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

12.1 If the Project is suspended by the Owner for more than 30 consecutive days, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architects services. The Architects fees for the remaining services and the time schedules shall be equitably adjusted.

12.2 If the Project is suspended or the Architects services are suspended for more than 90 consecutive days, the Architect may terminate this agreement by giving not less than seven days written notice.

12.3 This agreement may be terminated by either party upon not less than seven days written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

12.4 This Agreement may be terminated by the Owner upon not less than seven days written notice to the Architect for the Owners convenience and without cause.

12.5 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses.

12.6 Termination Expenses are in addition to compensation for the services of the Agreement and include expenses directly attributable to termination for which the Architect is not otherwise compensated, plus an amount for the Architects anticipated profit on the value of the services not performed by the Architect.

13.0 BASIC COMPENSATION

13.1 Owner shall compensate the Architect in accordance with the conditions of this agreement. The total sum including soils report, specifications, structural engineering, and Title 24 energy calculations shall be \$34,440

13.2 Construction observation (Not To Exceed) shall be \$25,400

14.0 PAYMENT SCHEDULE

Payments are due 30 days after date of Invoice.

A. Schematic Design:

Fully earned and non-refundable upon completion of schematic design presentation to Owner by Architect as described in article 3.0 of this agreement. Periodic and partial payments shall be made on a monthly basis commensurate with the schedule of this phase.

Amount Due **\$5,200.00**

B. Design Development:

Fully earned, due and payable upon completion of design development as described in article 4.0 of this agreement. Periodic and partial payments shall be made on a monthly basis commensurate with the schedule of this phase.

Must be paid prior to Architect's commencement of section 5.0 services.

Amount Due **\$6,900.00**

C. Construction Documents:

Fully earned, due and payable upon completion of the construction documents as described in article 5.0 of this agreement. Periodic and partial payments shall be made on a monthly basis commensurate with the schedule of this phase.

Must be paid in full prior to Architect's commencement of section 6.0 services.

Amount Due **\$17,240.00**

D. Plan Check:

Fully earned, due and payable upon the completion of plan check process as described in article 6.0 of this agreement. If the Owner decides to delay obtaining the permit for any length of time, or If the Owner decides to put the project on hold for any length of time or cancel the construction for any reason, including costs exceeding the Owner's construction budget or for any other reasons not the fault of the Architect, the final payment and / or balance due to the Architect shall be unaffected and will remain fully due and payable to the Architect.

Amount Due **\$3,400.00**

E. Bidding:

Fully earned, due and payable upon completion of the bidding process as described in article 7.0 of this agreement.

Must be paid in full prior to Architect's commencement of section 6.0 services.

Amount Due **\$1,700.00**

F. Construction Observation:

Construction Observation services will be billed on a monthly basis with a description and accounting of the work performed, as described in article 8 of this agreement. Fully earned, due and payable upon

the completion of construction, substantial completion, or ready to be occupied as allowed by the building department, whichever comes first.

Additional time, when authorized in writing by the Owner, shall be billed on an hourly basis at the rates indicated in article 16 of this agreement. Amount includes 4 structural observation visits by the structural engineer. Additional visits will be billed at the rate indicated in article 16 of this agreement.

Amount Due

\$25,400.00

15.0 ITEMS NOT INCLUDED IN BASIC SERVICE'S SCOPE OF WORK

All work not specifically called out in this agreement as work to be produced by the Architect, including but not limited to, the work of civil engineering and other consultants. Also not included are plan check or permit fees, Variance submittals or fees, and major Owner revisions to the design or construction documents.

16.0 ADDITIONAL SERVICES

Any owner-initiated revisions to the design or the construction documents, after the end or approval of each phase shall be considered additional services and billed at the rate of \$120.00 per hour for principal time and \$65 per hour for drafting time.

Additional visits by the Structural Engineer as requested by the Contractor or the Building Inspector for reasons beyond the control of the Architect will be billed at the rate of \$350 per visit.

Soils corrosivity testing, if required, will be billed separately for a lump sum of \$1,200

17.0 TIMELINE

The timeline for this project shall be as agreed to by the Owner and the Architect at a later date. The Owner acknowledges that delays caused by any entity not under direct control of the Architect may cause delays to the Architect and to other disciplines and are not the responsibility of the architect.

18.0 LIMITATION OF LIABILITY

The Owner agrees that the Architect's liability to the Owner and to the Owner's general or other contractors or subcontractors and subsequent owners or partial owners of the property or entities having an interest on the project for damages attributable to the Architect's negligence, errors, or omissions shall be limited to the sum of \$10,000 or the total fees paid to the Architect to date at the time of the claim, whichever is less. Owner shall advise all entities involved of this limitation on Architect's liability, and shall obtain their agreement to be bound by this limitation, and shall indemnify, defend, and hold Architect harmless from all damages, costs and expenses including attorney fees in excess of this limitation and all damages, costs and expenses, including attorney fees, attributable to allegations of defects or deficiencies in the project not shown to have been caused by Architect's fault or neglect.

19.0 SUMMARY

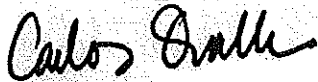
This contract is agreed to without exception by:

ARCHITECT

Date

OWNER (S)

Date



10/4/2010

Carlos Ovalle, Architect
3037 Golden Ave
Long Beach, CA 90806

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670



City of Santa Fe Springs

Community Development Commission

November 9, 2010

NEW BUSINESS

Update on the Status of Community Development Commission-Funded Projects Included in the Approved 2006-2012 Capital Improvement Program

RECOMMENDATION

That the Community Development Commission take the following actions:

1. Consider the Updated Report on the status of Community Development Commission funding for projects included in the 2006-2012 Capital Improvement Program;
2. Authorize Community Development Commission-funded projects to be put on hold as recommended by the City Manager subject to any modifications by the Commission; and
3. Direct the City Manager to update the Commission by April 30, 2011 as to the need to modify the Capital Improvement Program to reflect funding availability and project changes that may be needed.

BACKGROUND

At a recent Community Development Commission (CDC) meeting, the City Manager advised the Commission that in May 2011 the CDC might be required to repay \$2.3 million in redevelopment funds to the State. In light of that possibility, the Commission was concerned about the ability of the CDC to cover that payment.

In response to those concerns, the City Manager informed the Commission that he had reviewed the Capital Improvement Program and believed the CDC should authorize certain CDC-funded projects to be placed on hold until further notice. The City Manager believed this action was needed to ensure that a sufficient amount of CDC funds would be available to cover repayment to the State. He further indicated that if repayment was needed, certain CDC-funded projects might have to be defunded because there would be less CDC funds for capital projects.

The attached report has been prepared for consideration by the Commission. All uncompleted CDC-funded projects are listed with a recommendation from the City Manager as to whether or not the project should be placed on hold through May 31, 2011. If all recommendations from the City Manager are approved, the Commission would be able to protect about \$6.5 Million in CDC funding.

Prior to April 30, 2011, the City Manager will update the Commission as to the amount of CDC funds that will need to be repaid to the State. Should repayment still be required, the City Manager will provide the Commission with recommendations as to how repayment will be handled.

Report Submitted By: Don Jensen, Director
Public Works Department

Date of Report: November 3, 2010

Additionally, the City Manager will also submit recommendations to the Commission as to the need to modify funding for the Capital Improvement Program to facilitate repayment.



Frederick W. Latham
City Manager



Paul Ashworth
Executive Director

Attachment(s):

Updated Report on CDC-Funded Projects

City of Santa Fe Springs
Six-Year Capital Improvement Program
FY 2006-07 through FY 2011-12

	Project Title (Authorized but Uncompleted CDC-Funded Projects)	Current Project Status	City Manager Recommendation		Impact on CDC Funding		
			Project to Remain Active	Put Project on Hold Until 5/31/11	Unspent CDC Funds as of 6/30/10	Funding To Be Frozen	Funding Not Frozen
	City Buildings & Facilities						
1	IVR - Integrated Voice Response	Work In Progress	X		\$100,000		\$100,000
2	Update Core WAN Servers	Work In Progress	X		\$15,000		\$15,000
3	HP Computer Replacement	Work In Progress	X		\$357,198		\$357,198
4	Upgrade Electrical - City Hall (Basement)	On Hold		X	\$25,000	\$25,000	\$0
5	City Hall - Basement Modifications (Phase 2)	On Hold		X	\$88,820	\$88,820	\$0
6	Enhanced City Hall Communication System	Not Active		X	\$75,000	\$75,000	\$0
	City Buildings & Facilities	Totals			\$661,018	\$188,820	\$472,198
	Community Services Facilities (Parks, Recreation, Senior & Library)						
1	SFS Park & Sanctuary (North side of Tel)	Under Design	X		-\$14,091		-\$14,091
2	Security Gates at the Neighborhood Center	Under Design	X		\$44,345		\$44,345
3	Little Lake Park - Phase 1	Under Design	X		\$462,176		\$462,176
4	Nieto Branch Library at the Neighborhood Center	Under Design	X		\$100,000		\$100,000
5	Lake Center Snack Bar Expansion	On Hold		X	\$167,840	\$167,840	\$0
6	Los Nietos Water Park	Not Active		X	\$100,000	\$100,000	\$0
7	Lakeview Park Shade Structure	Not Active		X	\$44,000	\$44,000	\$0
8	TCH - Renovate Large Restrooms (TCH)	Not Active		X	\$200,000	\$200,000	\$0
	Community Services Facilities (Parks, Recreation, Senior & Library)	Totals			\$1,104,270	\$511,840	\$592,430

City of Santa Fe Springs
Six-Year Capital Improvement Program
FY 2006-07 through FY 2011-12

	Project Title (Authorized but Uncompleted CDC-Funded Projects)	Current Project Status	City Manager Recommendation		Impact on CDC Funding		
			Project to Remain Active	Put Project on Hold Until 5/31/11	Unspent CDC Funds as of 6/30/10	Funding To Be Frozen	Funding Not Frozen
	Public Safety Improvements (Police, Fire & Security)						
1	Fire Station No. 2 - Replace Generator	Prel Engr in Progress	X		\$185,089		\$185,089
2	Fire Department Improvements	Prel Engr in Progress	X		\$19,682		\$19,682
3	Fire Sta. # 2 - Expand Workout & Equipment Room	Prel Engr in Progress	X		\$212,372		\$212,372
3	Fire HQ - Office Expansion	On Hold		X	\$323,939	\$323,939	\$0
4	Above Ground Fuel Storage Tanks (Sta. 3) HQ?	On Hold		X	\$15,818	\$15,818	\$0
5	Fire HQ - Add Garage in SE Corner	On Hold		X	\$25,000	\$25,000	\$0
6	Fire HQ - Enclose Existing Carport	On Hold		X	\$10,000	\$10,000	\$0
7	Police Staging Facility Fire System	Not Active		X	\$27,000	\$27,000	\$0
8	Keyless Entry Sys. (Ph 3) - MSY, PSA & Foster Well	Not Active		X	\$85,000	\$85,000	\$0
	Public Safety Improvements (Police, Fire & Security)	Totals			\$903,900	\$486,757	\$417,143
	Streets and Storm Drains						
1	Replace Directional Specialty Signs	Work In Progress	X		\$11,192		\$11,192
2	Rivera Road Resurfacing/Reconstruction	Under Design	X		\$205,371		\$205,371
3	2008 Commercial / Ind Street Rehab (Phase 2)	Prel Engr in Progress	X		\$1,853,891		\$1,853,891
4	Traffic Signal Upgrades (3 groups) FY 07-08	Prel Engr in Progress	X		\$78,830		\$78,830
5	Traffic Signal Upgrades (3 groups) FY 08-09	Prel Engr in Progress	X		\$120,000		\$120,000
6	Alondra/Valley View Intersection Project	Prel Engr in Progress	X		\$245,541		\$245,541
7	Street Light Conversion - Residential	Prel Engr in Progress	X		\$335,113		\$335,113

City of Santa Fe Springs
Six-Year Capital Improvement Program
FY 2006-07 through FY 2011-12

	Project Title (Authorized but Uncompleted CDC-Funded Projects)	Current Project Status	City Manager Recommendation		Impact on CDC Funding		
			Project to Remain Active	Put Project on Hold Until 5/31/11	Unspent CDC Funds as of 6/30/10	Funding To Be Frozen	Funding Not Frozen
8	Quiet Zone Mitigations (Phase 1)	On Hold		X	\$456,408	\$456,408	\$0
9	Traffic Signal Install - Corral/Bloomfield	On Hold		X	\$156,513	\$156,513	\$0
10	Traffic Signal Modification - Tel/605 at Cedardale	On Hold		X	\$150,363	\$150,363	\$0
11	Pavement Management System	Not Active		X	\$74,000	\$74,000	\$0
12	Sorenson Storm Drain - Design	Not Active		X	\$199,193	\$199,193	\$0
13	Alondra Blvd. Median Improvements	Not Active		X	\$37,996	\$37,996	\$0
14	Repaint UPRR Bridge Facade (Tel e/o Pioneer)	Not Active		X	\$42,988	\$42,988	\$0
15	Bridge Barrier - Ptr/Sor, Rosecrans/CCC No Fork	Not Active		X	\$47,326	\$47,326	\$0
16	Street Sweeping Disposal Facility	Not Active		X	\$74,166	\$74,166	\$0
17	Florence Ave Signal Synchronization (LAC Funded)	Not Active		X	\$42,000	\$42,000	\$0
18	I-5 Corridor Special Land Reuse Study	Not Active		X	\$34,215	\$34,215	\$0
19	Enhanced Parkways - Telegraph at Orr & Day	Not Active		X	\$372,117	\$372,117	\$0
20	Enhanced Pkws - SG River to I-605 & I-605 Bridge	Not Active		X	\$355,320	\$355,320	\$0
	Streets and Storm Drains	Totals			\$4,892,543	\$2,042,605	\$2,849,938
	Telegraph Corridor Improvements						
1	Urban Forest - Pedestrian Bollards (Southside)	Under Design	X		\$180,593		\$180,593
	Telegraph Corridor Improvements	Totals			\$180,593	\$0	\$180,593

City of Santa Fe Springs
Six-Year Capital Improvement Program
FY 2006-07 through FY 2011-12

	Project Title (Authorized but Uncompleted CDC-Funded Projects)	Current Project Status	City Manager Recommendation		Impact on CDC Funding		
			Project to Remain Active	Put Project on Hold Until 5/31/11	Unspent CDC Funds as of 6/30/10	Funding To Be Frozen	Funding Not Frozen
	Town Center Improvements						
1	Town Center Master Plan (Phase 2)	Not Active		X	\$73,459	\$73,459	\$0
2	Town Center Landscaping	Not Active		X	\$410,957	\$410,957	\$0
3	Town Ctr Phase 2 - Kiosks, Signage & Furniture	Not Active		X	\$134,433	\$134,433	\$0
4	Town Center - City Hall Parking Lot	Not Active		X	\$454,133	\$454,133	\$0
	Town Center Improvements	Totals			\$1,072,982	\$1,072,982	\$0
	Water System Improvements						
1	Water System Changes - Carmenita/-5 (Design)	Under Design	X		\$195,957		\$195,957
2	New Water Well - Zone 2 (Location A)	Prel Engr in Progress	X		\$1,646,276		\$1,646,276
3	Portable Generators for Well Nos. 1 and 2	On Hold	X		\$200,000		\$200,000
4	Arsenic Treatment Facilities New Well - Zone 2	Not Active	X		\$600,000		\$600,000
5	16-inch Transmission Main - Phase 1 Inv & Repair	Not Active		X	\$450,000	\$450,000	\$0
6	16-inch Transmission Main - Phase 2 Inv & Repair	Not Active		X	\$200,000	\$200,000	\$0
7	New Water Well - Zone 1 (Phase 1)	Not Active		X	\$1,000,000	\$1,000,000	\$0
8	New Zone 2 Reservoir Expansion	Not Active		X	\$250,000	\$250,000	\$0
9	Reservoir No. 2 - New Chloramination Bldg	Not Active		X	\$300,000	\$300,000	\$0
	Water System Improvements	Totals			\$4,842,233	\$2,200,000	\$2,642,233
	Grand Totals	Totals			\$13,657,539	\$6,503,004	\$7,154,535

REFER TO ITEM 6A



City of Santa Fe Springs

City Council Meeting

November 9, 2010

ORDINANCE FOR INTRODUCTION

Ordinance 1020 – Adopting the 2010 Edition of the California Fire Code and Repealing Ordinance 984 of the City of Santa Fe Springs and All Other Ordinances and Parts of the Ordinances in Conflict Therewith

RECOMMENDATION

That the City Council waive further reading and introduce Ordinance 1020.

BACKGROUND

In July of 2010, the California Building Standards Commission adopted the 2010 International Fire Code as the California Fire Code, which becomes effective in all jurisdictions on January 1, 2010. In accordance with Health and Safety Code Section 18941.5, local jurisdictions are mandated to adopt what will be known as the City of Santa Fe Springs Fire Code.

Local jurisdictions may amend the Code, as allowed by Health and Safety Code Sections 17922 and 17958, as necessary to mitigate local discrepancies, and continue to protect and preserve the quality of life for our citizens, business community, and fire responders. The amendments as attached have been thoroughly researched and are deemed necessary to maintain the current level of protection throughout the City of Santa Fe Springs.

FISCAL IMPACT

The fiscal impact is minimal. A measurable fiscal impact for builders, developers, or business owners is not foreseen. A minor one-time fiscal impact to the Department of Fire-Rescue will be incurred to replace reference documents and update pre-printed forms. This cost is estimated to be \$2000.00.

INFRASTRUCTURE IMPACT

Infrastructure impact is not foreseen.

Frederick W. Latham
City Manager

Attachment(s)

Ordinance No. 1020

ORDINANCE NO. 1020

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS ADOPTING THE 2010 EDITION OF THE *CALIFORNIA FIRE CODE*, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF SANTA FE SPRINGS PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE REPEALING ORDINANCE NO. 984 OF THE CITY OF SANTA FE SPRINGS AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

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

Section 1. That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Santa Fe Springs being marked and designated as the *California Fire Code*, 2010 edition, including Chapters 1 through 49, in addition to Appendix Chapter 4, Appendices B, BB, C, CC, D in part, G and H as published by the International Code Council, and is hereby adopted as the Fire Code of the City of Santa Fe Springs in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Santa Fe Springs are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any prescribed in Section 2 of this ordinance.

Section 2. That the following sections of Chapter 1 Division II are hereby revised:

Section 101.1. Insert: City of Santa Fe Springs

Section 109.3. Insert: Misdemeanor, \$1,000.00, 180 days

Section 111.4. Insert: \$100.00, \$1,000.00

Section 3. That the geographic limits referred to in certain sections of the 2010 *California Fire Code* are hereby established as follows:

Section 3404.2.9.6.1. Insert: In all portions of the City of Santa Fe Springs which are not zoned for industrial purposes by the zoning ordinances of the City, unless completely screened from view from all public streets and is not located within any required parking or vehicle circulation area, shall have safety features such as detection and alarm systems, automatic shut off valves and other safety systems as deemed necessary by the Fire Code Official.

Section 3406.2.4.4. Insert: In all portions of the City of Santa Fe Springs which are not zoned for industrial purposes by the zoning ordinances of the City, unless completely screened from view from all public streets and is not located within any required parking or vehicle circulation area, shall have safety features such as detection and alarm systems, automatic shut off valves and other safety systems as deemed necessary by the fire code official.

Section 3506.2. Insert: In all portions of the City of Santa Fe Springs which are not zoned for industrial purposes by the zoning ordinances of the City, unless completely screened from view from all public streets and is not located within any required parking or vehicle circulation area, shall have safety features such as detection and alarm systems, automatic shut off valves and other safety systems as deemed necessary by the Fire Code Official.

Section 3804.2. Insert: In all portions of the City of Santa Fe Springs which are not zoned for industrial purposes by the zoning ordinances of the City shall be limited to 125 gallons.

Section 4. That Ordinance No. 984 of City of Santa Fe Springs entitled Adoption of California Fire Code and Other Recognized Standards, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 6. That nothing in this ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 4 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 7. The Fire Code is amended and changed in the following respects:

Section 103.1 is amended to read as follows:

General. The department of fire prevention is established within the jurisdiction under the direction of the fire code official. The function of the department shall be the implementation, administration and enforcement of the provisions of this Code, in addition to environmental programs, including the Certified Unified Program Agency.

Section 105.3.1 is amended to read as follows:

Expiration. An operational permit shall remain in effect until reissued, renewed, or revoked or for such a period of time as specified in the permit. Construction permits shall automatically become invalid unless the work authorized by such permit is commenced within 120 days after issuance, or if the work authorized by such permit is suspended or abandoned for a period of 120 days after the time the work is commenced. Before such work recommences, a new permit shall be first obtained and the fee to recommence work shall be one hundred percent the amount required for a new permit for such work, and provided further that such suspension or abandonment has not exceeded one year. Permits are not transferrable and any change in occupancy, operation, tenancy or ownership shall require that a new permit be issued.

Section 105.6 is amended to read as follows:

Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Section 105.6.1 through 105.6.48, or as required by the fire code official.

Section 105.6.14 is amended to read as follows:

Explosives. An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosives, explosive materials, fireworks or pyrotechnic special effects within the scope of Chapter 33, or when a local permit or approval for the fire code official is required per CCR Title 19, Division 1, Chapter 6-Fireworks, or Chapter 10-Explosives.

Section 105.6.48 is added to read as follows:

Pallet yards. An operational permit is required to store, manufacture, refurbish or otherwise handle wooden or plastic pallets in excess of 200 cubic feet on the exterior of any site.

Section 105.7 is amended to read as follows:

Required construction permits. The fire code official is authorized to issue construction permits for the work set forth in Section 105.7.1 through 105.7.14, in addition to the construction, addition, alteration, installation, modification or repair of any building, or building system and equipment, or as required by the fire code official.

Section 109.3 is amended to read as follows:

Insert: misdemeanor, \$1,000.00, 180 days.

Section 113.1 is amended to read as follows:

Fees. A fee for service shall be charged for the review, plan check and permitting of documents as required by the Code, or as required by the fire code official. A permit shall not be issued until the fees have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

Section 113.6 is amended to read as follows:

False fire alarm response. A service charge for the response and investigation of false alarms shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

Section 202 is amended to read as follows:

Addition. An extension or increase in floor area or height of a building or structure.

False Alarm. In addition, the activation of any fire alarm system which results in a response by the Fire Department, and which is caused by the negligence or intentional misuse of the fire alarm system by the owner, its employees, agents or any other activation of a fire alarm system not caused by heat, smoke or fire, exclusive of a nuisance fire alarm.

Repair. The reconstruction or renewal of any part of an existing building for the purpose of maintenance.

Section 301.3 is added to read as follows:

Hazard discontinuation. The fire code official is authorized to require the discontinuance of any hazardous, offensive or nuisance condition.

Section 502.1 is amended to read as follows:

Fire apparatus access road. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, parking lot lane, access roadway, and anything that augments fire ground operations.

Section 503.2.1 is amended to read as follows:

Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 26 feet (7924 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4114.8mm).

Section 503.2.9 is added to read as follows:

Traffic calming features. Traffic calming features shall be approved by the Fire Code Official.

Section 504.4 is added to read as follows:

Access signage. When required by the fire code official, exterior and interior doors shall be identified as to function of that room or area, or when the door is not functional.

Section 505.1 is amended to read as follows:

Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible from the street, road fronting the property or alley. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of .5 inches. Where access is by means of a private road and the building can not be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Section 507.4 is amended to read as follows:

Water supply test. The fire code official shall perform the water supply test, and provide documentation of the test results prior to the final approval of any documents related to fire protection water supplies.

Section 605.3.1.1 is added to read as follows:

Labeling maintenance. Labeling required per 605.3.1, and as required for photovoltaic installations shall be legibly maintained at all times.

Section 901.1.1 is added to read as follows:

Aesthetics. Aesthetics of fire protection systems shall be taken into consideration by designers and installers, and to provide consistency with all relevant City codes and standards.

Section 901.10 is added to read as follows:

Fire Protection Equipment Access. Unobstructed access and adequate working space to fire protection equipment shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to any fire protection system.

Section 903.2.1.1 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.1.3 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.1.4 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.2 is amended to read as follows:

3. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.3 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.4 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.6 is amended to read as follows:

3. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.7 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.9 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.9.1 is amended to read as follows:

2. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.2.9.2 is amended to read as follows:

Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 5,000 cubic feet shall be equipped with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

Section 903.2.10 is amended to read as follows:

1. Where the fire area exceeds 5,000 square feet (465 sq. m)

Section 903.3.1.3 is amended to read as follows:

NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one and two-family dwellings and townhomes shall be permitted to be installed throughout in accordance with NFPA 13D, including garages per NFPA 13D A8.6.4.

Section 903.6.3 is added to read as follows:

Retrofit requirements. In existing building(s) when additions, alterations and /or repairs to such building(s) causes the floor area to exceed 5,000 square feet or the height to exceed 40 feet or three or more stories irrespective of height.

In existing buildings(s) over 5,000 square feet when alterations and/or addition to such buildings exceed 25% of the current assessed value of said building(s) in accordance with the Los Angeles County Assessor's records.

For the purpose of clarification, additions, alterations and repairs, or where a change of use and/or occupancy is taking place, the entire building shall be made to comply with the provisions of this section.

Section 903.6.4 is added to read as follows:

Consideration for separation walls. Requirements for automatic fire sprinkler systems may be waived by the fire code official if the building is divided into areas of less than 5,000 square feet, provided the building is not considered a three story or higher building,. Such divisions shall be made by the construction of a four-hour fire resistive area separation wall(s) which meet the requirements of the *California Building Code*. Four hour walls shall be required regardless of type of building construction type used.

Area separation walls shall be without openings or penetrations. Area separation walls shall extend from the foundation to a point at least 30 inches above the roof.

Section 905.3 is amended to read as follows:

Required installations. Standpipe systems shall be installed where required by Section 905.3.1 through 905.3.11 and in locations indicated in 905.4, 905.5 and 905.6. Standpipe systems are allowed to be combined with automatic fire sprinkler systems.

Section 905.3.11 is added to read as follows:

High pile storage areas. An area greater than 12,000 square feet within a building which is designated, intended, proposed or actually used for high pile combustible storage shall be equipped with a Class I wet standpipe system in accordance with NFPA 13 or in accordance with NFPA 14.

Section 905.4 is amended to read as follows:

7. At every other access door, or as deemed necessary by the Fire Code Official.

Section 907.2 is amended to read as follows:

Where Required-new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this Code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant alarm initiation, notification and annunciation, in accordance with 907.6, unless other requirements are provided by another section of this code.

A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for the fire alarm system employing automatic fire detectors of water-flow detection devices. Where other sections of this Code allow elimination of fire alarm boxes due to fire sprinkler or automatic fire alarm systems, a single fire alarm box shall be installed at a location approved by the enforcing agency.

Section 907.2.1 is amended to read as follows:

Delete Exceptions.

Section 907.2.2 is amended to read as follows:

Delete Exception.

Section 907.2.2.1 is amended to read as follows:

Delete Exception.

Section 907.2.2.2 is amended to read as follows:

Delete Exception.

Section 907.2.3 is amended to read as follows:

Delete Exceptions.

Section 907.2.4 is amended to read as follows:

Delete Exception.

Section 907.2.7 is amended to read as follows:

Group M. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in Group M occupancies.

Section 907.2.7.1 is amended to read as follows:

Occupant notification. During times that the building is occupied, the initiation of a signal from a manual fire alarm box or from a water flow switch shall be required to activate the occupant notification appliances in accordance with Section 907.6.

Section 907.3 is amended to read as follows:

Where required in existing buildings and structures. An approved fire alarm system shall be installed in existing buildings and structures where required by Chapter 46, in addition to existing buildings under going a change of use, change of occupancy or fire alarm system modification.

Section 907.5.2 is amended to read as follows:

Manual fire alarm boxes. Where a manual fire alarm system is required by another section of the Code, or as required by the Fire Code Official, it shall be activated by fire alarm boxes installed in accordance with Sections 907.5.2.1 through 907.5.2.5.

Section 907.6.2.3 is amended to read as follows:

Visible alarms. Visible alarm notification appliances shall be provided in accordance with Sections 906.6.2.3.1 through 907.6.2.3.5. Notification appliances shall remain activated when the fire alarm system has been silenced.

Section 907.7.3.1.1.1 is added to read as follows:

Annunciator panel signage. Approved graphic signage including building and fire alarm features shall be mounted at each annunciator panel.

Section 913.5.4 is amended to read as follows:

Pump room environmental conditions. Tests of pump room environmental conditions, including heating, natural and mechanical ventilation, natural and powered illumination shall be made to endure proper manual or automatic operation of the associated equipment.

Section 1910 is added to read as follows:

STORAGE OF COMBUSTIBLE IDLE PALLETS

Section 1910.1 is added to read as follows:

General. Storage of combustible idle pallets shall be in accordance with this section. A permit shall be obtained in accordance with Section 105.6.

Section 1910.2 is added to read as follows:

Storage location. Pallets shall be stored outside or in a separate building designed for pallet storage, unless stored indoors in accordance with 1910.3.

Section 1910.3 is added to read as follows:

Indoor storage. Pallets stored in a building shall be in accordance with high hazard commodity high pile combustible storage per Chapter 23.

Section 1910.4 is added to read as follows:

Outdoor storage. Pallets stored outside shall be stored in accordance with Table 1910.4.1 and Table 1910.4.2, and Sections 1910.5 and 1910.6.

Section 1910.5 is added to read as follows:

Outdoor pile dimensions. Pallet stacks shall not exceed 15 feet (4.6m) in height nor shall cover an area greater than 500 square feet (46.5m²). Pallet stacks shall be arranged to form stable piles. Piles shall be separated by a minimum of 8 feet (2.5m). Piles shall be a minimum of 10 feet (3.1m) from property lines.

Section 1910.6 is added to read as follows:

Fire department access. Fire department access roadways shall be maintained within 150' of all pallet storage.

Table 1910.4.1
Required Clearance Between Outside Idle Pallet Storage and Other Yard Storage

Pile Size	Minimum Distance, feet (m)
Under 50 pallets	20 (6.1m)
50-200 pallets	30 (9.2m)
Over 200 pallets	50 (15.2)

Table 1910.4.2
Required Clearance Between Outside Idle Pallet Storage and Structures

Wall Construction	Minimum Distance of Wall from Storage, feet (m)		
	Under 50 Pallets	50 to 200 Pallets	Over 200 Pallets
Blank Masonry	0	0	10 (3.1m)
Masonry, 1 Hour Openings	0	10 (3.1m)	20 (6.2m)
Masonry, < 1 Hour Openings	10 (3.1m)	20 (6.2m)	30 (9.3m)
Other Construction with Exposure Protection	10 (3.1m)	20 (6.2m)	30 (9.3m)
Other Construction without Exposure Protection	20 (6.2m)	30 (9.3m)	50 (15.5m)

Section 2702.1 is amended to read as follows:

Rail cars. For the purpose of this chapter, a rail car shall be considered a stationary tank if the rail car is connected into a chemical manufacturing, blending, or filling process. Storage requirements may be waived if the rail car off- loads its product into a designated storage tank and is connected in line to the storage tank for a period of less than 24 hours for off loading purposes.

Section 2704.2.2 is amended to add the following:

Secondary containment for hazardous material liquids and solids. Where required by Table 2704.2.2, buildings, rooms or areas used for the storage of hazardous material liquids or solids shall be provided with secondary containment in accordance with this section when the capacity of an individual vessel or the aggregate capacity of multiple vessels exceeds the following:

1. Liquids: Capacity of an individual vessel exceeds 55 gallons (208L) or the aggregate capacity of multiple vessels exceeds 1,000 gallons (3785L); and
2. Solids: Capacity of an individual vessel exceeds 550 pounds (250kg) or the aggregate capacity of multiple vessels exceeds 10,000 pounds (4540kg).

In addition, there shall be a minimum of three feet between the toe of the tank and any other structures, berms or tanks. For Purposes of this article, anhydrous ammonia storage or process tanks shall comply with section 2704.2.2.

Section 3301.2 is added to read as follows:

Permits. Permits shall be required as set forth in Section 105.6, and regulated in accordance with this section.

Section 3903.3 is added to read as follows;

SADT. Areas with organic peroxides with self-accelerating decomposition temperatures (SADT) less than 125°F shall be provided with supervised temperature controls and alarms. Stand-by power shall be provided for control systems.

Section 4303.3 is added to read as follows:

SADT. Areas with unstable reactive materials with self-accelerating decomposition temperatures (SADT) less than 125°F shall be provided with supervised temperature controls and alarms. Stand-by power shall be provided for control systems.

Appendix D is amended to read as follows:

Delete Figure D103.1.

Delete Table D103.4.

Appendix K is added to read as follows:

Solar Photovoltaic Installation Guidelines. Photovoltaic installations shall be in accordance with guidelines as published by the Office of the State Fire Marshal.

PASSED, APPROVED and ADOPTED THIS _____ day of _____,
2010, by the following called vote:

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

DEPUTY CITY CLERK



City of Santa Fe Springs

City Council Meeting

November 9, 2010

AWARD OF CONTRACT

Rosecrans Avenue and Valley View Avenue Street Improvements

RECOMMENDATION

That the City Council accept the bids for the subject project and award the contract to the lowest responsible bidder, if acceptable.

BACKGROUND


The City Council, at their meeting of October 14, 2010, authorized the City Engineer to advertise for construction bids for the subject project.

Bids will be opened on November 3, 2010. The low bidder, the bids received and recommendation will be presented by an addendum to this report prior to the time of the City Council meeting.

Frederick W. Latham
City Manager

Attachment(s)

None.

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

Date of Report: October 26, 2010



City of Santa Fe Springs

City Council Meeting

November 9, 2010

UNFINISHED BUSINESS

Stipulation to Interlocutory Judgment in Condemnation – Ordered Steps, Inc dba Curves/Valley View Grade Separation Project (APN 8069-006-042)

RECOMMENDATION

That the City Council take the following actions:

1. Approve the Stipulation to Interlocutory Judgment in Condemnation for Ordered Steps, Inc. dba Curves (APN 8069-006-042).
2. Authorize the City Manager to execute the Stipulation and to take all actions required by the Stipulation to complete this transaction.

BACKGROUND

In October, 2009 the City Council initiated condemnation proceedings in order to secure the right-of-way needed to complete the Valley View Grade Separation Project. Negotiations with affected property owners and tenants are on-going.

Ordered Steps, Inc. dba Curves is a tenant in the property located at 14515-14565 Valley View Avenue which is also identified as APN 8069-006-042. City staff and legal counsel are recommending that the City Council authorize the payment of \$44,000 to Ordered Steps, Inc. as compensation for its property interests that will be impacted by the Project, severance damages and the loss of business goodwill. In return for this compensation, Ordered Steps, Inc. will waive its rights to make any claims against the City, its officials, agents, contractors, and employees in connection with the City's project.

The attached document, which is entitled "Stipulation to Interlocutory Judgment in Condemnation", has been prepared by the City's eminent domain attorneys. Upon approval by the City Council, this document would be executed by the City Manager and the City Finance Director would issue a warrant in the amount of \$44,000 payable to Ordered Steps, Inc.

FISCAL IMPACT

Project costs, including the cost of right-of-way acquisition costs, will be reimbursed from Federal, State and County funds that have been allocated to the project. Local funds will be needed only to make initial payments.

INFRASTRUCTURE IMPACT

This action does not have a direct impact on City infrastructure.

Frederick W. Latham
City Manager

Attachment(s):

1. Stipulation to Interlocutory Judgment in Condemnation

Report Submitted By:

Don Jensen, Director
Department of Public Works

Date of Report: November 1, 2010

RICHARDS, WATSON & GERSHON
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Facsimile: (213) 626-0078

Attorneys for Plaintiff,
CITY OF SANTA FE SPRINGS

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES - CENTRAL DISTRICT**

CITY OF SANTA FE SPRINGS,

Plaintiff,

vs.

VALLEY VIEW-SANTA FE SPRINGS,
LLC., A NEVADA LIMITED LIABILITY
COMPANY; et al.,

Defendants.

Case No. BC 425701

**STIPULATION TO
INTERLOCUTORY JUDGMENT IN
CONDEMNATION**

[APN 8069-006-042]

Exempt from Filing Fees Pursuant to Govt. Code §6103

Assigned to the Honorable Joanne B. O'Donnell

Dept: 37
Trial Date: None
Complaint Filed: November 10, 2009

1 WHEREAS Plaintiff, City of Santa Fe Springs ("City") seeks to acquire by
2 exercise of its power of eminent domain, an approximate 1,902 square foot partial fee
3 area, a 12,211 square foot permanent subsurface pile anchor and utility easement, a 9,335
4 square foot permanent subsurface utility easement, a 2,034 square foot retaining wall
5 easement, a 2,160 square foot permanent slope easement, a 10,171 square foot temporary
6 construction easement ("TCE1"), with a term of twelve months, a 8,704 square foot
7 temporary construction easement ("TCE2"), with a term of thirty six months, a 23,738
8 square foot temporary construction easement ("TCE3"), with a term of thirty months, a
9 7,002 square foot temporary construction easement ("TCE4"), with a term of twelve
10 months and an approximate 1,725 square foot temporary construction easement
11 ("TCE5"), with a term of twelve months, from the real property commonly known as
12 14515-14565 Valley View Avenue, in the City of Santa Fe Springs, California, and
13 identified as Los Angeles County Tax Assessor's Parcel Number 8069-006-042 ("Subject
14 Property Interests").

15 WHEREAS the City is acquiring the Subject Property Interests for a public use,
16 namely for the construction of the Valley View Grade Separation Project ("Project").
17 The Subject Property Interests sought by the City are necessary to improve safety and
18 traffic flow along that portion of Valley View Avenue that is interrupted by the existing
19 at grade BNSF railroad crossing. The Project will increase the separation between trains
20 and motor vehicle traffic. In addition, it is anticipated that the proposed project will
21 reduce air and noise pollution emanating from idling vehicles waiting for trains to pass
22 through at grade crossings and will reduce noise pollution created by horn and warning
23 signals.;

24 WHEREAS Defendant Ordered Steps, Inc. dba Curves of Santa Fe Springs
25 ("Curves") is a tenant on the Subject Property. Defendant Curves filed an Answer in this
26 action on or about January 14, 2010, seeking payment of just compensation for its
27 property interests impacted by the Project and loss of business goodwill.
28

1 WHEREAS the City and Defendant Curves have agreed to fully settle this action
2 between them pursuant to the Stipulation described herein.

3 NOW, THEREFORE, IT IS HEREBY STIPULATED by and between the City
4 and Defendant Curves, through their attorneys of record, that the Court enter the
5 [Proposed] Interlocutory Judgment in Condemnation, which is attached hereto as Exhibit
6 "1" and incorporated herein by this reference, with a copy concurrently lodged with the
7 Court.

8
9 IT IS FURTHER STIPULATED THAT:

10 1. The total amount of monetary compensation to be paid in this action by the
11 City to Defendant Curves is the sum of Forty-Four Thousand Dollars (\$44,000), inclusive
12 of statutory interest, fees and costs. This sum represents full and final payment to
13 Defendant Curves for any and all claims arising out of this action.

14 2. The City will issue a warrant payable to Ordered Steps, Inc. dba Curves of
15 Santa Fe Springs within thirty (30) days of the execution of this Stipulation.

16 3. Within five (5) business days following receipt of the payment described in
17 paragraph 1 above, Defendants' counsel shall execute and return to the City an
18 Acknowledgement of Receipt of Just Compensation in the form attached to this
19 Stipulation as Exhibit "2", acknowledging receipt from the City of the check specified in
20 paragraph 2 above.

21 4. The monetary payment described above comprises the total amount of just
22 compensation to be paid by the City to Defendant Curves in this action. Defendant
23 Curves expressly acknowledges that said monetary payment shall be in full and final
24 settlement of any and all claims arising out of the taking of the Subject Property Interests,
25 including, but not limited to, claims for compensation for the Subject Property Interests,
26 severance damages, loss of goodwill, costs, litigation expenses, expert witness fees,
27 attorneys fees, interest, improvements pertaining to the realty, or any other claim or
28 reason, whether relating to the Project for which the Subject Property Interests are sought

1 to be acquired or to this action.

2 5. The entry of the Final Order of Condemnation constitutes the waiver and
3 release by Defendant Curves of any and all claims against the City, its officials, agents,
4 contractors, and employees in connection with the Subject Property Interests or this
5 eminent domain proceeding that were asserted or could have been asserted in this
6 proceeding other than the duties and obligations created by this Stipulation.

7 6. The parties stipulate to a phased date of possession. The City shall provide
8 Defendant Curves with thirty (30) days written notice of the commencement of the date
9 of possession for each of the Subject Property Interests sought to be acquired in this
10 action, including the partial fee acquisition, permanent easements, retaining wall
11 easement, slope easement, and temporary construction easements.

12 7. Defendant Curves warrants that it is not aware of any other person or entity
13 with any right or entitlement, by lien or otherwise, to the just compensation to be paid to
14 it by the City for Defendant Curves' interest in this action. Specifically, and without
15 limitation, Defendant Curves agrees:

16 a. That it is a tenant on the Subject Property.

17 b. That it knows of no claims or liens presently claimed or which will be
18 claimed against the property it leases on the Subject Property.

19 c. That to said Defendants' best knowledge, the property it leases on the
20 Subject Property is free and clear of all hazardous and toxic substances, materials, and
21 waste; and that it has no notice of any pending or threatened action or proceeding arising
22 from the condition of the Property, or alleged violation of environmental, health, or safety
23 statutes, ordinances, or regulation.

24 d. That neither this Stipulation nor anything it requires or provides, violates or
25 will violate any contract, agreement, or instrument to which Defendant Curves is a party,
26 or that affects the Property, and that the release and settlement of Defendant Curves'
27 interest in this action does not require the consent of any person who is not a party to this
28 Stipulation.

1 e. That Defendant Curves does not know of any pending, threatened, or
2 potential litigation, action, or proceeding against said Defendant or any other party before
3 any court or administrative tribunal which is in any way related to the Property except for
4 this action pending as Los Angeles County Superior Court Case No. BC 425701.

5 8. Each party shall bear its own litigation expenses, including but not limited
6 to all attorney's fees, appraisers' fees, expert witness fees, and any and all other fees or
7 costs of any nature, including costs set forth in Code of Civil Procedure Section 1033.5.

8 9. Each party waives the right to move for a new trial and to all other post
9 judgment proceedings, including the right to appeal.

10 10. The parties hereto have stipulated that a Statement of Decision and Notice
11 of Entry of Interlocutory Judgment is hereby waived.

12 11. In effecting this Stipulation, each of the parties has had the opportunity to
13 receive full and complete legal advice about the provisions of this Stipulation, and each
14 signatory to the Stipulation certifies that he/she/it has read all of this Stipulation and that
15 he/she/it understands it. This Stipulation has been fully negotiated between the City and
16 Defendant Curves, and shall be construed as if drafted by all parties to this Stipulation.

17 12. Except as otherwise set forth in this Stipulation and except for breach of
18 any terms or conditions contained in this Stipulation, Defendant Curves waives and
19 forever releases the City including its successors, officers, employees, attorneys, agents,
20 representatives, and anyone acting on or for the City's behalf, of and from any and all
21 claims, demands, actions or causes of action, or liabilities, known or unknown, based
22 upon or arising in connection with the Complaint in Eminent Domain herein, the Project
23 for which the City is acquiring the Subject Property Interests, or from the City's
24 acquisition of the Subject Property Interests.

25 13. By such release, Defendant Curves waives any rights under California Civil
26 Code Section 1542, which provides, "A general release does not extend to claims which
27 the creditor does not know or suspect to exist in his or her favor at the time of executing
28

1 the release, which if known by him or her must have materially affected his or her
2 settlement with the debtor.”

3 14. This Stipulation is made and executed, and is intended to be performed,
4 within the State of California, and is to be construed under California law.

5 15. If any provision of this Stipulation is held invalid, void, or unenforceable,
6 the remaining provisions shall nevertheless remain in full force and effect and shall not
7 be impaired or invalidated by the failed provision.

8 16. If any party to this Stipulation incurs attorney’s fees in order to enforce,
9 defend, or interpret any of the terms, provisions, or conditions of this Stipulation or
10 because of a breach of this Stipulation by another party, the prevailing party (whether by
11 suit, negotiation, arbitration, or settlement) shall be entitled to recover reasonable
12 attorney’s fees from the other party.

13 17. Notice will be promptly given to the Court of satisfaction of all the terms of
14 this Interlocutory Judgment in Condemnation.

15 18. The City and Defendant Curves agree that this Stipulation may be executed
16 in counterparts, each of which shall be deemed an original instrument, and all, when
17 taken together, shall constitute the Stipulation.

18 IT IS SO STIPULATED.

19
20 DATED: _____, 2010 CITY OF SANTA FE SPRINGS

21
22 By: _____
23 FREDERICK W. LATHAM,
City Manager

24 DATED: October 13, 2010

25 RICHARDS, WATSON & GERSHON
A Professional Corporation
26 REGINA N. DANNER
MICHAEL F. YOSHIBA

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By: Regina M. Danner
REGINA M. DANNER
Attorneys for Plaintiff
CITY OF SANTA FE SPRINGS

DATED: October __, 2010

ORDERED STEPS, INC. DBA Curves of Santa Fe Springs

By: _____
Desiree Campos, President

DATED: October __, 2010

ALLEN, MATKINS, LECK, GAMBLE,
MALLORY & NATSIS, LLP
K. ERIK FRIESS

By: _____
K. ERIK FRIESS
Attorneys for Defendant
ORDERED STEPS, INC. DBA Curves of Santa Fe Springs

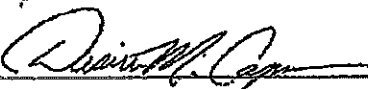
IRAN RICHARDS | WATSON | GERSHON
ATTORNEYS AT LAW - A PROFESSIONAL CORPORATION

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By: _____
REGINA N. DANNER
Attorneys for Plaintiff
CITY OF SANTA FE SPRINGS

DATED: October 29 2010

ORDERED STEPS, INC. DBA Curves of Santa Fe
Springs

By: 
Desiree Campos, President

DATED: October 29 2010

ALLEN, MATKINS, LECK, GAMBLE,
MALLORY & NATSIS, LLP
K. ERIK FRIESS


By: 
K. ERIK FRIESS
Attorneys for Defendant
ORDERED STEPS, INC. DBA Curves of
Santa Fe Springs

EXHIBIT 1 /

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Attorneys for Plaintiff,
CITY OF SANTA FE SPRINGS

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES - CENTRAL DISTRICT

CITY OF SANTA FE SPRINGS,

Plaintiff,

vs.

VALLEY VIEW-SANTA FE SPRINGS,
LLC., A NEVADA LIMITED LIABILITY
COMPANY; et al.,

Defendants.

Case No. BC 425701

**[PROPOSED] INTERLOCUTORY
JUDGMENT IN CONDEMNATION**

[APN 8069-006-042]

Exempt from Filing Fees Pursuant to Govt. Code §6103

Assigned to the Honorable Joanne B. O'Donnell

Dept: 37
Trial Date: None
Complaint Filed: November 10, 2009

1 Plaintiff City of Santa Fe Springs ("City) and Defendant Ordered Steps, Inc. dba
2 Curves of Santa Fe Springs ("Defendant Curves"), having stipulated that Interlocutory
3 Judgment in Condemnation may be entered herein between said parties with respect to
4 the City's acquisition by eminent domain of an approximate 1,902 square foot partial fee
5 area, a 12,211 square foot permanent subsurface pile anchor and utility easement, a 9,335
6 square foot permanent subsurface utility easement, a 2,034 square foot retaining wall
7 easement, a 2,160 square foot permanent slope easement, a 10,171 square foot temporary
8 construction easement ("TCE1"), with a term of twelve months, a 8,704 square foot
9 temporary construction easement ("TCE2"), with a term of thirty six months, a 23,738
10 square foot temporary construction easement ("TCE3"), with a term of thirty months, a
11 7,002 square foot temporary construction easement ("TCE4"), with a term of twelve
12 months and an approximate 1,725 square foot temporary construction easement
13 ("TCE5"), with a term of twelve months, from the real property commonly known as
14 14515-14565 Valley View Avenue, in the City of Santa Fe Springs, California, and
15 identified as Los Angeles County Tax Assessor's Parcel Number 8069-006-042 ("Subject
16 Property Interests"). Defendant Curves is a tenant on the Subject Property. The City and
17 Defendant Curves having waived a Statement of Decision and Notice of Entry of
18 Interlocutory Judgment and GOOD CAUSE APPEARING THEREFORE, IT IS
19 HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

20 1. The City is acquiring the Subject Property Interests for a public use, namely
21 for the construction of the Valley View Grade Separation Project ("Project"). The
22 Subject Property Interests sought by the City are necessary to improve safety and traffic
23 flow along that portion of Valley View Avenue that is interrupted by the existing at grade
24 BNSF railroad crossing. The Project will increase the separation between trains and
25 motor vehicle traffic. In addition, it is anticipated that the proposed project will reduce
26 air and noise pollution emanating from idling vehicles waiting for trains to pass through
27 at grade crossings and will reduce noise pollution created by horn and warning signals.;

1 2. The total amount of monetary compensation to be paid in this action by the
2 City to Defendant Curves is the sum of Forty-Four Thousand Dollars (\$44,000), inclusive
3 of statutory interest, fees and costs. This sum represents full and final payment to
4 Defendant Curves for any and all claims arising out of this action.

5 3. The monetary payment described above constitutes a full and final
6 settlement of any and all claims arising out of the taking of the Subject Property Interests,
7 including, but not limited to, claims for compensation for the Subject Property Interests,
8 severance damages, loss of goodwill, costs, litigation expenses, expert witness fees,
9 attorneys fees, interest, improvements pertaining to the realty, or any other claim or
10 reason, whether relating to the Project for which the Subject Property Interests are sought
11 to be acquired or to this action.

12 4. The entry of the Final Order of Condemnation constitutes the waiver and
13 release by Defendant Curves of any and all claims against the City, its officials, agents,
14 contractors, and employees in connection with the Subject Property Interests or this
15 eminent domain proceeding that were asserted or could have been asserted in this
16 proceeding other than the duties and obligations created by this Stipulation.

17 5. The parties have stipulated to a phased date of possession. The City shall
18 provide Defendant Curves with thirty (30) days written notice of the commencement of
19 the date of possession for each of the Subject Property Interests sought to be acquired in
20 this action, including the partial fee acquisition, permanent easements, retaining wall
21 easement, slope easement, and temporary construction easements.

22 6. Defendant Curves warrants that it is not aware of any other person or entity
23 with any right or entitlement, by lien or otherwise, to the just compensation to be paid to
24 it by the City for Defendant Curves interest in this action. Specifically, and without
25 limitation, Defendant Curves agrees:

- 26 a. That it is a tenant on the Subject Property.
27 b. That it knows of no claims or liens presently claimed or which will be
28 claimed against the property it leases on the Subject Property.

1 c. That to said Defendants' best knowledge, the property it leases on the
2 Subject Property is free and clear of all hazardous and toxic substances, materials, and
3 waste; and that it has no notice of any pending or threatened action or proceeding arising
4 from the condition of the Property, or alleged violation of environmental, health, or safety
5 statutes, ordinances, or regulation.

6 d. That neither the Stipulation nor anything it requires or provides, violates or
7 will violate any contract, agreement, or instrument to which Defendant Curves is a party,
8 or that affects the Property, and that the release and settlement of Defendant Curves
9 interest in this action does not require the consent of any person who is not a party to this
10 Stipulation.

11 e. That Defendant Curves does not know of any pending, threatened, or
12 potential litigation, action, or proceeding against said Defendant or any other party before
13 any court or administrative tribunal which is in any way related to the Property except for
14 this action pending as Los Angeles County Superior Court Case No. BC 425701.

15 7. Each party shall bear its own litigation expenses, including but not limited
16 to all attorney's fees, appraisers' fees, expert witness fees, and any and all other fees or
17 costs of any nature, including costs set forth in Code of Civil Procedure Section 1033.5.

18 8. Each party to this Judgment waives the right to move for a new trial and to
19 all other post judgment proceedings, including the right to appeal.

20 9. Except as otherwise set forth in the Stipulation and except for breach of any
21 terms or conditions contained in the Stipulation, Defendant Curves waives and forever
22 releases the City including its successors, officers, employees, attorneys, agents,
23 representatives, and anyone acting on or for the City's behalf, of and from any and all
24 claims, demands, actions or causes of action, or liabilities, known or unknown, based
25 upon or arising in connection with the Complaint in Eminent Domain herein, the Project
26 for which the City is acquiring the Subject Property Interests, or from the City's
27 acquisition of the Subject Property Interests.
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10. If any party to the Stipulation incurs attorney's fees in order to enforce, defend, or interpret any of the terms, provisions, or conditions of the Stipulation or because of a breach of the Stipulation by another party, the prevailing party (whether by suit, negotiation, arbitration, or settlement) shall be entitled to recover reasonable attorney's fees from the other party.

11. Upon payment of said total compensation discussed in paragraph 2, Defendant Curves interest in or arising out of the Subject Property Interests, this lawsuit and the Project, shall be condemned by a final order of condemnation to the City and as against Defendant Curves.

DATED: _____
Judge of the Superior Court

EXHIBIT 2 /

RICHARDS, WATSON & GERSHON
A Professional Corporation
REGINA N. DANNER (137210)
MICHAEL F. YOSHIBA (177301)
355 South Grand Avenue, 40th Floor
Los Angeles, CA 90071-3101
Telephone: (213) 626-8484
Facsimile: (213) 626-0078

Attorneys for Plaintiff,
CITY OF SANTA FE SPRINGS

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES - CENTRAL DISTRICT**

CITY OF SANTA FE SPRINGS,

Plaintiff,

vs.

VALLEY VIEW-SANTA FE SPRINGS,
LLC., A NEVADA LIMITED LIABILITY
COMPANY; et al.,

Defendants.

Case No. BC 425701

**NOTICE AND ACKNOWLEDGMENT
OF RECEIPT OF JUST
COMPENSATION**

[APN 8069-006-042]

Exempt from Filing Fees Pursuant to Govt. Code §6103
Assigned to the Honorable Joanne B. O'Donnell

Dept: 37
Trial Date: None
Complaint Filed: November 10, 2009

1 K. Erik Friess, Esq., hereby acknowledges on behalf of Defendant Ordered Steps,
2 Inc. dba Curves of Santa Fe Springs, ("Defendant Curves"), that he has received from
3 Plaintiff, City of Santa Fe Springs ("City"), Check Number _____, in the amount of
4 Forty-Four Thousand Dollars (\$44,000), made payable to Ordered Steps, Inc. dba Curves
5 of Santa Fe Springs

6 Pursuant to the Stipulation to Interlocutory Judgment in Condemnation entered
7 into between the City and Defendant Curves, said payment constitutes the total amount of
8 just compensation to be paid to Defendant Curves in full and final settlement of any and
9 all claims arising out of the taking of the Subject Property Interests as identified in the
10 Complaint herein, including, but not limited to, claims for compensation for the Subject
11 Property Interests, severance damages, loss of goodwill, costs, litigation expenses, expert
12 witness fees, attorneys fees, interest, improvements pertaining to the realty, or any other
13 claim or reason, whether relating to the Project for which the Subject Property Interests
14 are sought to be acquired or to this action.

15 DATED: November __, 2010

16 ALLEN, MATKINS, LECK, GAMBLE,
17 MALLORY & MATSIS, LLP
18 K. ERIK FRIESS

19 By: _____

20 K. ERIK FRIESS
21 Attorneys for Defendant
22 ORDERED STEPS, INC. dba CURVES OF
23 SANTA FE SPRINGS

24 DATED: November __, 2010

25 RICHARDS, WATSON & GERSHON
26 A Professional Corporation
27 REGINA N. DANNER
28 MICHAEL F. YOSHIBA

By: _____

REGINA N. DANNER
Attorneys for Plaintiff
CITY OF SANTA FE SPRING



City of Santa Fe Springs

City Council Meeting

November 9, 2010

NEW BUSINESS

Omega Plume Remedial Action Plan

RECOMMENDATION

That the City Council take the following actions:

1. Endorse the City Staff comments presented in this report: and
2. Authorize the Mayor to submit City Council and Staff comments to the United States Environmental Protection Agency (USEPA) regarding the Proposed Plan for OU-2 Groundwater Contamination for the Omega Chemical Corporation Superfund Site.

BACKGROUND

The effective containment and remediation of the Omega Chemical Corporation Superfund Site is extremely important to the City of Santa Fe Springs and has significant implications for the City's drinking water supplies. The containment and cleanup of the Omega Groundwater Plume must be implemented as soon as possible to protect municipal ground water supplies within the area.

In August 2010, the USEPA released the Proposed Plan for OU-2 Groundwater Contamination for public review and comments. The comment period will end on November 22, 2010. The preferred Proposed Plan for OU-2 Groundwater Contamination cleanup by the USEPA would involve Plume-wide Extraction with Drinking Water End Use. The proposed treatment methodology would consist of several different treatment methods, creating product water that meets or exceeds State and Federal drinking water standards. The treatment plant would need to run 24 hours per day, seven days a week, for approximately 30 years. The proposed plant is to be located in Santa Fe Springs.

Staff Concerns and Recommendations

The USEPA made a presentation to the City Council on October 14, 2010. During the past two months City staff has also attended a number of meetings on this issue in order to understand the implications for City water users and the potential impacts on the City of Santa Fe Springs.

Based on those meetings and after reviewing the OU-2 Plan, staff has identified the following concerns with respect to implementation of the USEPA's Proposed Plan. Those concerns are summarized below for Council consideration:

1. **Lack of Community Involvement** – Although the Omega Plume directly impacts the Santa Fe Springs community, Staff believes the effort made by the USEPA to solicit input from Santa Fe Springs residents and businesses was inadequate. With that in mind, Staff believes the USEPA should hold another public workshop within the limits of the City of Santa Fe Springs before making any final decision on what alternative should be implemented.

Report Submitted By:

Don Jensen, Director
Department of Public Works

Date of Report: November 2, 2010

2. **Lack of Effort to Promote High Water Quality Standards** – Although the Preferred Alternative involves drinking water as an end use of the treatment process, the USEPA has done very little to promote that recommendation. City Staff believe the end-use should be promoted as the highest quality of water if the USEPA plans on the Santa Fe Springs residents consuming the water. Failure to promote high quality of water for drinking as an end-use will make the choice of serving the treated water to the public very difficult.
3. **The Plan to Keep the Potentially Responsible Parties (PRP) Engaged for 30+ years is Unknown** - To date about 140 Potentially Responsible Parties (PRP) have been identified and they have formed the Omega Chemical Site PRP Organized Group (OPOG). While the USEPA has indicated that it would work with the OPOG toward implementation of the adopted alternative, very little information has been shared with affected water purveyors as to how the USEPA plans to keep (OPOG) engaged until the plume is cleaned up.
4. **Data Used by the USEPA is Out of Date and Inaccurate** – The documents circulated by the USEPA and the location of the plume as shown in the OU-2 Plan are based on data that was collected through 2007 and is therefore almost three years old. City Staff are concerned that the Plume has traveled further south and potentially east, and believes it would be inappropriate for the USEPA to set the Record of Decision (ROD) based on three year old data. Current 2010 data should be available to allow for comments to be made to the USEPA that may affect the Record of Decision (ROD).
5. **No Contingency Plan to Protect Existing Drinking Water Wells** – Currently there is no mention of a plan to provide treatment for existing wells if the aquifers the well draws from become contaminated by the Omega Plume. City Staff believe a plan should be in place if drinking water wells are found to be contaminated by the Omega Plume.
6. **Lack of Interest in Multiple End-Uses of the Treated Water** – The Preferred Alternative (Alternative 6) involves plume-wide extraction with drinking water end-use and is recommended by the USEPA. City Staff believe the USEPA should be more open to the possibility of multiple end uses. An end-use that may potentially be of a greater benefit to the region may be a combination of uses, such as injection, spreading, and drinking.
7. **Unrealistic Expectation That Santa Fe Springs Reservoir No. 1 Could Be Used as a Storage Facility** – For cost estimation purposes, the OU-2 Plan assumes that a 4MG Reservoir owned by the City of Santa Fe Springs could be used as a storage facility for treated water. This assumption is not acceptable to City Staff for several reasons. First, it understates the true cost of the Preferred Alternative. Secondly, due to the biological treatment process, staff believes a separate holding tank will be required. Finally, staff believes that Santa Fe Springs Reservoir No. 1 will need to remain dedicated to the Santa Fe Springs water system.

8. **The Plan Does Not Adequately Address the Impact of the Plume on Santa Fe Springs Well No. 4** – Logistically, Well No. 4 is located near the middle of the plume. City Staff believe this well could potentially be used as an extraction point, or monitoring point. The Well's property could also be utilized for minor treatment facilities.

In summary, City Staff believe that regardless of the treatment choice or the end-use of the treated Omega Plume water, the USEPA needs to move forward with implementing an OU-2 clean-up plan as quickly as possible to halt the continued migration of the plume. However, implementation of a containment strategy should not be rushed for the sake of expediency if such action will undermine or compromise the integrity of the City's water system or the positive relationship the City has with local water users.



Frederick W. Latham
City Manager

Attachment(s):

1. Exhibit A - OU-2 Informational Brochure



Omega Chemical Corporation Superfund Site

U.S. Environmental Protection Agency • Region 9 • San Francisco, CA • August 2010

Proposed Plan for OU-2 Groundwater Contamination

The United States Environmental Protection Agency (EPA) is requesting public comment on this **Proposed Plan** for addressing the human health and environmental risks posed by contaminated **groundwater** at the Omega Chemical Corporation **Superfund Site** (Site). The purpose of the Proposed Plan is to describe and solicit comments from the public on the alternatives considered, the Preferred Alternative and the information contained in the Administrative Record file. EPA is issuing this Proposed Plan as part of its public participation responsibilities under Section 300.430(f)(2) of the **National Oil and Hazardous Substances Pollution Contingency Plan (NCP)**. This Plan identifies EPA's Preferred Alternative for containing the large plume of contaminated groundwater that extends approximately four and one-half miles south-southwest of the former Omega Chemical Corporation in Whittier, CA. This area of the Site is designated as Operable Unit 2 (OU-2). EPA will select the remedy for OU-2 after reviewing and considering all information received during the public comment period.

On August 31, 2010, you are invited to attend an open house followed by a presentation at a public meeting. During the open house on this Proposed Plan from 6:00 pm to 7:00 pm, EPA staff will be available at a poster session to answer individual questions. EPA will make a formal presentation at the public meeting at 7:00 pm with an opportunity to ask questions and record oral comments on the Proposed Plan as part of the public record. You may also submit written comments at any time during the comment period which begins August 23, 2010 through September 21, 2010. Information on how to submit written comments and the location of the public meeting can be found in the box to the right.

This Proposed Plan summarizes key information from the OU-2 **remedial investigation and feasibility study (RI/FS)** conducted by EPA. The RI/FS reports describe the nature and extent of OU-2 groundwater contamination, the risks it poses to human health and the environment and the alternatives EPA evaluated to address those risks. EPA is proposing an interim remedial action to contain the plume of groundwater contamination. After implementation of the selected interim remedy, EPA will conduct further studies and expects to propose additional cleanup actions for a final cleanup remedy for the Site. EPA may modify the Preferred Alternative or select another response action presented in this Plan based on new information or public comments received during the comment period.

How You Can Comment

EPA encourages the public to comment on this proposed cleanup action for contaminated groundwater in OU-2. The comment period is from August 23, 2010 to September 21, 2010. You can comment in person at the public meeting or in writing to EPA's remedial project manager. You can fax, email or send in written comments postmarked **no later than September 21, 2010** to the following EPA contact:

Lynda Deschambault
Remedial Project Manager
U.S. EPA Region 9
75 Hawthorne Street (SFD-7-1)
San Francisco, CA 94105
Direct Line: (415) 947-4183
Fax Number: (415) 947-3526
Email: deschambault.lynda@epa.gov

If requested, EPA may extend the comment period. Any request for an extension must be made in writing and received by EPA no later than September 21, 2010.

Open House and Public Meeting

If you would like an opportunity to talk to EPA staff one-on-one, join us at the Open House just before the public meeting. To hear a presentation on the Proposed Plan and have the opportunity to have your comment recorded, please also attend the public meeting:

August 31, 2010
6:00 pm - 7:00 pm - Open House
7:00 pm - 9:00 pm -
Presentation & Public Comment
Whittier Community Center
7360 Washington Avenue
Whittier, California

*Terms that appear in **bold** are defined in the glossary on pages 12-13

EPA consulted with the California EPA Department of Toxic Substances Control (DTSC) in preparing this Proposed Plan. The public can review the RI/FS reports and other Site documents in the Administrative Record file at the Site's **information repositories** (see back page). Information about the Site is also available on-line at www.epa.gov/region09/OmegaChemical.

EPA will make its decision on the remedy after considering all comments received during the public comment period. Public comments will be addressed in a responsiveness summary attached to the **Record of Decision (ROD)**. The ROD will be placed in the information repositories and made available on-line at EPA's web site, and notice of its availability will be announced in a local newspaper.

Site Background

The Omega Chemical Corporation facility was located at 12504 and 12512 East Whittier Boulevard in Whittier, California and was a refrigerant and solvent recycling, reformulation and treatment facility that operated from approximately 1976 to 1991. Drums and bulk loads of waste solvents and other chemicals from various industrial activities were processed at the facility to form commercial products. As a result of the operations and spills and leaks of various chemicals, the soil and groundwater beneath the Omega property became contaminated with high concentrations of tetrachloroethylene (PCE), trichloroethylene (TCE), Freons 11 and 113 and other contaminants. Contaminated groundwater extends four and one-half miles downgradient (south / southwest) of the Omega Chemical property.

To better manage large site cleanups, EPA often addresses a site by designating Operable Units (OUs) which represent discrete elements of the overall site cleanup. The Omega Site has three OUs: OU-1 addresses the contaminated soil and groundwater in the immediate vicinity of the former Omega Chemical facility; OU-2 addresses the contaminated groundwater downgradient of OU-1 that has been impacted by contamination from the Omega facility; and OU-3 addresses **vapor intrusion** from the Omega Site that has occurred in several buildings on and in close proximity to the former Omega facility.

Enforcement History

Between 1984 and 1988, Omega Chemical received several notices of violations from the Los Angeles County Department of Health. In 1993 and 1995, at the request of DTSC, EPA conducted assessments of the Omega facility to evaluate the condition of approximately 2,900 drums of unprocessed hazardous waste in various states of deterioration, many of

which were corroded and leaking. The drums were situated on pallets, in some cases three high, and many were weathered and deteriorating from years of outside storage. In May 1995, EPA issued a Unilateral Administrative Order (UAO) to "major" generators -- i.e., **potentially responsible parties (PRPs)** who had shipped at least 10 tons of hazardous substances to the facility -- requiring them to undertake a number of actions, including: securing the site, sampling and off-site treatment/disposal of more than 3,000 drums of waste and decontamination of remaining equipment and structures. The major PRPs later formed the Omega Chemical Site PRP Organized Group (OPOG) that has continued to perform some of the response actions at the Site.

In January 1999, EPA placed the Omega Site on the National Priorities List (NPL or Superfund list).

OPOG also agreed to perform a number of actions pursuant to a 2001 consent decree, including performance of an RI/FS of the OU-1 soils and implementation of an interim groundwater treatment system to contain OU-1 groundwater. Construction of this pump-and-treat system was completed in 2009, and it is now operational. The treated water from this 35-gallon-per-minute (gpm) system is discharged to a sanitary sewer.

In 2004, EPA issued a UAO to other major generators that required them to install and sample additional groundwater monitoring wells.

In April 2006, EPA issued an Action Memorandum identifying response actions needed to mitigate threats to human health posed by vapor intrusion in the Skateland building, an indoor roller skating rink adjacent to the former Omega Chemical facility. OPOG performed this removal action pursuant to an amendment to the 2001 consent decree and ultimately funded the purchase of the Skateland property and demolished the building.

In 2007-2008, with EPA oversight, OPOG conducted the RI/FS for the soils in OU-1. EPA issued a ROD for OU1 selecting the soil cleanup remedy in September 2008. The remedial action selected in the ROD consisted of a **soil vapor extraction (SVE)** system to remove and treat the chemical vapors in the soil within OU-1. A series of SVE wells will be used to pull the contaminant vapors out of the soil and into a **granular activated carbon (GAC)** filter. Once the contaminants are removed by the GAC filter, the clean air created through this process will be released into the atmosphere.

In 2009, EPA entered into an agreement with OPOG to address indoor air contamination caused by vapor intrusion. Under the agreement, OPOG has installed an interim SVE

system and is taking other measures to address vapor intrusion at buildings in the OU-1 area. These actions will be consistent with the long-term cleanup of the OU-1 soils. The agreement also requires OPOG to continue indoor air monitoring in several buildings near the former Omega Chemical facility. Under a consent decree that has been signed by more than 150 PRPs and the United States, members of OPOG will perform the OU-1 soils remedy EPA selected in September 2008.

EPA has taken the lead role in conducting the RI/FS for OU-2, including the installation of numerous monitoring wells, the evaluation of numerous facilities within the OU-2 area that may be contributing contamination to the Omega plume and the assessment of potential risks posed by the OU-2 plume. During the course of the RI/FS, EPA has held numerous meetings with stakeholders, issued several fact sheets to update the public on progress at the Site and provided OPOG and others with an opportunity to review the draft RI and FS reports. In July 2010, EPA completed the RI/FS reports for OU-2.

Site Characteristics

The former Omega Chemical facility is located in Los Angeles County, approximately 15 miles southeast of Los Angeles. The Site and surrounding areas are completely developed with a mix of predominantly commercial/industrial and minor residential land use. Land uses are not expected to change significantly in the next 20 years or longer. The groundwater basin is an important source of drinking water for the metropolitan area east of Los Angeles including the cities of Whittier, Santa Fe Springs and Norwalk. The use of groundwater in the basin is subject to adjudicated water rights administered by the Water Replenishment District of Southern California (WRD) as acting Watermaster for the Central Basin.

The August 2010 RI/FS for OU-2 found that the contaminated groundwater is present starting at the water table (that occurs at approximately 40 to 100 feet below ground surface

(bgs)) and extends down to 200 feet bgs in some places. The plume of contaminated groundwater extends approximately 4½ miles south-southwest from the former Omega Chemical facility in the City of Whittier, through the City of Santa Fe Springs and into the City of Norwalk (Figure 1). The width of the contaminated groundwater plume varies from approximately one-half to one mile.

Within the OU-2 plume, there are two distinct "hot spots" of contamination where PCE concentrations exceed 500 micrograms per liter (µg/L) (see Figure 2). The first originates at the former Omega Chemical facility and extends for a distance of roughly one mile downgradient. The second hot spot starts a short distance downgradient of the first and continues for about one-half mile.

Groundwater within the OU-2 area is used as a source of drinking water by several municipal and private water purveyors. Most of the drinking water wells located in the OU-2 area draw water primarily from deeper portions of the aquifer at depths of 200 feet bgs or more and are not currently impacted by groundwater contamination. However, a few drinking water wells in the area draw water at about the 200 feet bgs level and have had some contaminants detected. These wells are currently equipped with wellhead treatment units which are comprised of granular activated carbon (GAC) filters. The GAC filter removes the contaminants from the water to ensure that it meets drinking water standards. Drinking water for the cities of Whittier, Santa Fe and Norwalk is tested regularly prior to distribution to the public, and all tap water meets state and federal drinking water standards.

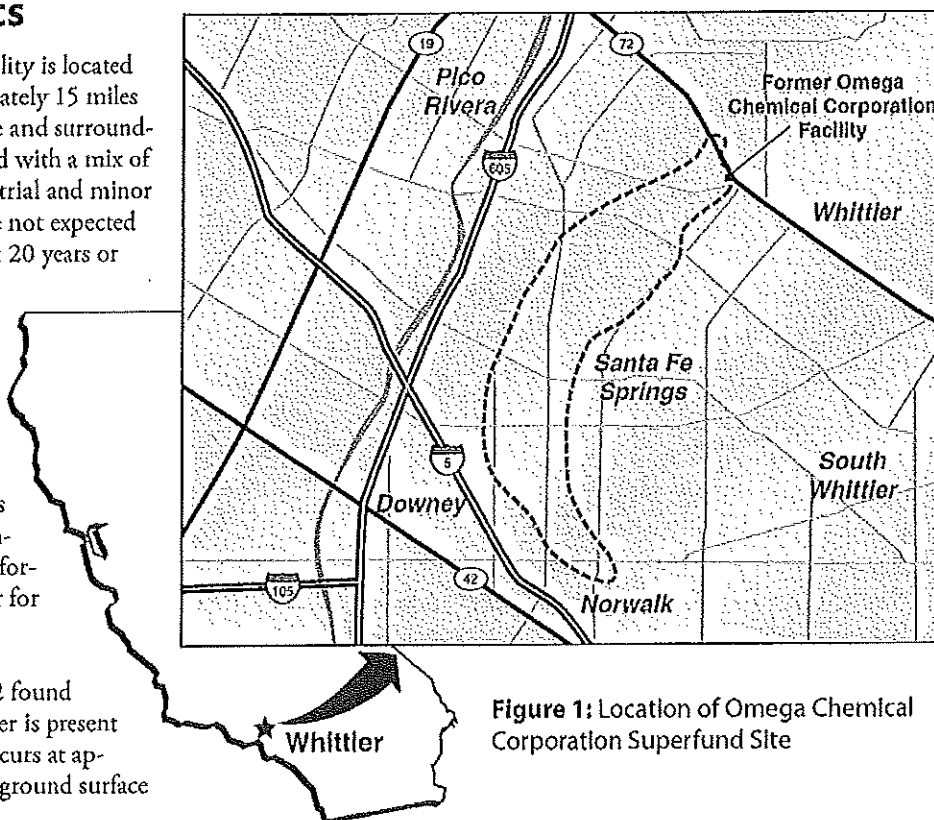


Figure 1: Location of Omega Chemical Corporation Superfund Site

Contaminants of Concern

The primary contaminants of concerns (COCs) at OU-2 are **volatile organic compounds (VOCs)** dissolved in groundwater. VOCs are contaminants that readily evaporate in the air. The primary VOCs of concern are PCE, TCE, and **1, 1-dichloroethene (1, 1-DCE)**. PCE and TCE are solvents that have been widely used by industry as cleaning and degreasing agents. 1, 1-DCE is not commonly used in commercial products but can be formed when other VOCs degrade.

Another group of VOCs found in OU-2 groundwater are Freons (e.g., Freon 11 and Freon 113). Freons are used as coolants and pressurizers in spray can products. Less volatile or semi-volatile organic compounds (SVOCs), including **1, 4-dioxane**, are also present at OU-2. The groundwater also contains some degradation by-products that are formed when PCE and TCE degrade in the environment.

A number of other COCs in OU-2 groundwater that were not part of the Omega Chemical facility operations have been spilled or dumped or otherwise disposed of at facilities within the area overlying the OU-2 plume and are now commingled with the OU-2 plume. Those chemicals include **chromium (hexavalent and total), perchlorate, selenium, fuel hydrocarbons and others**. A complete list of the main COCs can be found in Table 1.

There are no known **principal threat wastes** (such as dense non-aqueous phase liquids, or DNAPLs) in the OU-2 groundwater plume.

Table 1: Main Contaminants of Concern in OU-2 Plume

Contaminant	Maximum Concentration in OU-2 (ug/L)	Drinking Water Standard (ug/L)
Chloroform	1,200	80
Carbon tetrachloride	180	0.5
Freon 11	910	150
Freon 113	2,400	1,200
Hexavalent Chromium	206	50*
1,4-Dioxane	210	3**
Perchlorate	10	6
1,1-Dichloroethene (1,1-DCE)	2,700	6
cis-1,2-Dichloroethene (cis 1,2-DCE)	370	22
1,1-dichloroethane (1,1-DCA)	200	5
1,2-dichloroethane (1,2-DCA)	73	0.5
1,1,2-Trichloroethane (1,1,2-TCA)	11	5
Tetrachloroethylene (PCE)	4,600	5
Trichloroethylene (TCE)	2,000	5

*Total Chromium MCL

**No MCL – value shown is the State notification level

Scope and Role of the Proposed Action

The main components of a typical groundwater cleanup action include control of the source of the contamination, containment of contaminated groundwater to prevent it from spreading further away from the Site and removal of the contamination from the groundwater in order to achieve cleanup standards in the aquifer.

The area of highly contaminated groundwater within OU-1 is presently being controlled by an interim **pump-and-treat system** that began operation in July 2009. In addition, the design and construction of the soil remedy for OU-1 (soil vapor extraction throughout the **vadose zone**) will begin in 2010.

With this Proposed Plan, EPA is proposing an interim remedy to contain the plume of contaminated groundwater comprising OU-2 (see Figure 2). The overall objective of the proposed interim remedy is to protect human health and environment by preventing further spreading of the contaminated groundwater to yet uncontaminated portions of the aquifer and nearby production wells. The specific **Remedial Action Objectives** developed for the interim remedial action are identified below. Because this action is considered "interim," EPA is not setting numeric cleanup goals for the groundwater in the aquifer (i.e., "*in situ*" cleanup goals) at this time.

Following implementation of the selected interim remedy for OU-2, EPA will conduct further studies and expects to propose additional remedial actions for the OU-2 plume as part of the final cleanup remedy for the Site. As part of those studies, EPA will work with the State to identify all significant sources within the OU-2 plume area that have contributed to the groundwater

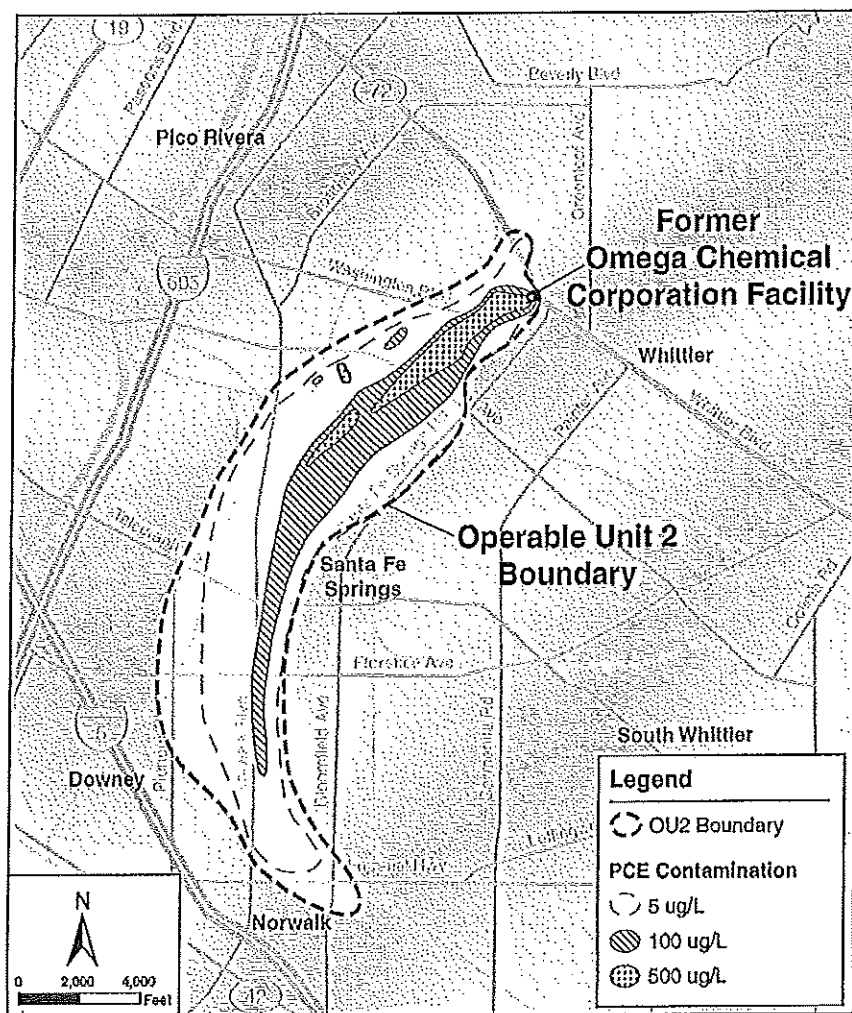


Figure 2: Approximate extent of tetrachloroethylene (PCE) groundwater contamination

contamination. Some of the known sources are currently being addressed by State-led actions. EPA expects that the rest of the sources will be addressed by the combined efforts of the State and EPA.

Summary of OU-2 Risks from Contaminated Groundwater

As part of the OU-2 RI, a human health risk assessment (HHRA) was performed to determine if groundwater contamination at OU-2 poses a current or potential future risk to human health. The HHRA identified and evaluated several possible ways that people might be exposed to OU-2 groundwater contamination. These "exposure pathways" included direct exposure to untreated OU-2 groundwater used as residential tap water and inhalation exposure to volatile contaminants (such as PCE and TCE) as a result of off-gassing from the contaminated groundwater and subsequent vapor intrusion into buildings overlying the plume.

The risks identified in the HHRA were compared against EPA's target risk management range of 10^{-6} to 10^{-4} for cancer risks (in other words, a cancer risk of 1 to 100

people in 1 million). The HHRA results indicated that the OU-2 contaminated groundwater does not pose a current or immediate risk to human health but could pose a significant potential future cancer risk through domestic use of contaminated groundwater. The estimated potential future cancer risk from exposure to untreated OU-2 groundwater used as residential tap water is 9×10^{-1} (i.e., 9 in 10 people). PCE contributes 98 percent of the total cancer risk.

All water supply wells known to be impacted by the OU-2 plume have wellhead treatment units that remove the contaminants such as PCE before the water is put into the distribution system, preventing any current exposure via that pathway. However, there is the potential for the contaminated groundwater to migrate into deeper and/or uncontaminated downgradient portions of the aquifer and impact production wells that do not have wellhead treatment units.

The HHRA also concluded that there is no potential for inhalation exposure in buildings overlying the OU-2 plume. The HHRA and other EPA studies have found that the vapor intrusion problem is limited to those commercial buildings that are either on, or in close proximity to, the former Omega property.

Because of the depth to groundwater, there is no risk to ecological receptors from contaminants in OU-2 groundwater. The Site and surrounding areas are completely developed with a mix of predominantly commercial/industrial and minor residential land use. EPA does not expect the future land or resource uses in this area to change.

It is the EPA's current judgment that the Preferred Alternative identified in this Proposed Plan, or one of the other active measures considered in the Proposed Plan, is necessary to protect public health and the environment from actual or threatened releases of hazardous substances into the environment.

Remedial Action Objectives

This Proposed Plan presents EPA's preferred alternative for interim groundwater containment as the first step in addressing groundwater contamination in OU-2. There are three primary goals, or **Remedial Action Objectives (RAOs)**, developed for the interim containment remedy for OU-2:

- Prevent unacceptable human exposure to COCs in groundwater.
- Decrease lateral and vertical spreading of COCs in groundwater at OU-2 to protect current and future uses of groundwater.
- Decrease lateral and vertical migration of OU-2 groundwater with high concentrations of COCs into zones with currently lower concentrations of COCs to optimize the efficiency of contaminant mass removal and the treatment of extracted groundwater.

Summary of the Remedial Alternatives

Based on the available information about the current nature and extent of groundwater contamination at OU-2, EPA developed and evaluated a range of alternatives for achieving the OU-2 RAOs. The five "action" alternatives are groundwater "pump-and-treat" systems that have six key components: extraction of contaminated groundwater; treatment of the groundwater to remove contaminants; use of groundwater after treatment; conveyance pipelines for untreated and treated water as well as waste streams; groundwater monitoring; and institutional controls. The alternatives incorporate different combinations of technologies, process options and treated water end use, and they also vary in terms of the number and location of groundwater extraction wells. The following groundwater monitoring and institutional controls components are essentially the same for all five of the "action" alternatives:

- **Groundwater monitoring:** Construction of additional monitoring wells and periodic monitoring of both new and existing monitoring wells. Monitoring groundwater levels and groundwater quality will allow for evaluation of the effectiveness of the containment remedy.

- **Institutional controls (ICs):** An annual notification to all water rights holders in the Central Basin would explain (1) the extent of OU-2 groundwater contamination, the selected interim OU-2 groundwater remedy pursuant to the interim OU-2 ROD and the status of the remedy's implementation; and (2) restrictions and prohibitions under state or local law on well-drilling and installation without necessary approvals and permits. In addition to the notice, this IC includes meetings as necessary with state and local agencies with jurisdiction over well drilling and groundwater use within the Central Basin to determine whether any permits for well installation had been applied for or granted in the OU-2 area or vicinity and, if so, whether such application or permit is consistent with the objectives of the interim OU-2 ROD.

The alternatives are summarized below and described in detail in the FS Report. The cost estimates developed for each alternative assume a 30-year period of operation and maintenance (O&M) and a discount rate of 7% to calculate the total cost in current dollars (i.e., net present value (NPV)). EPA's Preferred Alternative is Alternative 6, plume-wide extraction with drinking water end use.

Alternative 1: No Action

EPA is required to evaluate a "No Action" alternative under the NCP. This alternative establishes a baseline against which other alternatives can be compared. The "No Action" alternative would allow the OU-2 contamination to continue to migrate with no remedial actions being implemented (other than those that might be taken as part of State-led actions at individual sources within the OU-2 area).

Alternative 2: Leading-edge Extraction with Drinking Water End Use

Alternative 2 consists of groundwater extraction at the leading edge of the plume to prevent further migration of contaminated groundwater into the downgradient areas. The contaminated groundwater would be removed and piped to a centralized treatment plant. The treated water would be distributed to a municipal water supply system for use as drinking water.

This alternative is estimated to require three extraction wells located at the leading edge of the OU-2 plume with extraction rates of approximately 600 gallons per minute (gpm) each for a total extraction rate of 1,800 gpm. The extracted contaminated groundwater would be sent through a pipeline to a groundwater treatment plant (GWTP) for removal

of contaminants to levels that comply with drinking water standards. For the purpose of estimating costs only, it was assumed that the treated water would be delivered via pipeline to an existing potable drinking water tank owned and operated by the City of Santa Fe Springs.

The following key treatment steps would be conducted at the GWTP: an advanced oxidation process (AOP) to remove 1,4-dioxane, biological and conventional liquid phase granular activated carbon (LGAC) for VOC removal, and nanofiltration (NF) for removal of chromium and total dissolved solids (TDS), including sulfate. The groundwater in this area contains high levels of naturally-occurring dissolved solids which would be removed when the water is treated. The resulting high salinity "brine", a byproduct of the treatment process, would be discharged to a nearby industrial sewer line for disposal.

Capital Costs:	\$29.2 million
Annual O&M:	\$ 2.0 million
Estimated Present Worth Cost:	\$53.6 million

Alternative 3: Plume-wide Extraction with Reclaimed Water End Use

Alternative 3 includes groundwater extraction at three locations and the delivery of treated water that meets requirements for use in reclaimed water lines.

In addition to extracting groundwater at the leading edge of OU-2 plume, Alternative 3 would include extraction of highly contaminated groundwater at two additional locations to more effectively contain or remove groundwater contamination. The two extraction locations, referred to as the northern (NE) and central (CE) extraction areas, are down-gradient of the two major hot spots within the plume (Figure 4). Extracted groundwater would be treated at a centralized GWTP located in the vicinity of the CE extraction area. The treated water would be discharged to a reclaimed water line. The reclaimed water end use (for non-drinking purposes, such as irrigation or industrial use) under this alternative would be consistent with water conservation efforts in the Central Basin.

The extraction system under this alternative assumes there would be two NE wells with extraction rates of approximately 250 gpm each, two CE wells with extraction rates of approximately 250 gpm each and three leading-edge wells with extraction rates of approximately 350 gpm each. The total extraction rate would be about 2,050 gpm for this plume-wide extraction scenario. At the GWTP, the groundwater would go through an ion exchange system to remove hexavalent chromium, AOP to remove 1, 4 dioxane, biological and

conventional granular activated carbon to remove VOCs, and reverse osmosis (RO) treatment to reduce selenium and total dissolved solids (TDS), including sulfate, to meet reclaimed water discharge limits. This alternative includes pipelines to move treated water to a nearby reclaimed water line and to discharge waste brine from the GWTP to a nearby industrial sewer.

Capital Costs:	\$40.1 million
Annual O&M:	\$ 3.7 million
Estimated Present Worth Cost:	\$86.6 million

Alternative 4: Plume-wide Extraction with ReInjection

Alternative 4 would have the same extraction well network as Alternative 3, but the treated water would be reinjected into the deep aquifer beneath the plume. The replenishment of the drinking water aquifers under this alternative would be consistent with water conservation efforts in the Central Basin.

The extraction system under this alternative would be the same as for Alternative 3 and has a total extraction rate of approximately 2,050 gpm for the plume-wide extraction. The GWTP would incorporate the same treatment steps as in Alternative 2 except that it would use a more robust reverse osmosis system instead of a nanofiltration process to provide a higher degree of contaminant removal prior to injection of the groundwater. The State of California's antidegradation policy has established water quality limits for reinjected water that are stricter than those for other water end uses. The treated water would be pumped to injection wells located near the GWTP.

Capital Costs:	\$41.4 million
Annual O&M:	\$ 2.6 million
Estimated Present Worth Cost:	\$73.2 million

Alternative 5: Plume-wide Extraction with Spreading Basin Recharge

Alternative 5 is identical to Alternatives 3 and 4 with regard to extraction well locations but differs in that the treated water would be delivered to the nearby San Gabriel Spreading Basin for infiltration into the ground. More specifically, this treated water would be discharged to the unlined portions of the San Gabriel River that are part of the regional spreading basin area. From there, the treated water would infiltrate into the deep drinking water aquifers of the Central Basin. The replenishment of the drinking water aquifers under this alternative would be consistent with water conservation efforts in the Central Basin.

The extraction well system under this alternative would have an extraction rate that is about 10 percent higher than Alternatives 3 and 4 and 20 percent higher than Alternative 2. The spreading basin areas undergo routine maintenance and are not available for approximately five weeks per year. In order to ensure the plume of contaminated water is adequately captured during the remainder of the year, this system would pump at an overall extraction rate that is approximately 2,200 gpm.

The GWTP incorporates the same treatment steps as Alternative 3 and includes ion exchange, AOP, LGAC and RO treatment units.

Capital Costs:	\$41.6 million
Annual O&M:	\$ 3.3 million
Estimated Present Worth Cost:	\$82.9 million

Alternative 6: Plume-wide Extraction with Drinking Water End Use

Alternative 6 is the Preferred Alternative. It is similar to Alternatives 3, 4 and 5 in that it incorporates the same plume-wide extraction scenario with groundwater extraction at the leading edge, CE and NE areas. Alternative 6 also is similar to Alternative 2 in that groundwater will be treated and distributed to a municipal water supply system as drinking water. Extracted contaminated groundwater will be treated with a centralized GWTP located in the vicinity of the CE extraction area.

The extraction system under this alternative is the same as for Alternatives 3, 4 and 5, with a total extraction rate of about 2,050 gpm for the plume-wide extraction system. The GWTP would use the same treatment technologies as those found in Alternative 2, which would include an advanced oxidation process, biological and conventional liquid phase granular activated carbon (LGAC), nanofiltration and disinfection.

Capital Costs:	\$38.4 million
Annual O&M:	\$ 2.5 million
Estimated Present Worth Cost:	\$69.2 million

Evaluation of Alternatives

The NCP requires the use of nine criteria to evaluate the different remediation alternatives individually and in comparison to each other. These criteria are grouped into three categories: threshold criteria, which are requirements that each alternative must meet in order to be eligible for selection; primary balancing criteria, which are used to weigh major trade-offs among alternatives; and modifying criteria, which include state and community acceptance. See Figure 3 for a description of these criteria.

Table 2 summarizes the comparative analysis of alternatives using these criteria. Each alternative is compared to the other five and rated "yes" or "no" with respect to the threshold criteria, and "low," "medium," or "high" with respect to the primary balancing criteria (except cost). A high rating is most favorable and a low rating is least favorable. Rather than rating costs on a relative scale, the estimated costs for each alternative are presented in Table 2 for comparison. A more detailed analysis of each alternative against the criteria and a comparative analysis of the alternatives can be found in the Feasibility Study report.

The comparative evaluation using the two threshold criteria and the five primary balancing criteria is discussed below. The Department of Toxic Substances Control, as the lead agency for the State, concurs with EPA's selection of Alternative 6 as the preferred alternative. The other modifying criterion, community acceptance, will be evaluated by EPA after the public comment period ends. In addition, the green assessment or environmental footprint of each alternative is also discussed below.

Overall Protection of Human Health and the Environment

Alternative 1 (No Action), by allowing the plume to continue migrating, does not provide long-term protection of human health and the environment, and therefore does not meet this criterion. Alternative 2 is also rated "no" while Alternatives 3, 4, 5 and 6 are each rated "yes" with respect to this threshold criterion. The latter alternatives will achieve a high degree of plume containment, particularly when compared to Alternatives 2. Alternative 2, for which the extraction wells are all located at the leading edge of the contaminated groundwater plume, is predicted to achieve less than adequate vertical (as well as lateral) capture of the contaminated groundwater. Alternative 3 would provide less overall containment than Alternatives 4, 5 and 6 because the amount of water that could be extracted would be constrained during periods of little or no demand for reclaimed water. Reclaimed water demand is seasonal and varies considerably throughout the state.

Compliance with Applicable or Relevant and Appropriate Requirements

Alternatives 2 through 6 are all rated "yes" with regard to the threshold criterion of compliance with applicable or relevant and appropriate requirements (ARARs).

EPA's Nine Evaluation Criteria For Superfund Remedial Alternatives

1 Overall Protectiveness of Human Health and the Environment determines whether an alternative eliminates, reduces, or controls threats to public health and the environment through institutional controls, engineering controls, or treatment.

2 Compliance with Applicable or Relevant and Appropriate Requirements (ARARs) evaluates whether the alternative meets Federal and State environmental statutes, regulations, and other requirements that pertain to the site, or whether a waiver is justified.

3 Long-term Effectiveness and Permanence considers the ability of an alternative to maintain protection of human health and the environment.

4 Reduction of Toxicity, Mobility, or Volume of Contaminants through Treatment evaluates an alternative's use of treatment to reduce the harmful effects of principal contaminants, their ability to move in the environment, and the amount of contamination present.

5 Short-term Effectiveness considers the length of time needed to implement an alternative and the risks the alternative poses to workers, residents, and the environment during implementation.

6 Implementability considers the technical and administrative feasibility of implementing the alternative, including factors such as the relative availability of goods and services.

7 Cost includes estimated capital and annual operations and maintenance costs, which are expressed in terms of present worth. Present worth cost is the total cost of an alternative over time in terms of today's dollar value. Cost estimates are expected to be accurate within a range of +50 to -30 percent.

8 State Acceptance considers whether the State agrees with the EPA's analyses and recommendations, as described in the RI/FS and Proposed Plan.

9 Community Acceptance considers whether the local community agrees with EPA's analyses and preferred alternative. Comments received on the Proposed Plan are an important indicator of community acceptance.

**Final
Remedy**

Long-Term Effectiveness and Permanence

Alternatives 2, 3, 4, 5 and 6 would permanently remove contaminants from the extracted groundwater and would achieve varying, but generally high, degrees of long-term effectiveness and permanence. Alternative 2 would not remove as much contamination as the other alternatives because it would extract relatively diluted contaminated groundwater from the leading edge only and none from within the plume itself. Alternatives 3, 4, 5 and 6 are ranked high because the installation of extraction wells throughout the plume will result in immediate capture of the more highly contaminated groundwater and provide more certainty with respect to preventing its vertical and lateral migration.

Reduction of Toxicity, Mobility, or Volume through Treatment

Alternatives 2 through 6 all use treatment to achieve (to varying degrees) reduction of toxicity, mobility and volume of contaminants. Alternative 2 (leading edge extraction only) would likely allow contamination from high concentration areas to migrate into low concentration areas and also into portions of the deeper regional aquifer that are currently clean. Alternative 2 would also allow high concentration areas to migrate towards the deep production wells within the OU-2 area. Alternatives 3, 4, 5 and 6 all include plume-wide extraction wells and would result in improved plume capture (and thus mobility reduction) compared with Alternative 2. Alternatives 4, 5 and 6 are ranked high with regard to this criterion because these alternatives treat similar volumes

of water having higher concentrations of contaminants compared to Alternatives 2 and 3. Alternative 2 is ranked medium because it will not treat groundwater that is as highly contaminated compared to the other alternatives; this alternative only extracts and treats water from the less contaminated leading edge. Alternative 3 is ranked medium because it will extract more of the highly contaminated groundwater than Alternative 2, but the amount of water this alternative can extract would likely be constrained by seasonal demands for the reclaimed water it produces.

Figure 3: EPA's Nine Evaluation Criteria

Table 2: Comparative Analysis of Alternatives

Evaluation Criteria	Alternatives					
	1 No Action Alternative	2 Leading Edge Extraction with Drinking Water End Use	3 Plumewide Extraction with Reclaimed Water End Use	4 Plumewide Extraction with Reinjection	5 Plumewide Extraction with Spreading Basin Recharge	6 (Preferred Alternative) Plumewide Extraction with Drinking Water End Use
Overall Protection of Human Health and Environment	NO	NO	YES*	YES	YES	YES
Compliance with ARARS	NA	YES	YES	YES	YES	YES
Long-term Effectiveness and Permanence	LOW	MEDIUM	HIGH	HIGH	HIGH	HIGH
Reduction of Toxicity, Mobility, or Volume (TMV) Through Treatment	NA	MEDIUM	MEDIUM	HIGH	HIGH	HIGH
Short-term Effectiveness	NA	HIGH	HIGH	HIGH	HIGH	HIGH
Implementability	NA	MEDIUM	LOW	MEDIUM	MEDIUM	MEDIUM
Cost (millions)	\$0	Capital \$29.2	Capital \$40.1	Capital \$41.4	Capital \$41.6	Capital \$38.4
		Annual O&M \$2.0	Annual O&M \$3.7	Annual O&M \$2.6	Annual O&M \$3.3	Annual O&M \$2.5
		NPV of O&M \$24.4	NPV of O&M \$46.5	NPV of O&M \$31.8	NPV of O&M \$41.3	NPV of O&M \$30.8
		Total NPV \$53.6	Total NPV \$86.6	Total NPV \$73.2	Total NPV \$82.9	Total NPV \$69.2
State Agency Acceptance	DTSC concurs with EPA's preferred alternative.					
Community Acceptance	Community acceptance for the recommended alternative will be evaluated after the public comment period.					

* As long as there is sufficient year round demand for the reclaimed water

NA – Not applicable.

Net Present Value (NPV) is based on 30-year O&M period using a 7% discount rate.

Short-term Effectiveness

Alternatives 2 through 6 all rely upon proven technologies and practices for both construction and operation. All will be constructed within one year of completion of design, with minimal expected impacts on workers, residences and the environment during implementation. Alternative 3 would be slightly faster to design because of less strict treatment requirements for reclaimed water.

Implementability

Alternatives 2 through 6 are considered to be technically feasible to implement. Vendors are available for materials, and contractors are readily available and capable of providing design, construction and operation services for these systems. The implementability of the alternative remedies for OU-2 is primarily driven by the regulatory environment and the water rights issues in the Central Basin area. Coordination with the Water Replenishment District of Southern California (WRD) (which serves as the Watermaster for this area of the Central Basin) and with water purveyors would be necessary for all alternatives.

Alternative 3 (reclaimed water end use) would also require coordination with the Los Angeles County Sanitation Districts (LACSD), the main supplier of regional reclaimed water. There is often low seasonal reclaimed water demand in this area. Low demand would require a corresponding decrease in groundwater extraction rates which would negatively impact plume capture and/or a negotiated agreement with the LACSD to cut back on the amount of reclaimed water they produce and to accept the excess reclaimed water from the OU-2 remedy in exchange.

Water rights are difficult to obtain, and basin water replenishment fees would likely be assessed. EPA considered combining this alternative with another end use alternative, but regional reclaimed water supply far exceeds demands and there is no need for additional reclaimed water sources in this region. Alternative 3 has a relatively low ranking because of the potential lack of consistent demand for reclaimed water. Therefore Alternatives 2, 4, 5 and 6 rank higher for implementability than Alternative 3.

Costs

A summary of capital, annual operation and maintenance (O&M), and total costs (i.e., net present value, NPV, which represents the total costs in current dollars) for each alternative is presented in Table 2. The cost estimates have an expected accuracy of +50% to -30%.

Alternative 2 costs (both capital and O&M) would be less than the other alternatives, primarily because the water is

extracted only at the leading edge and associated pipeline costs are lower.

The remaining alternatives have comparable capital costs. Annual O&M costs are significantly higher for Alternatives 3 and 5 relative to the others. After Alternative 2, Alternative 6 has the next lowest total cost, about \$69,000,000.

Green Cleanup Assessment

The environmental impacts of cleanup activities was about the same for each alternative (except No Action) because all the alternatives have similar energy use and extent of construction activities, and they all incorporate conservation of groundwater resources. Alternative 2, with extraction only at the leading edge, had the lowest environmental footprint (because it requires less piping and energy consumption) and was ranked medium with regard to this criterion. Alternatives 3, 4, 5 and 6 had somewhat larger environmental footprints and were consequently ranked lower relative to Alternative 2. Green remediation principles and techniques will be incorporated into the selected alternative during the remedial design phase to the maximum extent practicable. For example, the use of alternative energy sources and low energy-consuming equipment (such as variable frequency motors) can be coupled with optimum pipeline routing, sizing and material selection to lower the environmental impacts of the remedy.

Preferred Alternative

EPA's preferred alternative is Alternative 6, which includes the location of extraction wells at three locations along the plume and treatment of the contaminated groundwater for drinking water end use. EPA believes that Alternative 6 presents the most reasonable and cost-effective remedial approach to achieve containment of the OU-2 plume.

Based on the information currently available, EPA believes the preferred alternative meets the threshold criteria and provides the best balance to meet the evaluation criteria among the other alternatives. This alternative will achieve significant risk reduction by containing the contaminated plume to the same degree or better than the other alternatives. It provides permanent and significant reduction in the toxicity, mobility and volume of VOCs in the groundwater at OU-2.

This alternative also has the lowest estimated total cost of all the plume-wide containment alternatives. In addition, the water is reused in a safe and beneficial way that is consistent with regional water conservation and reuse efforts. The drinking water end use is consistent with regional efforts to reduce the amount of potable water that is imported into Southern California. The State has concurred with EPA's preferred alternative.

EPA believes Alternative 6 meets the threshold criteria and provides the best balance of tradeoffs among the other alternatives with respect to the nine criteria. EPA expects Alternative 6 to satisfy the following statutory requirements of CERCLA Section 121(b): (1) be protective of human health and the environment; (2) comply with ARARs (or justify a waiver); (3) be cost-effective; (4) utilize permanent solutions and alternative treatment technologies or resource recovery technologies to the maximum extent practicable; and (5) satisfy the preference for treatment as a principal element.

EPA will fully evaluate community acceptance after the public comment period ends and will summarize that evaluation in the ROD.

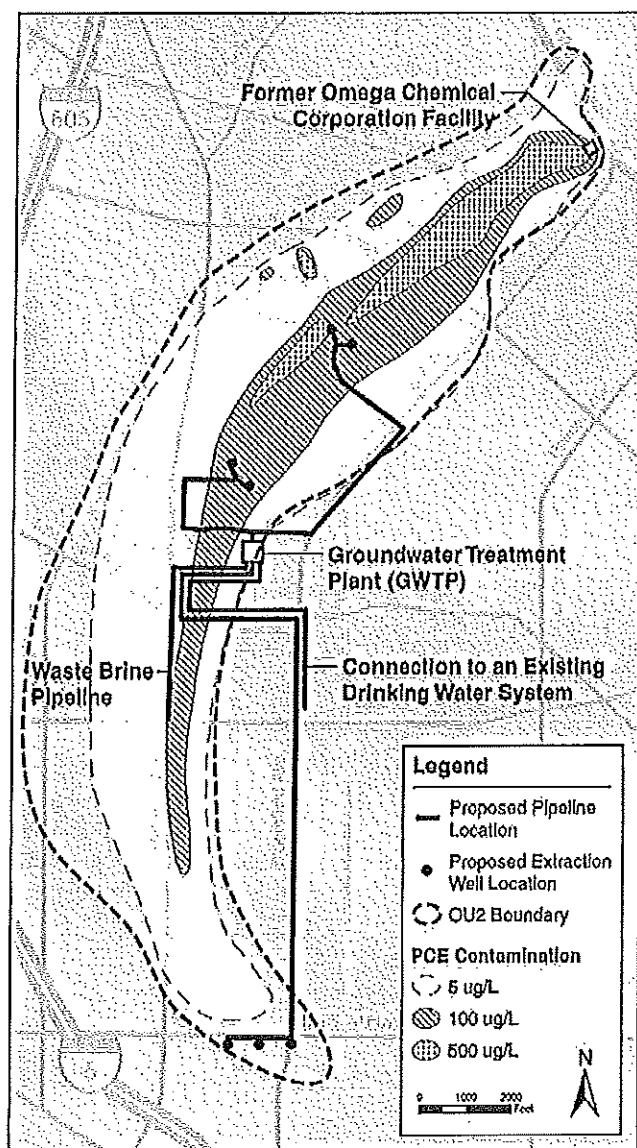


Figure 4: Schematic of EPA Preferred Alternative

A schematic diagram of the expected locations of extraction wells, treatment plant and pipelines for Alternative 6 is provided in Figure 4. Final locations will be determined during design.

Next Steps

The 30-day public comment period on this Proposed Plan ends on September 21, 2010. After EPA considers all public comments and issues the OU-2 ROD, EPA will distribute a fact sheet summarizing the ROD and otherwise notify stakeholders and the public of the selected remedy and availability of the ROD.

Technical Assistance Program

A Technical Assistance Grant (TAG) is available for citizens who live near a Superfund site. The grant helps qualified citizen groups affected by a Superfund site to hire an independent technical advisor to help interpret and comment on site-related information. An initial grant of up to \$50,000 is available. For further information about the grant, please call us and request an application (toll free 800-231-3075) or go to <http://www.epa.gov/superfund/community/tag/resource.htm>.

Glossary of Terms

Aquifer: An underground geological formation, or group of formations, containing water. This is a source of groundwater for wells and springs.

Administrative Record: The supporting documents that EPA considers or relies on to select a remedial action.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA): A federal law first passed in 1980, and subsequently amended, that created a trust fund, known as Superfund, to investigate and clean up abandoned or uncontrolled hazardous waste sites.

Consent Decree: A legal document approved and issued by a judge that formalizes an agreement reached between EPA and potentially responsible parties where they perform all or part of a site cleanup.

Contaminants of Concern: Site-specific chemicals that exceed regulatory levels or pose a potentially significant risk to human health and the environment.

Extraction Well: A discharge well used to remove groundwater or air.

Glossary of Terms (Continued)

Feasibility Study: A study that determines the best way to clean up environmental contamination.

Granular Activated Carbon (GAC) Treatment: A filtering system often used in small water systems and individual homes to remove organics. Also used by municipal water treatment plants. GAC treatment can also be highly effective in lowering elevated levels of radon in water.

Groundwater: The supply of water found below the ground surface, usually in aquifers.

Human Health Risk Assessment: The qualitative and quantitative evaluation of the risk posed to human health by the specific pollutants found at the Site.

Information Repository: A location accessible to community members (such as a local library) that houses documents, reports and other site-related information, general information about Superfund, newspaper notices, and the Administrative Record for the site. EPA also maintains an information repository for all Superfund sites at its offices in San Francisco, California.

Institutional Controls: Land use restrictions and other non-engineering controls that prevent or limit exposure to contamination.

National Priorities List (NPL): EPA's list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under Superfund. The list is based primarily on the score a site receives from the Hazard Ranking System. EPA is required to update the NPL at least once a year. A site must be on the NPL to receive money from the Trust Fund for remedial action.

National Oil and Hazardous Substances Pollution Contingency Plan (NCP): Provides the organizational structure and procedures for preparing for and responding to discharges of oil and releases of hazardous substances. The NCP is the primary federal regulation governing the investigation and cleanup of Superfund sites.

Plume: A body of contaminated groundwater originating from a specific source.

Pump and Treat System: A system that uses one or more extraction wells to remove contaminated ground water and treat it to remove the contamination before the water is used or discharged.

Potentially Responsible Parties (PRPs): Possible historic polluters who may eventually be held liable under CERCLA for the contamination or misuse of a particular property or resource.

Principal threat wastes: Those source materials considered to be highly toxic or highly mobile that generally cannot be reliably contained or would present a significant risk to human health or the environment should exposure occur.

Proposed Plan: A document that summarizes the cleanup alternatives evaluated as part of the Feasibility Study process and identifies the preferred cleanup alternative.

Remedial Action Objectives: The cleanup goals established by EPA when implementing a remedial action.

Remedial Investigation: The CERCLA process of determining the nature and extent of hazardous material contamination at a site.

Record of Decision: The document that formalizes EPA's decision to implement a specific remedial action.

Soil Vapor Extraction: A technology that removes contaminants from the subsurface by extracting and treating contaminant vapors.

Superfund: The common name for the process established by CERCLA to investigate and clean up abandoned or uncontrolled hazardous waste sites.

Vadose Zone: The zone between land surface and the water table within which the moisture content is less than saturation and pressure is less than atmospheric. Soil pore space also typically contains air or other gases. The capillary fringe is included in the vadose zone. It is the porous material just above the water table which may hold water by capillarity (a property of surface tension that draws water upwards) in the smaller void spaces.

Vapor Intrusion: The process by which contaminant vapors in the soil and/or groundwater migrate through subsurface soils and enter overlying buildings.

Volatile Organic Compounds: Carbon-containing chemical compounds that evaporate readily at room temperature.

Wellhead Treatment: A treatment unit attached to the topmost point of a well that removes contaminants from the water before it goes to its end use.

Omega Chemical Corporation Superfund Site

EPA Requests Public Comment on Proposed Plan for OU-2 Groundwater Contamination

Site Information Repository

EPA maintains site information repositories for the Omega Site at the Whittier Public Library and at the EPA Superfund Records Center in San Francisco. These repositories contain the Administrative Record file, project documents, fact sheets and reference materials. EPA encourages you to review these documents to gain a complete understanding of the site. Locations of information repositories are listed below. EPA also has a site information web page at www.epa.gov/region09/OmegaChemical

Whittier Public Library
7344 S. Washington Avenue
Whittier, CA 90602
(562) 464-3450

Contact: Raye Beverage, Reference

U.S. EPA Superfund Records Center
95 Hawthorne Street, 4th floor
San Francisco, CA 94105
(415) 536-2000



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U.S. EPA Contacts

Jackie Lane
Community Involvement Coordinator
U.S. EPA Region 9 (SFD-6-3)
Direct: (415) 972-3236
Toll-free: (800) 231-3075
lane.jackie@epa.gov

Lynda Deschambault
Remedial Project Manager
U.S. EPA Region 9 (SFD-7-1)
Direct: (415) 947-4183
Toll-free: (800) 231-3075
deschambault.lynda@epa.gov

U.S. EPA Region 9
75 Hawthorne Street
San Francisco, CA 94105

United States Environmental Protection Agency, Region 9
75 Hawthorne Street (SFD-6-3)
San Francisco, CA 94105
Attn: Jackie Lane (Omega 8/10)

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Anita S. Jimenez

From: Maricela Balderas
Sent: Tuesday, November 02, 2010 11:01 AM
To: Fred W. Latham
Cc: Thaddeus J. McCormack; Anita S. Jimenez; Vivian DeLeon; Monica L. Rincon
Subject: FW: Funeral Services for Bea Lozano

Oops sorry I forgot the date. Services will be held on Friday, November 5th.

From: Maricela Balderas
Sent: Tuesday, November 02, 2010 10:58 AM
To: Fred W. Latham
Cc: Thaddeus J. McCormack; Anita S. Jimenez; Vivian DeLeon; Monica L. Rincon
Subject: Funeral Services for Bea Lozano

Fred:

Here is the information regarding funeral services for Bea Lozano:

-
Rose Hills Memorial Park
Hillside Chapel
Gate 17
Viewing at 10:30 a.m.
Services begin at 11:00 am.

Maricela



City of Santa Fe Springs

City Council Meeting

November 9, 2010

NEW BUSINESS

High Speed Rail Project

RECOMMENDATION

That the City Council receive and file this report.

BACKGROUND

The design of the California High Speed Rail System continues to move at a rapid pace. Consultants to the Authority have completed 15% design plans, alignments have been altered and potential station locations are being reviewed. The California High Speed Rail Authority is in the early stages of selecting a corridor for the construction of the initial segment of the system. The four corridors to be evaluated include the following:

Fresno to Bakersfield
Los Angeles to Anaheim
Merced to Fresno
San Francisco to San Jose

The system will consist of electric-powered from overhead catenaries, traditional steel wheel-on-steel-rail high-speed trains which would be capable of reaching speeds of 220 miles-per-hour. At ultimate build-out, the system would extend from Sacramento to San Diego for a distance of about 800 miles.

A high priority is being given by the Authority to the segment between Anaheim and Union Station. The Authority is currently proposing that this segment of the project be constructed along the BNSF corridor which passes through the City of Santa Fe Springs. The impacts caused by the proposed alignment have been lessened but there will still be impacts to SFS residents, businesses and infrastructure. The Authority is also looking at the feasibility of placing a High Speed Rail Station in Fullerton or Santa Fe Springs immediately east of the Norwalk/Santa Fe Springs Transportation Center Metrolink Station. The Authority is expecting to release the draft environmental impact report by February 1, 2011 and have the Final EIR out in July 2011.

Attached is a copy of a letter sent by the City Manager to Roelof van Ark, the CEO of the California High Speed Rail Authority on behalf of cities within the Gateway Cities Council of Governments that are affected by the two proposed high speed rail projects (Los Angeles to Anaheim and Los Angeles to San Diego) within the region. The letter requests a response from the Authority to certain "big picture" critical issues that have not been addressed to date.

Report Submitted By: Don Jensen, Director
Public Works Department

Date of Report: November 3, 2010

On November 9, 2010, an update will be provided to the City Council on recent developments and also providing more detailed information on the scope of the project and how the City of Santa Fe Springs would be affected.



Frederick W. Latham
City Manager

Attachment(s):

Letter to California High Speed Rail Authority



GATEWAY CITIES
COUNCIL OF GOVERNMENTS

October 15, 2010

**Mr. Roelof van Ark, CEO
California High Speed Rail Authority
925 L Street, Suite 1425
Sacramento, CA 95814**

Subject: High Speed Rail Projects through Gateway Cities

Dear Roelof:

On behalf of, and with the concurrence of, the cities within Gateway Cities affected by the two proposed high speed rail projects within the region, and, on behalf of the City of Buena Park, we have prepared this letter which outlines critical issues to which we request an expeditious response by the California High Speed Rail Authority (HSRA). Although not a formal party to the Memorandum of Understanding (MOU) with the Authority, the City of Fullerton staff has been part of our collective effort to work with the Authority on the this Project. The City of Fullerton has requested that it be noted herein that they have read and support the contents of this letter.

While we appreciate the progress made to date and a new commitment to cooperation under your leadership, we believe many of our critical, or "big-picture," issues have not been addressed to date. This letter outlines those issues. Once you and your staff, and consultants, have had a chance to review this list, and the attached documents, we would request a meeting with you to review these in detail and to seek mutually satisfactory resolutions of each. We will be working with your office to setup a follow-up meeting with the COG HSR Administrative Committee toward the end of October or first of November, 2010.

This letter, along with the attached documents, also summarizes many of the detail issues and concerns that have been developed to date under the processes established in the Gateway Cities COG/HSRA MOU. We remain committed to the provisions and spirit of the MOU, but, again, given the ARRA timelines, we are increasingly skeptical that the concerns noted herein can be properly addressed by all parties, should this Segment be selected for ARRA funding. If this Segment is to be ARRA funded, this is an immediate challenge which cannot be ignored.

The attached documents are:

1. LA-AN High Speed Rail – Gateway Cities - Key Issues, Concerns, and Questions Summary (Updated October, 2010)
2. "HSR Phase One Report – Chapter 9 "Conclusions, Recommendations, and Questions" (August, 2010 HSR Phase One LA-AN Report (Prepared by Gateway Cities Consultant Team)). *The Gateway Cities Administrative Committee now considers this Report, previously marked as Draft, to be in final form.*

In addition to the "big picture" issues noted herein, it is requested that the Authority immediately set forth an approach and timeline during which the issues raised within the attached documents can be addressed by the Authority, and most importantly, its consultants. The COG HSR Technical Working Group, as set forth within the MOU, remains available to continue to make progress in this regard.

In keeping with the terms of the MOU, the cities remain committed to working with the Authority to build the "Right" project for the LA-AN (Los Angeles to Anaheim) Corridor, but, each of the following concerns represents a serious obstacle to accomplishing that goal. Responses to these issues will assist in mutually identifying and fully developing a "better, safer, and saner Project" for the LA-AN Corridor, or Segment, which minimizes the negative impacts on our communities. We would hope that the Authority is prepared to engage in formal responses by the end of October, at the latest. This is particularly true if the Authority is continuing to seek ARRA funding for this Segment.

Over the past year, none of the LA-AN Corridor cities has formally expressed opposition to the HSR Project. Each retains the authority to do so, but, it is our sincere desire that such be avoided by an immediate and positive response to this letter and its attached documents.

The "big picture" issues and concerns are summarized as follows:

1. Authority Staff and Presence - As we have repeatedly shared, the lack of HSRA staff assigned to Gateway Cities represents an extraordinary challenge. We understand that the Authority may be impacted by State budget and fiscal concerns, but, that has not shielded the Project from the time constraints of the ARRA funding process, which continues to march-on without regard to adequate staff presence in this region.

At most meetings, there is no Authority staff present with authority to address our issues. Our previous letters and formal testimony to the Authority Board have not been formally addressed by the Authority. We suspect that to a significant extent this is due to limited staffing within this region, and, perhaps, in Sacramento. To date, we do not know when there will be regional Authority management.

Adding to this concern is the recent departure from the local STV consulting team of Dave Thomson. Although Dave will be on contract during a short transition period, with short ARRA timeframes, any interruption of the engineering and environmental review processes has substantial consequences.

2. Schedule - As we have noted on numerous occasions, the ARRA schedule is driving this Project resulting in minimal to no time to coordinate and collaborate and to exercise normal due diligence. Our opinion is that this Project is moving too fast. With that in mind, we are strongly requesting that the Gateway Cities be a partnering agency to review the Administrative Draft EIR/EIS now. This would help the HSRA gain better support from the cities. It will be difficult, if not impossible, for the Gateway Cities to provide any

recommendations in support of any project without more detailed EIR/EIS information than has been provided to date.

The environmental review process is intended to provide an opportunity for meaningful dialogue and input which can only help the Administrative Draft document to be more complete. Engagement of the cities will also provide the Gateway Cities with the ability to more accurately understand all aspects of the Project. If this review waits until the Administrative Draft EIR/EIS is in circulation, the normal 45 review time will not, in our opinion, be adequate. It is likely that this will result in needing more time to resolve problems or issues that could be addressed now with access to the Draft EIR/EIS. At the very minimum, if we cannot get prior access to the process, we would need a 90 day review period, and, even that assumes that we do not need to do additional engineering and land use analysis in order to fully respond.

We are also requesting that adequate time be allocated to the Gateway Cities to properly provide input to development of any locally preferred alternative recommendation. This can only help in the development of a better document and wider support from the Gateway Cities. Without sufficient time and information, it is unlikely that the cities, collectively or individually, can support the HSR project(s).

To assist in facilitating this process, perhaps the Authority's environmental review team should meet with the COG HSR Technical Working Group, with each city, and with the LA County Board of Supervisors offices to seek specific input. Once we get to a point where the cities and County are satisfied that there has been sufficient opportunity for our input, then we will want to work with your staff and consultants to develop processes for broader community input to this review.

Please confirm that the "no-build at this time" for the LA-AN Corridor is an option being realistically evaluated in the environmental and alternatives analyses.

Please confirm that the "enhancement of existing rail service" is an alternative currently being reviewed as part of the environmental and/or alternatives analysis process. If this is not presently the case, we would request that enhancement of existing service on this Corridor be reviewed in both the environmental and alternative analyses. If this is not currently the case and if the Authority feels that it cannot be included at this point, please advise as to the reasons for such a decision.

Please confirm that the environmental review and/or the alternative analysis process will assess the impacts on existing Corridor rail transportation operations of a "build decision," using the design alternatives currently under review. We are particularly concerned regarding reductions in existing rail passenger capacity and service.

Please confirm that the environmental review process will address the economic impacts of the HSR Project on the cities and County unincorporated areas, and that this will include the net impacts on jobs within the region of a "build decision." We would define net as the difference between the number of jobs created by the Project less the number of jobs reduced by a "build decision." This would include both short-term (construction period) and long-term (an operating HSR system).

3. LA-AN (Los Angeles to Anaheim) and LA-SAN (Los Angeles to San Diego) — Gateway Cities is requesting much closer coordination between these two projects, and, that this occur immediately. The projects are on different timelines and this is causing confusion as it relates to the total impact of the HSR projects on these communities. This confusion leads to further requests for information, thus slowing down the overall process. Close coordination now will reduce time and angst for our cities.

The Gateway Cities strongly oppose the LA-SAN UP (Union Pacific) and UP adjacent alignments. We request that the two alignments be dropped from any further consideration as soon as practical. The

Gateway Cities are awaiting design details on the SR-60 alignment before taking a position in that regard.

4. Business Plan – Gateway Cities region is being “sliced” in two by the two proposed HSR projects at the north end of the Gateway Cities, if an LA-SAN alignment is selected through Gateway Cities. We are in the process of developing an operational understanding of how these HSR systems will operate. The impacts from these two projects, as you are aware, are significant to Gateway Cities.

We think, in the spirit of cooperation, that a presentation on the Business Plan, as it relates to the Gateway Cities, is warranted. We would propose that this be made to a combined meeting of the COG HSR Technical Working Group and the Administrative Committee. Hopefully, this presentation would set forth the impacts that the region would have to absorb within the context of the Business Plan. For example, we are uncertain as to why there are two Southern California HSR systems and why the demonstration project requested by the Governor's office is not being addressed in the LA-AN EIR/EIS. If we are to absorb all the associated impacts, we need to understand the economic viability of the projects and why they are being built in the fashion being proposed within the Business Plan. We realize that the Governor's proposal is not in the Business Plan, but, in our view, there are direct implications for our region.

Furthermore, the Statewide Authority Business Plan assumes capital funding from a variety of sources. We need to understand how this applies to the LA-AN segment. The Statewide Plan assumes funding from federal, State, local, and private resources. The Gateway Cities believe that it is unrealistic to assume any local government funding. Please advise as to the plan to fill the gap from other resources. We are concerned that we are in an economy in which it is risky to assume private sector and new State resources. Please advise as to the assumptions being made in this regard for this region.

If there is still an expectation of local government financial contributions for this segment, please detail what are these

expectations. Previously, we understood there to be an expectation that local government would fund the capital for and operations of parking facilities related to operations of the system within this Corridor. Please advise if this is still the assumption, and, if so, please define what these expectations are of our cities. In so responding, please detail the assumptions of capital investment vs operations costs to be borne by the cities.

We need to understand why the Business Plan places such a high priority on ARRA funding for the LA-AN segment. Thus far, we have been told that the reason for expediting this Segment is that the Authority wishes to market one-way/non-stop tickets from San Francisco/Sacramento to Anaheim. Our Business Plan questions in this regard are: 1) how does this goal get achieved when, for the foreseeable future, there is no funding to connect San Francisco/Sacramento to Los Angeles Union Station, and 2) why would the Authority not invest its limited funds in getting passengers from San Francisco/Sacramento to Union Station, then, until the LA-AN can be funded, allow passengers to transfer to existing high value, high capacity, and highly efficient intercity rail systems to Anaheim? If there is sufficient demand, the existing inter-city system could provide coordinated express service to Anaheim. Please confirm that the alternative and/or environmental analysis will specifically address this issue. Again, we are concerned as to whether, in the pursuit of ARRA funding, the marginal gains to be achieved by building high speed rail in this Corridor, at this time, are worth the risks associated with not spending sufficient time to find the "right alternative."

5. Cumulative Impacts - With respect to the previous point, we are requesting that the LA-AN EIR/EIS include in its cumulative impacts section, all of the impacts caused by the LA-AN and LA-SAN HSR projects and the potential LA to SAN Amtrak Demonstration project. For example, yet to be explored is whether ARRA, or future funding, could be better utilized to upgrade the existing rail service between Union Station and San Diego to avoid the disruption that the HSR Project will have on the adjacent communities. We would also like to know the status of the demonstration project proposed by the Governor. The relationship

within the Gateway Cities region, of this HSR Project, the existing, and the proposed rail systems cannot be ignored and needs to be addressed by all environmental and impact studies.

The cities are attempting to do a macro analysis of these impacts, but immediately need the full cooperation of the Authority and its consultants to do so.

It is critical that all of the region's transportation projects be considered when reviewing the feasibility and impacts of the "build" alternative and the timing of such. At a minimum, this would include, the I-5 Freeway, I-710 Freeway, Eastside Light Rail, and, both Phases One and Two of the High Speed Rail projects. In our view, to evaluate the High Speed Rail project in isolation, compromises the completeness of the environmental documents.

6. BNSF/Amtrak/Metrolink/MTA/OCTA - The cities are proceeding with a study to understand the operational implications for the various rail providers and for rail service in this Corridor associated with the various design options. Some of these designs may result in "fewer" passenger train stops within this Corridor. We need to understand this dynamic and factor that into any decisions regarding support for the HSR Project. We must have discussion directly with all the agencies listed above at one meeting. Thus far, this has been discouraged and/or overtly resisted. Such a meeting would not address city issues beyond HSR, but, must involve representatives of the Technical Working Group for the Impacted cities, along with our consulting team. Hopefully, Authority representatives would also be present.

In order to provide at least limited Orange Line service to Buena Park and Commerce, the Authority must include an analysis as to whether cross-over tracks are feasible to allow the Orange Line to have stops in these two cities. Please advise as to whether this analysis has been included in the engineering work plan.

Significant reductions in intercity passenger rail service in order to facilitate marginally faster non-stop service between Los Angeles and Anaheim has serious adverse implications for support of the Project by the Gateway Cities.

7. BNSF – There appears to be many benefits for BNSF with the design of this HSR system, particularly with the consolidated shared track design option. However, some of those benefits may cause impacts to cities along the Corridor and, as noted herein, a meeting is requested with BNSF and HSR representatives to discuss these issues and resolve any concerns. The structure for such a meeting is noted under #6 above.
7. Details – The attached documents delineate that many “details” which still have to be worked out, and without much time left within the aggressive ARRA schedule. While we acknowledge that the plans to date are at the 15% Design level and some of these details would normally be worked out in more detailed design later in the process, the impacts of some of these designs are such that additional engineering is warranted to address specific impacts to the Gateway Cities. We would request that the HSRA make sure its consultants have sufficient resources, both financial and human, to work with the Gateway Cities to provide us the information we are requesting in the next two months.

Among many other details, all set forth in the attached documents, we continue to seek property and economic impact data. We prepared a simple analysis and would request, at a minimum, that the Authority direct and authorize its consultants to review this analysis, provide comments, and any comparative results.

8. Construction Impacts – As has been presented to the Authority on numerous occasions, there needs to be a full and detailed understanding of the Project construction related impacts and schedules, assuming different funding scenarios. For example, we have noted that should the Project proceed under ARRA funding

pressures, and under the construction requirements of the State HSR Bonding Proposition, there could be as many as nine major grade separation projects being built within a relatively small geographical area and all almost simultaneously. The potential for regional traffic gridlock is real and, at this point, un-defined and un-articulated.

9. Standard Design Features -

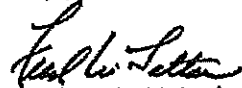
In our judgment, this HSR Project should include sound and vibration attenuation as project design features, as opposed to simply being called out as mitigation measures." This action would greatly enhance the benefits of the HSR Project to our local communities. Sound and vibration attenuation features should include sound walls/dampening systems along residential areas as well as vibration dampening systems, such as special trenches and vibration dampening track ties. All of these features are proven technologies used in Europe, Asia, and elsewhere. Please advise as the status of these efforts.

All of the cities are committed to continuing the process of collaborating with the Authority. City staffs have been working with their respective elected officials to be certain that you are receiving accurate and timely feedback. Along those lines, on October 7, the Gateway Cities COG Board of Directors unanimously reaffirmed its previous action with regard to the High Speed Rail Project within this region. The Board position is that it can "support the High Speed Rail project within the region only if the CHSRA meaningfully responds to the concerns of the Gateway Cities' corridor cities and Buena Park." A copy of the agenda report and action, as approved, is also attached.

We appreciate the opportunity and financial support HSRA has provided to Gateway Cities to date. However, as you can see from our list above and from the attached documents, there are many issues and concerns that remain, and, if this Segment is still being considered for ARRA funding, responding to these needs requires the Authority's urgent attention.

Again, we are prepared to support the "right" Project as long as it does not diminish past and future regional transportation investments and enhances of existing rail services along this LA-AN and San Diego/LOSSAN Corridor.

Very truly yours,



Frederick W. Latham
City Manager
City of Santa Fe Springs
Chair HSR Administrative Committee



Richard R. Powers
Executive Director
Gateway Cities Council
of Governments

Cc: Honorable Grace Napolitano, Congresswoman
Honorable Lucille Roybal-Allard, Congresswoman
Honorable Don Knabe, LA County Board of Supervisors
Honorable Gloria Molina, LA County Board of Supervisors
Members of the Gateway Cities State Legislative Delegation
Gateway Cities COG Board Members
Gateway Cities Councilmember Representatives to HSR
William Fujlola, LA County CEO
Art Leahy, MTA
Will Kempton, OCTA
Administrative Committee Members
Technical Working Group Members
Alex Clifford, MTA
Darrell Johnson, OCTA
Mike Gillam, PBWorld Engineering
Joe Tognoli, TY Lin



City of Santa Fe Springs

City Council Meeting

November 9, 2010

NEW BUSINESS

Reimbursement of Property Acquisition Costs Incurred by the City of La Mirada for the Valley View Grade Separation Project

RECOMMENDATION

That the City Council authorize the Director of Finance and Administrative Services to Reimburse the City of La Mirada in the amount of \$326,165 for right-of-way acquired by the City of La Mirada that is needed to construct the Valley View Grade Separation Project.

BACKGROUND

The Valley View Avenue Grade Separation Project ("Project") is a joint effort of the Cities of Santa Fe Springs and La Mirada. The purpose of the Project is to improve safety and traffic flow along Valley View Avenue that is interrupted by the existing BNSF railroad crossing.

Under the terms of a cooperative agreement executed by the two cities in March 2006, the City of Santa Fe Springs is the Lead Agency and each City was to acquire the property needed within their respective City to complete the Project. The agreement also obligates the City of Santa Fe Springs to reimburse the City of La Mirada for its property acquisition costs.

In October 2009, eminent domain proceedings were initiated by both cities in order to secure the right-of-way needed to complete the Project. Subsequently, the City of La Mirada was required to deposit a total of \$326,165 with the Court to cover the fair market value and negotiated settlement costs for the right-of-way located within the City of La Mirada.

Northeast Quadrant of the Project

In this area permanent and temporary easements need to be acquired to accommodate roadway improvements, utilities, sidewalk, and retaining walls. These easements are located along the rear of three single family residential properties. Settlements have been negotiated and the City of La Mirada is seeking reimbursement of the following costs:

APN 8061-033-021	Alvarez	\$ 14,119.00
APN 8061-033-006	Penalosa	\$ 7,667.00
APN 8061-033-005	Jimenez	\$ 10,589.00

Southeast Quadrant of the Project

In this area permanent and temporary easements need to be acquired to accommodate roadway improvements, utilities, sidewalk, landscaping and retaining

Report Submitted By: Don Jensen, Director
Public Works Department

Date of Report: October 28, 2010

walls. Two parcels impacted at this location are located in the City of La Mirada. At this time the City of La Mirada is seeking reimbursement of the following costs:

APN 8069-009-021	Applebaum	\$ 181,446.00
APN 8069-009-020	Roski	\$ 87,533.00

Reimbursement of Right-of-Way Costs

Sufficient State and Federal funding has been secured to cover the cost of right-of-way acquisition for the Project. The amounts paid by the City of La Mirada are consistent with the Fair Market Values established by the La Mirada City Council and documents have been provided to the City of Santa Fe Springs to substantiate that a total of \$326,165 was paid by the City of La Mirada for right-of-way needed to complete the Project.

FISCAL IMPACT

Project costs, including the cost of property acquisition, will be reimbursed from Federal, State and County funds that have been allocated to the project. Local funds will be needed only to make initial payments. After reimbursing the City of La Mirada, the City of Santa Fe Springs will be able to request reimbursement from outside funding sources for the full cost of the payment made to the City of La Mirada.

INFRASTRUCTURE IMPACT

This action does not have a direct impact on City infrastructure.



Frederick W. Latham
City Manager

Attachment(s):

None



City of Santa Fe Springs

City Council Meeting

November 9, 2010

NEW BUSINESS

Supplemental Project Management Services for the Valley View Avenue Grade Separation Project

RECOMMENDATION

That the City Council take the following actions:

1. Approve an extension of the contract with URS, Inc. in the amount of \$175,000 to cover the cost of supplemental project management services for the Valley View Avenue grade separation project.
2. Authorize the Director of Public Works to execute the work order in order to incorporate these supplemental services into the contract.

BACKGROUND

URS, Inc. was retained in 2005 to provide project management services for the Valley View Grade Separation Project. Due to the time needed to resolve outstanding issues, complete project design and acquire right-of-way, the overall schedule of the project had to be extended. Additionally, other tasks were identified that need to be done to resolve project-related issues that were not addressed in the original scope of work for URS. Subsequently, URS has requested that additional compensation be authorized to cover the additional time and services that will be required to provide on-going project management for this project.

An agreement has been negotiated and staff is recommending that the contract with URS, Inc. be extended by \$175,000 to cover the supplemental project management services described in Attachments 1 and 2.

With this extension, the total contract amount for project management services to be provided by URS, Inc. would be as follows:

▪ Original Contract Authorization	\$1,240,000
▪ Supplemental Task Orders Authorized to Date	\$ 459,927
▪ Contract Extension Requested	<u>\$ 175,000</u>
▪ Total Authorized Project Management Contract	\$1,874,927

With the recommended increase, the budget will be sufficient to cover project management costs through the pre-construction phase which is expected to be completed in May 2011.

FISCAL IMPACT

Project costs, including the cost of project management services, will be reimbursed from State and County funds that have been allocated to the project. Local funds will be needed only to make initial payments.

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

Date of Report: October 28, 2010

INFRASTRUCTURE IMPACT

This action does not have a direct impact on City infrastructure.



Frederick W. Latham
City Manager

Attachment(s)

1. Summary of Supplemental Project Management Services
2. Work Order for Authorizing Supplemental Services

Attachment 1
Summary of Supplemental Project Management Services
URS, Inc. (Project Management Consultant)
Valley View Grade Separation Project
Work Order No. 9

Supplemental Project Management Services	Budget Adjustment
Task 1 - Project Management	\$269,533
Task 2 - Project Design Review	-\$54
Task 3 - Risk Analysis	-\$188
Task 4 - Funding / CMAQ Air Quality Analysis	-\$52
Task 5 - Utility Relocation	-\$57
Task 6 - Public Outreach	-\$11,258
Task 7 - Right of Way / Noise Monitoring	-\$2
Task 8 - Construction Support / Traffic Analysis	-\$82,110
Task 9 - Value Engineering	\$0
Task 10 - Other Miscellaneous Costs	-\$812
Net Budget Increase	\$175,000



October 30, 2010

City of Santa Fe Springs
Donald K. Jensen
Director of Public Works
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Subject: Valley View Grade Separation

Dear Mr. Jensen,

Due to the delay in funding allocation by the state, the Pre-Construction Phase is now anticipated to continue thru approximately May 31, 2011.

As requested, attached is our proposed Work Order #9 for ongoing Project Management Services thru that extended date.

Very truly yours,

URS Corporation

A handwritten signature in black ink, appearing to read "Craig L. Olsen", is written over the printed name.

Craig L. Olsen
Project Manager
URS Corporation

URS Corporation
915 Wilshire Boulevard
Suite 1850
Los Angeles, CA 90017
Tel: (213) 996.2586

EXHIBIT 1
TIME AND MATERIALS WORK ORDER NO. 9

In accordance with the Agreement for Professional Services between City of Santa Fe Springs ("CITY"), a municipal corporation and URS Corporation ("URS"), a Nevada corporation, dated February 1, 2006, this Work Order describes the contract adjustments for budget re-allocation for the Valley View Avenue Grade Separation Project.

CITY OF SANTA FE SPRINGS:

Authorized Representative: Donald K. Jensen, Director of Public Works/City Engineer
Address: 11710 Telegraph Road
City of Santa Fe Springs, California 90670
Telephone No. (562) 409-7541

URS:

Authorized Representative: Craig L. Olsen, Vice President
Address: 915 Wilshire Boulevard, Suite 1850
Los Angeles, California 90017
Telephone No. (213) 996-2586

SERVICES. Continuation of Project Management Services thru Pre-Construction phase.

SCHEDULE. Services are ongoing and shall continue thru May 2011, which is the currently anticipated end of the Pre-Construction phase of the Project.

PAYMENT. URS charges shall continue to be on a "time and materials" basis and shall be in accordance with the URS Schedule of Fees and Charges in effect at the time the Services are performed, which is reflected in Attachment 1 to this Work Order. The total net additional cost of services provided pursuant to this Work Order is \$175,000.

TERMS AND CONDITIONS. The terms and conditions of the Agreement referenced above shall apply to this Work Order, except as expressly modified herein.

ACCEPTANCE of the terms of this Work Order is acknowledged by the following signatures of the Authorized Representatives.

CITY

Signature

Donald K. Jensen, Director of Public Works

Date of Signature

URS



Signature

Craig L. Olsen, Vice President

October 30, 2010
Date of Signature

\$ 179.070	\$ 175.000
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City of Santa Fe Springs

City Council Meeting

November 9, 2010

PRESENTATION

Red Ribbon Week Community Parade and Red Ribbon Week Art Contest Winners

BACKGROUND

Red Ribbon Week, an annual event to commemorate the memory of slain DEA agent Enrique Camarena as well as celebrate a positive lifestyle by saying no to drugs, was observed the week of October 25 – 29, 2010. The highpoint of the week was the "Look at Me, I'm Drug-Free" Community Parade held October 27. Participants included members of the City Council, Board Members of the Little Lake City and Los Nietos School Districts, and school administrators, teachers, and students from the local elementary and middle schools and Santa Fe High School.

Apart from the myriad of activities that the schools put on for the students, the Department of Police Services conducted a poster contest for Red Ribbon Week. Students in grades Kindergarten through 12th were asked to create a poster showing why they choose to say no to drugs. Thirty-three students were selected as winners from numerous submittals. Eighteen of those winners, from grades Kindergarten to fifth, have been invited to tonight's Council meeting to receive a Certificate of Merit signed by the Mayor.

The Mayor may call upon Management Assistant Wayne Bergeron from the Department of Police Services to assist in the presentation.

Frederick W. Latham
City Manager

Attachment:

2010 Red Ribbon Week Art Contest Winners (Grades K – 5)

2010 Red Ribbon Week Art Contest Winners (Grades K – 5)

Kindergarten:

Christopher Colindres, Cresson Elementary
Amaia Guangorena, St. Pius X
Alexa Vivanco, Santa Fe Springs Christian School

1st Grade:

Miranda Aparicio, Lakeview Elementary
Joseph Casillas, St. Pius X
Lana Chavez, Santa Fe Springs Christian School

2nd Grade:

Leslie Garay, Jersey Elementary
Isabel Garcia, St. Pius X
Christian Roach, Lakeland Elementary

3rd Grade:

Katie Bonilla, Lakeview Elementary
Ariana Guijarro, Rancho Santa Gertrudes Elementary
Karina Patel, Santa Fe Springs Christian School

4th Grade:

Vanessa Ayala, Lakeland Elementary
Cecille Hernandez, Lakeland Elementary
Zachary Varela, Lakeview Elementary

5th Grade:

Tsunami Fischman, Lakeview Elementary
Markie Rosas, Jersey Elementary
Julia Trujillo, Rancho Santa Gertrudes Elementary



City of Santa Fe Springs

City Council Meeting

November 9, 2010

INTRODUCTIONS

Chamber of Commerce Citizens of the Year

BACKGROUND

The Chamber of Commerce has requested that they be given the opportunity to introduce this year's Citizens of the Year recipients. Liz Buckingham, Citizenship Awards Chairperson, will be present to make these introductions.

The Citizens of the Year Luncheon will be held on Wednesday, November 17, 2010, at 11:15 a.m. at Town Center Hall.

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

Frederick W. Latham
City Manager



City of Santa Fe Springs

City Council Meeting

November 9, 2010

PRESENTATION

Presentation to Irene Redondo-Churchward, Spiritt Family Services

RECOMMENDATION

The Mayor may wish to call upon Fred Latham, City Manager, to assist with this presentation.

BACKGROUND

Irene Redondo-Churchward, Executive Director of Spiritt Family Services, has recently retired, after providing 33 years of outstanding service to the families of Santa Fe Springs and our surrounding community.

During her tenure at Spiritt Family Services, Ms. Redondo-Churchward collaborated with many public agencies, schools, and businesses to offer families the opportunity to overcome obstacles with addictions, serious health problems, and/or emotional/mental disorders, to ensure their well-being. Through her leadership, commitment, and compassion Spiritt Family Services grew from a small agency to one which assists 6,000 people yearly.

In recognition of her retirement and for her many contributions to the well-being of the families in our community, Ms. Churchward has been invited to tonight's Council meeting to be acknowledged for making such a positive difference in the lives of so many.

Frederick W. Latham
City Manager

Attachment(s)

None



City of Santa Fe Springs

City Council

November 9, 2010

APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

Committee Appointments

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

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

Cecilia Uribe-Gonzalez has been removed from the Sister City Committee.

Christina Maldonado submitted an application to the Parks & Recreation Committee. Jose Avila submitted an application to the Family & Human Services Committee.

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


Frederick W. Latham
City Manager

Prospective Members for Various Committees/Commissions

Beautification

Community Program

Jeanne Teran

Family & Human Services

Miguel Estevez

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation

Planning Commission

Jeanne Teran

Senior Citizens Advisory

Sister City

Traffic Commission

Youth Leadership

Vanessa Noyola

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	(12)
	Irene Pasillas	(12)
	Vacant	(12)
	May Sharp	(11)
	Marlene Vernava	(11)
Putnam	Juliet Ray	(12)
	Vacant	(12)
	Lupe Lopez	(11)
	Guadalupe Placencia	(11)
	Ruth Gray	(11)
Rounds	Vacant	(12)
	Vacant	(12)
	Annette Ledesma	(11)
	Paula Minnehan*	(11)
	Vacant	(11)
Serrano	Vacant	(12)
	Vacant	(12)
	Vacant	(12)
	Vada Conrad	(11)
	Vacant	(11)
Trujillo	Sylvia Takata	(12)
	Eleanor Connelly	(12)
	Margaret Bustos*	(12)
	Rosalie Miller	(11)
	A.J. Hayes	(11)

*Asterisk indicates person currently serves on three committees

COMMUNITY PROGRAM COMMITTEE

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Jeanne Teran	(12)
	Miguel Estevez	(12)
	Vacant	(12)
	Vacant	(11)
	Vacant	(11)
Putnam	Rosalie Miller	(12)
	Vacant	(12)
	Mary Jo Haller	(11)
	Lynda Short	(11)
	Jose Zamora	(11)
Rounds	Mark Scoggins*	(12)
	Marlene Vernava	(12)
	Vacant	(12)
	Denise Vega	(11)
	Vacant	(11)
Serrano	Ruth Gray	(12)
	Mary Anderson	(11)
	Dolores H. Romero*	(11)
	Vacant	(12)
	Vacant	(11)
Trujillo	Vacant	(12)
	Vacant	(12)
	Vacant	(12)
	Lisa Sanchez	(11)
	Vacant	(11)

**Asterisk indicates person currently serves on three committees*

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

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

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

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Mercedes Diaz	(12)
	Josephine Santa-Anna	(12)
	Toni Vallejo	(11)
Putnam	Arcelia Miranda	(12)
	Laurie Rios*	(11)
	Margaret Bustos*	(11)
Rounds	Annette Rodriguez	(12)
	Janie Aguirre*	(11)
	Ted Radoumis	(11)
Serrano	Lydia Gonzales	(12)
	Manny Zevallos	(11)
	Gilbert Aguirre*	(11)
Trujillo	Dolores H. Romero*	(12)
	Gloria Duran*	(12)
	Alicia Mora	(11)

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

**Asterisk indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the Month at 9:00 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 committees*

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	(12)
	Gilbert Aguirre*	(11)
	Janie Aguirre*	(11)
	Sally Gaitan	(11)
Putnam	Astrid Gonzalez	(12)
	Vacant	(12)
	Vacant	(11)
	Vacant	(11)
Rounds	Art Escobedo	(12)
	Vacant	(12)
	Mark Scoggins*	(11)
	Janice Smith	(11)
Serrano	Gloria Duran*	(12)
	Vacant	(12)
	Vacant	(11)
	Larry Oblea	(11)
Trujillo	Vacant	(12)
	Alma Martinez	(12)
	Merrie Hathaway	(11)
	Susan Johnston	(11)

**Asterisk indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

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

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Jennie Carlos	(12)
	Frank Leader	(12)
	Paula Minnehan*	(11)
	Vacant	(12)
	Vacant	(11)
Putnam	Jimmy Mendoza	(12)
	Michele Carbajal	(12)
	Frank Regalado	(11)
	Cecilia Gonzalez	(11)
	Vacant	(11)
Rounds	Kenneth Arnold	(12)
	Richard Legarreta, Sr.	(12)
	Luigi Trujillo	(12)
	Don Mette	(11)
	Mark Scoggins*	(11)
Serrano	Lynda Short	(12)
	Bernie Landin	(12)
	Joe Avila	(12)
	Sally Gaitan	(11)
	Fred Earl	(11)
Trujillo	Miguel Estevez	(12)
	Andrea Lopez	(12)
	Vacant	(11)
	Jose Zamora	(11)
	Arcelia Miranda	(11)

*Asterisk indicates person currently serves on three committees

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

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

APPOINTED BY

NAME

Council

Angel Munoz
Ron Biggs

Personnel Advisory Board

Jim Contreras

Firemen's Association

Wayne Tomlinson

Employees' Association

Vacant

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

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*	(12)
	Josephine Santa-Anna	(12)
	Toni Vallejo	(11)
	Janie Aguirre*	(11)
	Vacant	(11)
Putnam	Vacant	(12)
	Vacant	(12)
	Vacant	(12)
	Vacant	(11)
	Pete Vallejo	(11)
Rounds	Vacant	(12)
	Vacant	(12)
	Gloria Vasquez	(11)
	Lorena Huitron	(11)
	Berta Sera	(11)
Serrano	Gusta Vicuna	(12)
	Louis Serrano	(12)
	Mary Bravo	(12)
	Amelia Acosta	(11)
	Jessie Serrano	(11)
Trujillo	Julia Butler	(12)
	James Hogan	(12)
	Gilbert Aguirre*	(11)
	Margaret Bustos*	(11)
	Vacant	(11)

*Asterisk indicates person currently serves on three committees

SISTER CITY COMMITTEE

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Vacant	(12)
	Kimberly Mette	(12)
	Jimmy Mendoza	(11)
	Vacant	(12)
	Vacant	(11)
Putnam	Martha Villanueva	(12)
	Gloria Duran*	(12)
	Mary K. Reed	(11)
	Peggy Jo Radoumis	(11)
	Jeannette Wolfe	(11)
Rounds	Manny Zevallos	(12)
	Susan Johnston	(12)
	Francis Carbajal	(12)
	Ted Radoumis	(11)
	Vacant	(12)
Serrano	Charlotte Zevallos	(12)
	Vacant	(12)
	Laurie Rios*	(11)
	Doris Yarwood	(11)
	Vacant	(11)
Trujillo	Alicia Mora	(12)
	Andrea Lopez	(12)
	Dolores H. Romero*	(11)
	Marcella Obregon	(11)
	Vacant	(11)

*Asterisk indicates person currently serves on three committees.

TRAFFIC COMMISSION

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

Membership: 5

APPOINTED BY	NAME
Gonzalez	Arcelia Valenzuela
Putnam	Manny Zevallos
Rounds	Ted Radoumis
Serrano	Sally Gaitan
Trujillo	Greg Berg

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	Destiny Cardona	(14)
	Gabriela Rodriguez	(13)
	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)
	Martin Guerrero	(13)
	Omar Rodriguez	(12)
	Kevin Ramirez	(13)