



AGENDA

FOR THE ADJOURNED MEETINGS OF THE:

COMMUNITY DEVELOPMENT COMMISSION
AND CITY COUNCIL

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

JUNE 6, 2011
6:00 P.M.

Joseph D. Serrano, Sr., Mayor
William K. Rounds, Mayor Pro Tem
Luis M. González, Councilmember
Richard J. Moore, 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, and supplemental attachments, 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 and every other Friday. Telephone (562) 868-0511.*

1. **CALL TO ORDER**

2. **ROLL CALL**

Luis M. González, Commissioner/Councilmember
Richard J. Moore, Commissioner/Councilmember
Juanita A. Trujillo, Commissioner/Councilmember
William K. Rounds, Vice-Chairperson/Mayor Pro Tem
Joseph D. Serrano, Sr., 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 Adjourned Community Development Commission Meeting of May 11, 2011

Recommendation: That the Community Development Commission approve the minutes as submitted.

5. **AWARD OF CONTRACT**

Professional Services for the Interstate 5 (I-5) Freeway Water Main Relocations for Carmenita Road and Alondra Boulevard Segments

Recommendation: That the Community Development Commission award a contract to Tetra Tech, Inc. in the amount of \$174,292 and authorize the Director of Public Works to execute the agreement.

6. **CLOSED SESSION**

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 12345 Lakeland Road, Santa Fe Springs

Agency Negotiators: City Manager, Executive Director, CDC Attorney

Negotiating Parties: Agency Negotiators and Property Owner

Under Negotiation: Price and Terms of Payment

CITY COUNCIL

7. **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 Adjourned City Council Meeting of May 11, 2011

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

8. **PUBLIC HEARING**

Consideration of Adoption of Resolutions of Necessity Nos. 9321 and 9322 Amending Resolution Nos. 9224 and 9225 by Increasing the Terms of the Previously Identified Temporary Construction Easements in Said Resolutions for Public Purposes for the Valley View Grade Separation Project

Recommendation: That the City Council: 1). Separately consider each of the following Resolutions: a). Resolution No. 9321 – A Resolution of Necessity of the City of Santa Fe Springs amending Resolution No. 9224 by increasing the terms of the previously identified temporary construction easements and declaring certain real property interests located at 14515-14565 Valley View Avenue, and further identified as Assessor's Parcel Number 8069-006-042, necessary for public purposes and authorizing the acquisition thereof, in connection with the Valley View Grade Separation Project; b). Resolution No. 9322 – A Resolution of Necessity of the City of Santa Fe Springs amending Resolution No. 9225 by increasing the terms of the previously identified temporary construction easements and declaring certain real property interests located at 14027, 14103 and 14100 Borate Street, and further identified as Assessor's Parcel Number 8069-008-031, 032 and 033, necessary for public purposes and authorizing the acquisition thereof, in connection with the Valley View Grade Separation Project; 2). Open and conduct a Public Hearing on the adoption of the proposed Resolutions of Necessity, receive from staff the evidence stated and referred to in this Agenda Report ("Report"), take testimony from any person wishing to be heard on issues A, B, C, and D as stated in the Report, and consider all evidence to determine whether to adopt each proposed Resolution of Necessity, each of which requires the City Council's separate consideration and determination; 3). If the City Council finds, based upon the evidence contained and referred to in this Report, the testimony and comments received at this hearing, and all written testimony submitted to the City Council, that the evidence warrants the necessary findings with respect to each of the proposed Resolutions of Necessity, then staff recommends that the City Council, in the exercise of its discretion, adopt proposed Resolution Nos. 9321 and 9322 (each of which requires a 4/5 vote of the entire Council) and authorize the City Attorney's office to file an eminent domain proceeding to acquire the following real property interests: a). Portions of 14515 – 14565 Valley View Avenue (Assessor's Parcel Number 8069-006-042) for a partial fee take, permanent street

easement, permanent utility easement and temporary construction easements; b). Portions of three (3) contiguous parcels on Borate Street, identified as follows: i). 14027 Borate Street (Assessor's Parcel Number 8069-008-031) for a permanent utility easement; and, ii). 14103 Borate Street (Assessor's Parcel Number 8069-008-032) for permanent utility easements; and, iii). 14100 Borate Street (Assessor's Parcel Number 8069-008-033) for permanent utility easements and a temporary construction easement. These real property interests are referred to collectively as "Subject Property Interests" and are described more particularly in the Exhibits attached to each Resolution of Necessity. Each Resolution also contains a drawing depicting the location of the real property interests in relation to the Valley View Avenue Grade Separation Project. Said Resolutions together with their Exhibits are attached hereto and incorporated in this Report by this reference; 4). With respect to each Resolution of Necessity that is approved, authorize the City Attorney's office and City staff to take all necessary steps to deposit with the Court the amount of probable compensation required by law for issuance of the Order for Possession; and, 5). Authorize the City Manager, or his designee, to execute all necessary documents.

NEW BUSINESS

9. Request Approval to Award Financing of Police Vehicles to J.P. Morgan Chase Bank, N.A.

Recommendation: That the City Council award the financing of Police Vehicles and authorize the Director of Finance to execute the documents to finalize this transaction.

10. 2010 – 2014 Urban Water Management Plan Update

Recommendation: That the City Council: 1). Receive the presentation on the updated Urban Water Management Plan for 2010-2014; and 2). Set the Public Hearing on the 2010-2014 Urban Water Management Plan for the City of Santa Fe Springs for June 23, 2011.

11. Temporary Suspension of Lease Agreement with Newport Diversified, Inc. Due to Interstate 5 (I-5) Freeway Construction

Recommendation: That the City Council approve the suspension of the Lease Agreement with Newport Diversified, Inc. (formerly San Diego Theatres, Inc.) for the parking lot area located between Freeway Drive and Alondra Boulevard and authorize the Mayor to sign a letter to Newport Diversified, Inc. notifying them of the temporary suspension of the Lease Agreement for the parking area effective November 1, 2011, through June 1, 2013, or until the area is released by Caltrans.

12. Resolution Nos. 9324 and 9325 – Approval of Engineer's Report (FY 2011/12) in Conjunction with Annual Levy of Assessments for Street Lighting District No. 1

Recommendation: That the City Council: 1) Adopt Resolution No. 9324, approving the Engineer's Report (FY 2011/12) in conjunction with the annual levy of assessments for Street Lighting District No. 1; and 2) Adopt Resolution No. 9325, declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Lighting District No. 1, and setting the public hearing for the Council meeting of July 14, 2011.

13. Agreement with Caltrans Division of Rail for Improvements at Rosecrans/Marquardt Grade Crossing

Recommendation: That the City Council approve Amendment No. 2 to Agreement No. 75LX111 which extends the expiration date to February 28, 2012, and authorize the Director of Public Works to execute the Amendment.

14. Solid Waste Collection Rate Adjustments and Adoption of Resolution No. 9325

Recommendation: That the City Council Adopt Resolution No. 9325 changing the time frame for Solid Waste Collection rate adjustments for commercial/industrial customers from July 1 to January 1.

15. Introduction and Discussion of Preliminary FY 2011-2012 City Budget

Recommendation: That the City Council give staff preliminary direction regarding revenue and expenditure issues in preparation for upcoming Budget Subcommittee and Council Budget Study Sessions.

16. **CLOSED SESSION**

CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Initiation of Litigation pursuant to subdivision (b) of Section 54956.9: One potential case

Please note: *Item Nos. 17 – 25 will commence in the 7:00 p.m. hour.*

17. **INVOCATION**

18. **PLEDGE OF ALLEGIANCE**

INTRODUCTIONS

19. Representatives from the Youth Leadership Committee

20. Representatives from the Chamber of Commerce

21. **ANNOUNCEMENTS**

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

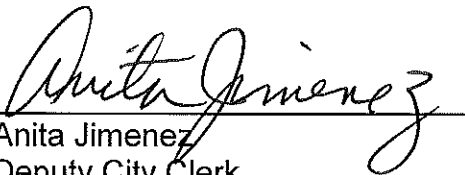
23. **ORAL COMMUNICATIONS**

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

24. **EXECUTIVE TEAM REPORTS**

25. **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

June 2, 2011

Date

**CITY OF SANTA FE SPRINGS
MINUTES FOR THE ADJOURNED MEETINGS OF THE
COMMUNITY DEVELOPMENT COMMISSION
AND CITY COUNCIL**

MAY 11, 2011

1. CALL TO ORDER

Mayor Serrano called the Community Development Commission and City Council meetings to order at 6:09pm.

2. ROLL CALL

Present: Commissioners/Councilmembers González, Moore, Trujillo, Vice Chairperson/Mayor Pro Tem Rounds, and Chairperson/Mayor Serrano

Also present: Thaddeus McCormack, City Manager; Anita Jimenez, Deputy City Clerk; Steve Skolnik, City Attorney; Paul Ashworth, Director of Planning & Community Development; Don Jensen, Director of Public Works; Dino Torres, Director of Police Services; Hilary Keith, Director of Library & Cultural Services; Jose Gomez, Director of Finance & Administrative Services; Alex Rodriguez, Fire Chief

COMMUNITY DEVELOPMENT COMMISSION

3. REPORTS OF THE CITY MANAGER AND EXECUTIVE DIRECTOR

Thaddeus McCormack reported that the City of Whittier approved the Law Enforcement Contract with the City of Santa Fe Springs. A prayer vigil will be held in honor of Vincent Perez at 6:00 p.m. on Sunday, May 15 at Lake Center Athletic Park.

Paul Ashworth reported on sales at the Villages: 36 of the 96 Comstock units have been sold, 8 Far West units have been sold and 12 units are in credit check process. Building of Phase 5 will begin soon.

4. CONSENT AGENDA

Approval of Minutes

- A. Minutes of the Regular Community Development Commission Meeting of April 14, 2011

Recommendation: That the Community Development Commission approve the minutes as submitted.

Commissioner González moved the approval of Item 4A. Vice Chairperson Rounds seconded the motion, which carried unanimously.

4A

5. **NEW BUSINESS**

Request for Assistance by and Agreement with Tom's Truck Center, Inc., dba Carmenita Truck Center Regarding Construction and Use of Electronic Readerboard Sign

Consideration of a request for financial assistance involving the construction and use of a new electronic readerboard sign and adoption of Resolution No. 261-2011 making findings relative to the use of Community Development Commission funds for this assistance.

Recommendation: That the Community Development Commission take the following actions: 1) Approve Resolution No. 261-2011 which makes findings relative to providing financial assistance to Tom's Truck Center, Inc., dba Carmenita Truck Center for the construction and use of a new electronic readerboard sign at 13443 Freeway Drive; 2) Approve the use of CDC funds to assist in the cost to construct and install the proposed electronic readerboard sign and approve an appropriation from Community Development Commission funds in an amount not to exceed 75% of the total cost or \$320,000, whichever is less; and 3) Authorize the Executive Director to effectuate the provisions of Resolution No. 261-2011 and execute the attached Agreement.

Commissioner Moore asked if the agreement required Tom's Truck to operate the sign. The City Attorney stated that it did not, but a default clause could be added to the agreement requiring the operation of the sign. Commissioner Moore moved the approval of Item 5 with the inclusion of a default clause in the agreement requiring Tom's Truck to operate the sign. Mayor Pro Tem Rounds seconded the motion, which carried unanimously.

CITY COUNCIL

6. **CONSENT AGENDA**

Approval Minutes

A. Minutes of the Regular City Council Meeting of April 14, 2011

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

Mayor Pro Tem Rounds moved the approval of Item 6A. Councilmember González seconded the motion, which carried unanimously.

NEW BUSINESS

7. Request for Approval to Renew an Agreement with the City of Downey Establishing Access to a Library Automation System

Recommendation: That the City Council approve a one-year agreement with the City of Downey for the continuance of a Consortium for Automated Library Management and to provide access to an Integrated Library System.

Councilmember González moved the approval of Item 7; Commissioner Moore seconded the motion which carried unanimously.

8. Resolution No. 9315 – Appointment of City's Assistant City Treasurer

Recommendations: That the City Council adopt Resolution No. 9315 appointing Travis Hickey, Assistant Director of Finance and Administrative Services, to the position of Assistant City Treasurer for the City, Community Development Commission, Public Finance Authority, Water Utility Authority, and any other related City entity.

Councilmember Trujillo moved the approval of Item 8; Councilmember González seconded the motion which carried unanimously.

The Mayor asked Jose Gomez to introduce the new Assistant Director of Finance and Administration. Mr. Gomez introduced Travis Hickey to the Council and the audience.

9. Resolution No. 9316 - Approval of Cooperative Agreement with the County of Los Angeles for the Roadway Improvements on Imperial Highway from Shoemaker Ave to Duffield Ave

Recommendation: That that the City Council take the following actions: 1) Adopt Resolution No. 9316 consenting to the establishment of Imperial Highway from 1,500 feet westerly of Shoemaker Avenue to Duffield Avenue as part of the system of highways of the County of Los Angeles for the duration of the project; and, 2) Approve the Cooperative Agreement with the County of Los Angeles for the Roadway Improvements on Imperial Highway from Shoemaker Avenue to Duffield Avenue.

Councilmember Moore asked what STPL funding was. The City Manager stated that it was State Transportation funding that was allocated to cities annually based on population. Councilmember Moore asked how much was currently in that fund. Don Jensen stated that he would find out that information and provide it to the Council. Councilmember González moved the approval of Item 9; Mayor Pro Tem Rounds seconded the motion which carried unanimously.

10. Approval of Utility Agreement No. 7UA-12080 with the State Department of Transportation for the Alondra Boulevard/Interstate 5 Widening Project

Recommendation: That the City Council approve Utility Agreement No. 7UA-12080 between the State Department of Transportation and City of Santa Fe Springs for the Alondra Boulevard/ Interstate 5 (I-5) Freeway Widening Project and authorize the Director of Public Works to execute the Agreement.

Mayor Pro Tem Rounds asked if the City would be reimbursed for this project. Don Jensen stated that the City would be reimbursed by Caltrans. Councilmember Moore asked how wide the freeway would be. Don Jensen stated that it would be striped for 10 lanes, but it would be wide enough to accommodate 12 lanes in the future, if necessary. Mayor Serrano moved the approval of Item 10; Councilmember González seconded the motion, which carried unanimously.

11. Status Report on the Proposed Extension of the Gold Line Light Rail System

Recommendation: That the City Council take the following actions: 1) Receive the presentation from staff; and 2) Appoint a City Council liaison to the Washington Boulevard Coalition.

Thaddeus McCormack stated that this project is in the planning stage and that input from the Council could prove helpful in persuading the MTA to select the Washington Blvd. route for the Gold Line. Al Fuentes and Noe Negrete made a presentation to the Council. Mayor Serrano stated that he had participated in many of the meetings thus far and would like to be on the coalition, if there were no objections. There were no objections; Mayor Serrano appointed himself to the coalition.

Councilmember Moore asked if there were any schools in the area which might lead to children crossing the street near the station and, if so, what safety precautions were being taken. Mr. Negrete stated that there were two schools in the nearby, but the area would be fenced to prevent street crossing in the vicinity of the station. Additionally, Staff recommended adding a second signal at the south end of the station. Councilmember Moore asked if Presbyterian Hospital was concerned about emergency vehicle obstruction. Mr. Negrete was not aware of this concern, but added that the City of Whittier was in favor of the route. Councilmember Moore asked if any businesses would need to be relocated due to the project. Paul Ashworth stated that a restaurant, Big Lots, and the Bank of America would need to be relocated, but the new development included a retail facility.

12. Improvements at Norwalk Boulevard/Los Nietos Road Grade Crossing (Caltrans Division of Rail Section, 130 Grade Improvement Program)

Recommendation: That the City Council take the following actions: 1) Approve Amendment No. 1 to Agreement No. 75LX110 which extends the expiration date to September 30, 2011, and authorize the Director of Public Works to execute the Agreement; and, 2) Authorize the City Engineer to advertise for construction bids for the Improvements at Norwalk Boulevard/Los Nietos Road Grade Crossing (Caltrans Division of Rail, Section 130 Grade Improvement Program).

Mayor Pro Tem Rounds moved the approval of Items 12 and 13. Councilmember Moore seconded the motion which carried unanimously.

13. Improvement of Pioneer Boulevard North of Los Nietos Road

Recommendation: That the City Council authorize the City Engineer to advertise for construction bids for the Improvement of Pioneer Boulevard North of Los Nietos Road.

Mayor Serrano stated that the Council would address the Closed Session items at the end of the agenda and recessed the meetings at 6:52 p.m.

CLOSED SESSION

14. **CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION**

(Subdivision (a) of Section 54956.9)

Name of Case: 3187 Redhill vs. City

CLOSED SESSION

15. **CONFERENCE WITH LABOR NEGOTIATORS**

Agency Designated Representatives: City Manager, City Attorney, Director of Finance and Administrative Services, Human Resources Manager

Employee Organization: Santa Fe Springs Employees' Association

CLOSED SESSION

16. **CONFERENCE WITH LABOR NEGOTIATORS**

Agency Designated Representatives: City Manager, City Attorney, Director of Finance and Administrative Services, Fire Chief, Human Resources Manager

Employee Organization: Santa Fe Springs Firefighters' Association

Mayor Serrano reconvened the meetings at 7:13pm.

17. **INVOCATION**

Councilmember Moore gave the invocation.

18. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by the Youth Leadership Committee.

INTRODUCTIONS

19. Members of the Youth Leadership Committee introduced themselves.

20. Mayor Serrano introduced Chamber CEO Kathie Fink and Lisa Boyajian of Ansa Insurance Services.

21. **ANNOUNCEMENTS**

Mayor Serrano called on Hilary Keith for community announcements.

Jose Gomez reintroduced Travis Hickey to the Council and the audience.

Doris Yarwood of the SFS Soroptimist Club introduced the new Miss SFS and Court.

PRESENTATIONS

22. Introductions of the 2011 Destiny Scholarship Recipients & Powell Grant Recipients

Lisa Boyajian, Chairperson of the Santa Fe Springs Chamber/League Youth Enrichment Fund's Scholarship Committee, presented the scholarship winners.

23. Santa Fe Springs 2011 Youth Citizenship Award Recipients

Management Assistant Wayne Bergeron introduced the scholarship winners. The Mayor presented the recipients with certificates. Photos were taken with family members and Council.

24. Introduction of New Santa Fe Springs Policing Team Members

Capt. Aviv Barr introduced Officer Robert Rodriguez. Chief Jeff Piper introduced Capt. Mike Davis.

25. Every 15 Minutes

Recommendation: The Mayor may wish to call upon the Director of Police Services to talk about *Every 15 Minutes*, show a short video of the program, and recognize the California Highway Patrol, Santa Fe High School, and Presbyterian Intercommunity Hospital Staff for their continued support of the program.

Mr. Torres thanked City staff for their assistance in the program. The Mayor presented plaques to Santa Fe High School, Presbyterian Hospital, and the Highway Patrol.

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

Councilmember Moore appointed Yoko and Paul Nakamura and Yoshi Komaki to the Senior Citizens Advisory Committee and Amparo Oblea to the Historical Committee.

27. **ORAL COMMUNICATIONS**

Mayor Serrano opened Oral Communications at 7:56pm.

Doris Yarwood, 10821 Jersey Ave, SFS, stated that she was concerned about the safety of pedestrians crossing Florence Avenue and asked the Council to reconsider the placement of a traffic signal on Florence near the entrance to Lake Center Athletic Park.

Mayor Serrano closed Oral Communications at 8:00pm.

28. **EXECUTIVE TEAM REPORTS**

Chief Rodriguez reminded Council that the Burn Quest Relay would be at Headquarters Fire Station on Saturday at 11:45 a.m.

29. **ADJOURNMENT**

Mayor Serrano announced that the meetings would be adjourned in memory of long-time resident Lucia Garza after the Closed Session. Mayor Serrano recessed the meetings for the Closed Session at 8:02pm.

There were no items to report on following the Closed Session. The meetings were adjourned at 9:05 p.m.

Joseph D. Serrano, Sr.
Mayor

ATTEST:

Anita Jimenez, Deputy City Clerk

Date



City of Santa Fe Springs

Community Development Commission Meeting

June 6, 2011

AWARD OF CONTRACT

Professional Services for the Interstate 5 (I-5) Freeway Water Main Relocations for Carmenita Road and Alondra Boulevard Segments

RECOMMENDATION

That the Community Development Commission award a contract to Tetra Tech, Inc. in the amount of \$174,292 and authorize the Director of Public Works to execute the agreement.

BACKGROUND

The Community Development Commission, at their meeting of March 24, 2011 authorized staff to solicit Request for Proposals (RFP) for the subject project.

Proposals were due on May 12, 2011 and a total of three proposals were received. The evaluation committee reviewed the proposals and interviewed each of the three firms. Staff recommends Tetra Tech, Inc. as the most qualified firm that possesses the experience necessary to effectively design this project. The basis of the staff recommendation of Tetra Tech, Inc. is in accordance with Caltrans guidelines for consultant selection.

Costs to perform the professional services will be reimbursed by the State of California since this work is associated with the widening of the I-5 Freeway.



Thaddeus McCormack
City Manager


Paul R. Ashworth
Executive Director

Attachment(s)

None.

Report Submitted By:

Don Jensen, Director 
Department of Public Works

Date of Report: June 1, 2011

PLEASE REFER TO ITEM 4A



City of Santa Fe Springs

City Council Meeting

June 6, 2011

PUBLIC HEARING

Consideration of Adoption of Resolutions of Necessity Nos. 9321 and 9322 Amending Resolution Nos. 9224 and 9225 by Increasing the Terms of the Previously Identified Temporary Construction Easements in Said Resolutions for Public Purposes for the Valley View Grade Separation Project

RECOMMENDATION

It is recommended that the City Council take the following actions:

1. Separately consider each of the following Resolutions:
 - a. Resolution No. 9321 – A Resolution of Necessity of the City of Santa Fe Springs amending Resolution No. 9224 by increasing the terms of the previously identified temporary construction easements and declaring certain real property interests located at 14515-14565 Valley View Avenue, and further identified as Assessor's Parcel Number 8069-006-042, necessary for public purposes and authorizing the acquisition thereof, in connection with the Valley View Grade Separation Project;
 - b. Resolution No. 9322 – A Resolution of Necessity of the City of Santa Fe Springs amending Resolution No. 9225 by increasing the terms of the previously identified temporary construction easements and declaring certain real property interests located at 14027, 14103 and 14100 Borate Street, and further identified as Assessor's Parcel Number 8069-008-031, 032 and 033, necessary for public purposes and authorizing the acquisition thereof, in connection with the Valley View Grade Separation Project;
2. Open and conduct a Public Hearing on the adoption of the proposed Resolutions of Necessity, receive from staff the evidence stated and referred to in this Agenda Report ("Report"), take testimony from any person wishing to be heard on issues A, B, C, and D as stated in the Report, and consider all evidence to determine whether to adopt each proposed Resolution of Necessity, each of which requires the City Council's separate consideration and determination;
3. If the City Council finds, based upon the evidence contained and referred to in this Report, the testimony and comments received at this hearing, and all written testimony submitted to the City Council, that the evidence warrants the necessary findings with respect to each of the proposed Resolutions of Necessity, then staff recommends that the City Council, in the exercise of its discretion, adopt proposed Resolution Nos. 9321 and 9322 (each of which requires a 4/5 vote of the entire Council) and authorize the City Attorney's office to file an eminent domain proceeding to acquire the following real property interests:

Report Submitted By: Don Jensen, Director
Public Works Department

Date of Report: June 1, 2011

8

RECOMMENDATION (Cont'd)

- a. Portions of 14515 – 14565 Valley View Avenue (Assessor's Parcel Number 8069-006-042) for a partial fee take, permanent street easement, permanent utility easement and temporary construction easements;
- b. Portions of three (3) contiguous parcels on Borate Street, identified as follows:
 - i. 14027 Borate Street (Assessor's Parcel Number 8069-008-031) for a permanent utility easement; and
 - ii. 14103 Borate Street (Assessor's Parcel Number 8069-008-032) for permanent utility easements; and
 - iii. 14100 Borate Street (Assessor's Parcel Number 8069-008-033) for permanent utility easements and a temporary construction easement.

These real property interests are referred to collectively as "Subject Property Interests" and are described more particularly in the Exhibits attached to each Resolution of Necessity. Each Resolution also contains a drawing depicting the location of the real property interests in relation to the Valley View Avenue Grade Separation Project. Said Resolutions together with their Exhibits are attached hereto and incorporated in this Report by this reference;

4. With respect to each Resolution of Necessity that is approved, authorize the City Attorney's office and City staff to take all necessary steps to deposit with the Court the amount of probable compensation required by law for issuance of the Order for Possession; and
5. Authorize the City Manager, or his designee, to execute all necessary documents.

BACKGROUND

The City Council has before it two (2) proposed Resolutions of Necessity for the acquisition of a partial fee interest, permanent street easements, permanent utility easements and temporary construction easements on certain real properties located on Valley View Avenue and Borate Street in the City of Santa Fe Springs in connection with the Valley View Avenue Grade Separation Project ("Project"). The real property interests sought to be acquired for the Project are for a public use, namely for the construction and maintenance of a grade separation, and all purposes necessary and convenient thereto in connection with the Project pursuant to the authority conferred upon the City of Santa Fe Springs to acquire property by eminent domain by California Government Code sections 37350, 37350.5, 37351, 40401 and

40404 and California Code of Civil Procedure section 1230.010, *et seq.* (Eminent Domain Law), including, but not limited to sections 1240.010, 1240.020, 1240.110, 1240.120, 1240.150, 1240.410, 1240.510, 1240.610, 1240.650, and other provisions of law.

The Project is a joint project between the Cities of Santa Fe Springs and La Mirada in cooperation with Caltrans, Division of Rail and the BNSF railroad. The purpose of the proposed Project is to improve safety and traffic flow along Valley View Avenue that is interrupted by the existing at-grade BNSF railroad crossing.

Four (4) permanent fee takings, fourteen (14) permanent easements, and fourteen (14) temporary construction easements from 8 parcels located adjacent to the proposed grade separation will be necessary to construct the Project. Construction was originally expected to begin in August 2010 and to be completed within 30 months afterward. The City Council previously adopted Resolution Nos. 9224 and 9225, which are Resolutions of Necessity for the acquisition of the real property described herein. Due to the delay in securing an allocation of funding from the California Transportation Commission, it has become necessary to extend the duration of the temporary construction easements identified in the prior Resolutions of Necessity. The City Council is being asked to amend the terms of the temporary construction easements identified in Resolutions of Necessity Nos. 9224 and 9225 by adopting two new Resolutions of Necessity.

The Cities of Santa Fe Springs and La Mirada have studied the existing grade crossing at Valley View Avenue and Stage Road and have determined that the proposed Project will reduce traffic congestion in and around the intersection of Valley View Avenue and Stage Road. A true and correct copy of the environmental assessment report for the Valley View Grade Separation project is on file in the office of the Director of Public Works for both the City of Santa Fe Springs and La Mirada and is incorporated into this report by this reference.

As shown more fully below, the real properties that are the subject of the Resolutions of Necessity to be considered by the City Council for the City of Santa Fe Springs are necessary for the proposed Project. The "Subject Property Interests" the City seeks to acquire for the proposed Project are described as follows:

- Portions of 14515 – 14565 Valley View Avenue (Assessor's Parcel Number 8069-006-042) for a partial fee take, permanent street easement, permanent utility easement and temporary construction easements;
- Portions of 3 contiguous parcels on Borate Street, identified as follows:
 - 14027 Borate Street (Assessor's Parcel Number 8069-008-031) for a permanent utility easement; and
 - 14103 Borate Street (Assessor's Parcel Number 8069-008-032) for permanent utility easements; and

- 14100 Borate Street (Assessor's Parcel Number 8069-008-033) for permanent utility easements and a temporary construction easement.

Legal descriptions of each of the real property interests the City seeks to acquire for the proposed Project are attached as Exhibits "A" to each Resolution of Necessity. Maps depicting the location of the real property interests the City seeks to acquire in relation to the proposed Project are attached to each of the above Resolutions of Necessity as Exhibits "B". Each Resolution and their respective Exhibits "A" and Exhibits "B" are incorporated into this Report by this reference.

In order to adopt each Resolution of Necessity with respect to the Subject Property Interests, the City Council must find and determine with respect to each proposed acquisition that:

- A. The public interest and necessity require the proposed Project; and
- B. The proposed Project is planned and located in the manner that will be most compatible with the greatest public good and least private injury; and
- C. The Subject Property Interests described in each Resolution of Necessity are necessary for the proposed Project; and
- D. The City has made an offer as required by Government Code section 7267.2 to each of the owners of record of the real property it seeks to acquire.

The amount of just compensation is not an issue before the City Council at this hearing. This hearing relates to issues A, B, C, and D above.

DISCUSSION

Description of Proposed Project and Environmental Review

The proposed Project requires a grade separation along Valley View Avenue and construction of a new railroad bridge with three tracks across the Valley View Avenue right-of-way in order to eliminate the existing at-grade crossing. The primary element of the Project will involve lowering the intersection of Valley View Avenue and Stage Road by approximately 21 feet so that Valley View Avenue traffic will be able to drive under the railroad bridge. However, while all four quadrants adjacent to this intersection will be impacted, no buildings will need to be acquired or modified, nor does the proposed project require any existing businesses to be relocated in order to complete construction. Additionally, appropriate mitigation measures will be implemented to address impacts on affected parking areas, access to private property and disruption of private utility services.

The widths of Valley View Avenue and Stage Road will be unchanged. However, to allow for the lowering of the intersection of Valley View Avenue and Stage Road, temporary sheeting and permanent retaining walls will be constructed within the adjacent properties via permanent road and slope easements. The limits on Valley

View Avenue where work will be done are approximately 750 feet north of Stage Road and extend to 900 feet south of Stage Road. The lowest point of elevation on Valley View Avenue will be 21 feet below before condition street grade and 16 feet below the bottom of the steel bridge of the railroad at the BNSF railroad crossing. The project will necessitate the modification and, in some cases, the relocation of driveways along Valley View Avenue and the north side of Stage Road west of Valley View that are within the limits of the Project, to meet the new street grade. The Project will also require extensive relocation, removal and reconstruction of all affected utility lines, including public water, sewer and drainage lines.

Northeast Quadrant of the Project

Three properties within the northeast quadrant will be affected by the proposed Project. All three are located within the City of La Mirada. They are identified as follows:

- Property No. 1: 14324 San Ardo Drive (APN 8061-033-006)
- Property No. 2: 14330 San Ardo Drive (APN 8061-033-005)
- Property No. 3: 14652 Valley View Avenue (APN 8061-033-021)

With respect to each property, an 11-foot wide permanent property acquisition and a 4-foot wide temporary construction easement will be needed along the rear of these three single family residential properties for the Project for utility systems, roadway, and sidewalk construction purposes. A reinforced concrete retaining wall will be constructed within the fee acquisition area to allow for the lowering of Stage Road to the new elevation. In the before condition, these properties are approximately three feet above existing Stage Road grade level, and the acquisition areas are improved with landscaped planters. Utilities will be relocated and a new sidewalk will be constructed. The difference in street grade along Stage Road will be gradual from zero to 21 feet at the intersection with Valley View Avenue.

Northwest Quadrant of the Project

One property in the northwest quadrant will be affected by the Project. It is located within the City of Santa Fe Springs and is identified as follows:

- 14515 – 14565 Valley View Avenue (APN 8069-006-042)

With respect to this property, a variety of temporary and permanent easements will be needed to accommodate the construction of new curb, gutter, sidewalk, landscaped slope, retaining walls, and utility relocation. Approximately 28-1/2 feet will be needed from adjacent private property along Stage Road and approximately 33 feet will be needed from property adjacent to Valley View Avenue. The southern driveway for this property along Valley View Avenue will be relocated approximately 45 feet to the north and reprofiled for a difference of about 6 feet. The eastern driveway for this property along Stage Road to the adjacent property will be relocated approximately 65 feet to the west and reprofiled for the difference of about two feet at that location. The change in grade of Valley View Avenue will be from zero to 21 feet at the intersection with the BNSF under crossing with 16 feet of clearance under the new

railroad bridge. During construction, there will be a temporary loss of parking spaces in order to accommodate a temporary detour road, utility relocation and construction.

Southwest Quadrant of the Project

One property within the southwest quadrant of the Project, consisting of three (3) parcels, will be affected by the proposed Project and are located in the City of Santa Fe Springs. The parcels are identified as follows:

- 14027 Borate Street (APN 8069-008-031)
- 14100 Borate Street (APN 8069-008-033)
- 14103 Borate Street (APN 8069-008-032)

With respect to this property, twenty-five feet will be needed along Stage Road for relocation of utilities and approximately 25 feet will be needed along Valley View Avenue for new curb, gutter, sidewalk and retaining walls. The driveway from Valley View into this property will be modified to join the new elevation for Valley View Avenue. The change in grade along Valley View Avenue will be from zero to 21 feet at the intersection with Stage Road north of the undercrossing. During construction, there will be a temporary loss of parking spaces to some of the properties, to allow for construction of a temporary detour road, utility relocation and other construction.

Southeast Quadrant of the Project

Two properties within the southeast quadrant of the Project will be affected by the proposed Project. Both are located within the City of La Mirada.

Property No. 1 includes the following parcel:

- 14830 Valley View Avenue (APN 8069-009-021)

With respect to this property, approximately 11-3/4 feet will be needed along the Valley View frontage of this property to accommodate the construction of new curb, gutter, sidewalk, a landscaped slope, retaining walls and utility relocation. A 5-foot wide utility easement will be necessary as well to accommodate some utility relocation work. The northern driveway to this property will be reconstructed to meet the new grade of Valley View. In the before condition, the existing northern parking lot for this property is situated about 5 feet below street grade. In the after condition, the northern parking area will be about 4 feet above street grade. The building will sit about 8 feet above street grade in the after condition. Due to the change in grade and needed right of way, the northernmost parking area of the corner parcel will have to be regraded and striped. As a result, portions of this parking area will be as much as 7 feet lower than they are in the existing condition with respect to the adjacent building and a new exterior stairwell will need to be constructed for pedestrian access. The southerly driveway for this property will be reprofiled to meet the new grade of Valley View. The change in grade of Valley View Avenue along the frontage of this property will be from zero to 21 feet at the intersection with the BNSF undercrossing.

Property No. 2 includes the following parcel:

- 14950-14952 Valley View Avenue (APN 8069-009-020)

A temporary construction easement ranging in size from six feet to fifteen feet in width will be needed along the Valley View frontage of this property to accommodate the construction of new sidewalk and utility pole relocation work. A 40-foot by 50-foot temporary construction easement will also be needed so that the existing driveway can be modified to meet the new grade of Valley View. Along the north side of this property, and also along the west side of the property, two 10-foot wide permanent utility easements will be needed to accommodate the relocation of underground utilities.

Supplemental Information

During construction of the railroad bridges and grade separation, Valley View Avenue will be detoured, near to Stage Road, to the west through adjacent private property for a period of 30 months. All damaged site improvements within the temporary construction easement areas will be repaired or replaced in kind as part of the construction in the manner proposed.

The Los Angeles-San Diego Rail Corridor is the second busiest intercity passenger rail corridor in the nation. The corridor serves not only BNSF freight traffic; it is also a key artery for Metrolink commuter service and Amtrak intercity services to and from Orange, San Diego and Riverside counties. Approximately 100 trains per day use this congested corridor, often causing delays to traffic traveling on surface streets with the existing at-grade crossings, which in turn translate into significant economic losses. Additionally, the projected increases in the frequency of freight services, as well as future increases of commuter rail services and intercity train services as an alternative mode of transportation, indicate that there will be more delays to traffic traveling on streets with at-grade crossings.

The proposed Project is being implemented to achieve one immediate objective. The grade separation will substantially enhance safety and traffic flow on surface streets along this segment of the rail corridor by eliminating the existing at-grade intersection of trains and motor vehicle traffic. In addition, it is anticipated that the proposed Project will reduce air and noise pollution emanating from idling vehicles waiting for trains to pass through the existing at-grade crossings and will reduce noise pollution created by air horn and warning signals. These concerns are identified in both the Land Use and Circulation Elements of the Cities of Santa Fe Springs and La Mirada. The proposed Project is identified as a means of enhancing public safety and traffic flow and will also reduce air and noise pollution within the Cities.

As discussed more fully below, the proposed Project was considered as part of a 2003 Program Environmental Impact Report (PEIR) prepared by the California Department of Transportation, Division of Rail. The PEIR evaluated the potential adverse environmental impacts that could result from construction of railroad track improvements and seven grade separation projects along a 14.7 mile segment of the Burlington Northern and Santa Fe Railway Company's (BNSF) East-West Main Line

Railroad Track. BNSF operates freight trains and the Division of Rail oversees the intercity passenger rail system within California. It is estimated that up to 100 freight and passenger trains presently use this segment of the main line track. The Division of Rail, in cooperation with Metrolink, served as the California Environmental Quality Act (CEQA) lead agency for these rail corridor improvement projects.

An Initial Study for the project was prepared in April 2001. A Notice of Preparation (NOP)/Scoping Announcement for the preparation of a Draft PEIR was circulated on April 16, 2002. Public scoping meetings were held on April 24 in Santa Fe Springs, on April 25 in the City of La Mirada, and on April 29 in Pico Rivera. The Notice of Completion (NOC) of the Draft PEIR was filed in April 2003. The public review period was April 4 through May 19, 2003. There were four public meetings held on the Draft PEIR: April 29 in Buena Park, April 30 in Santa Fe Springs, May 6 in Pico Rivera, and May 7 in La Mirada.

The Final PEIR for SCH#2002041111 was completed in November of 2003. It was certified by Caltrans on November 29, 2003. The Final PEIR consisted of the Draft PEIR document, comments and recommendations received on the Draft PEIR, as well as responses, and some attachments. Attachments included the NOP responses, drawings for Valley View, a Summary of Property Acquisition Procedures, and a Mitigation Monitoring and Reporting Program.

The proposed Project will be undertaken as a joint effort of the Cities of Santa Fe Springs and La Mirada. The Cities of Santa Fe Springs and La Mirada are the Responsible Agencies for this Project. An Environmental Assessment (EA) was prepared to determine if further environmental analyses was needed in order to fulfill NEPA requirements. The EA evaluated the potential effects on the environment from construction and operation of the Valley View grade separation. The EA considered several project alternatives, but ultimately concluded that the Project, as proposed, was the best and most cost-effective alternative.

After careful review, Caltrans concluded that the proposed Project was exempt from CEQA and Issued Categorical Exemption number CE 200508014. The Categorical Exclusion found that the Project did not individually or cumulatively have a significant environmental effect and was excluded from the requirement to prepare an Environmental Impact Report. This determination was executed by Caltrans on August 31, 2005. It further required FHWA determination that the Project met the criteria of and was properly classified as a Categorical Exclusion. The FHWA determination was made on September 12, 2005.

The proposed Project will not result in any population increase, nor will it generate any new on-road traffic that would cause increased regional mobile source emissions. In addition, the proposed grade separation at Valley View Avenue will allow for increased operational efficiency and speeds of trains and will improve traffic flow by eliminating the existing at-grade crossing. The elimination of the at-grade crossing will increase the average train speed, reduce train delays, idling inside tracks and surface street queuing. This will reduce the potential for CO "hot spots". A short-term increase in dust and equipment exhaust will occur during construction of the proposed improvements. However, the direct air quality implication of project

implementation will be minimal. Creation of a third track and the grade separation are considered air quality positive, because trains are more "pollution efficient" per ton-mile or passenger-mile than on-road transportation. This results in positive cumulative Project impacts.

Caltrans also considered a "No Project" alternative as part of its environmental analysis. All other alternatives were rejected as being infeasible or unreasonable to meet the Project's objectives, which is a grade separation at the current at-grade crossing of Valley View Avenue and the BNSF main line tracks in the Cities of Santa Fe Springs and La Mirada. The "No Project" alternative would not meet the Project's objectives for obvious reasons. It would, however, eliminate all of the short-term construction impacts identified in the Environmental Assessment and the PEIR, none of which were identified as being significant and adverse as long as mitigation measures are implemented.

Caltrans also recognized that the "No Project" alternative would result in the at-grade crossing being retained at Valley View and the BNSF railroad tracks. The "operational" effects of the continued at-grade crossing when compared to the alternative of a grade separation would result in more adverse environmental effects than a grade separated project. Specifically, traffic delays would continue to be substantial relative to the grade separated project, up to an estimated 150 minutes per day. These delays would be contrasted to the continuous flow of traffic with the grade separation. An indirect consequence of maintaining the at-grade separation would be continued delays or longer response times for emergency vehicles which would not have a grade separated crossing on Valley View as one option for responding south of Stage Road. Perhaps, more important, the traffic safety hazards inherent in an at-grade crossing would not be eliminated if the "No Project" alternative were selected for implementation.

A second negative impact is that the local noise environment would experience higher background sound levels with the "No Project" alternative. This occurs for two reasons: first, train horns that must still be blown at locations with at-grade crossings; and secondly, the traffic on Valley View would not be reduced due to placing the traffic below grade with an underpass.

By retaining the at-grade crossing under the "No Project" alternative, air emissions from local traffic on Valley View will be greater relative to the continuous flow of traffic under the proposed project. It is not possible to calculate the difference in emissions because it is not possible to know how many of the 20,000+ trips on Valley View actually get stopped during the estimated 150 minutes of delays on the roadway. However, a substantial amount of vehicle idling emissions would continue if the "No Project" alternative were selected for implementation.

Other longer-term effects, such as improved protection for utilities, better functioning of the drainage system, and improved water quality due to better treatment systems in the roadway, would be eliminated if the "No Project" alternative was selected for implementation instead of the proposed Project. Ultimately, Caltrans determined that the primary adverse effects of the proposed Project are the result of construction activities. All construction activities have either less than significant impacts with no

mitigation or less than significant impacts with the implementation of mitigation measures. For those reasons, Caltrans rejected the "No Project" alternative.

All of the environmental documentation prepared in connection with the PEIR, the Environmental Assessment and the Categorical Exemption, have been reviewed by City staff in connection with the proposed Resolutions of Necessity to be considered on October 22, 2009, pursuant to the criteria of Section 15162 of the CEQA Guidelines and Section 21166 of the Public Resources Code. Staff has concluded that no substantial changes have occurred in the Project and its related applications, and that the City has not obtained any new information of substantial importance that would require the City to undertake further environmental analysis. These environmental findings in connection with the Project and related applications are the appropriate findings with respect to the proposed acquisition of the Subject Property Interests.

The City of Santa Fe Spring's General Plan, the PEIR, the staff report in connection with the PEIR, the Environmental Assessment, the staff report in connection with the Environmental Assessment, the Categorical Exemption, exhibits to these documents and all documents referenced therein, the City's proposed construction plans, and aerial maps of the Subject Property Interests are on file in the City's Public Works Department, and are incorporated in this Report by this reference.

The Proposed Project will require the relocation of several utilities that are located on the Subject Property Interests. The City has consulted with the impacted utility companies and has reached an agreement as to the proposed relocation sites for the utilities impacted by the Project.

City's Actions Pursuant to Government Code Section 7262 et seq.

As more fully described below, the City of Santa Fe Springs, pursuant to California Government Code Section 7262 *et seq.*, obtained appraisals of the fair market value of the extended terms of the temporary construction easements, set just compensation in accordance with the appraised fair market value and extended written offers in April 2011, to the owners of record.

Following is a brief summary of the City's actions with respect to each of the Subject Property Interests pursuant to Government Code Section 7262 *et seq.*

● **14515 – 14565 Valley View Avenue – APN 8069-006-042**

Pursuant to Government Code Section 7262 *et seq.*, the City obtained an initial fair market value appraisal of this subject real property based on a June 5, 2008 date of value. The City set just compensation in accordance with the appraised fair market value and in September 2008 extended a written offer letter to the owner of record of 14515 – 14565 Valley View Avenue. In October 2008, the City revised its proposed plans for the relocation of various above-ground utilities for the proposed Project. The City determined that additional easements were needed for the proposed Project. Accordingly, the City engaged the same appraiser to update the appraisal report based on the revised legal description. In August 2009, the City reset just

compensation in accordance with the updated appraisal, and extended a revised written offer letter to the owner of record. In March 2011, the City determined that the terms of the temporary construction easements would have to be extended due to the State's failure to release funding committed to this Proposed Project. The City had the same appraiser determine the value of the extended terms of the temporary construction easements. The City Council set just compensation based on the appraiser's determination and in April 2011, an offer letter was sent to the owner of record for the additional terms of the temporary construction easements. The City has received no acceptance or agreement from the record owner.

- **Portions of 3 contiguous parcels on Borate Street, identified as follows:**

- **14027 Borate Street – APN 8069-008-031**

Pursuant to Government Code Section 7262 *et seq.*, the City obtained an initial fair market value appraisal of this subject real property based on a June 5, 2008 date of value. The City set just compensation in accordance with the appraised fair market value and in September 2008 extended a written offer letter to the owner of record of 14027 Borate Street. In October 2008, the City revised its proposed plans for the relocation of various above-ground utilities for the proposed Project. The City determined that additional easements were needed for the proposed Project. Accordingly, the City engaged the same appraiser to update the appraisal report based on the revised legal description. In August 2009, the City reset just compensation in accordance with the updated appraisal, and extended a revised written offer letter to the owner of record. In March 2011, the City determined that the terms of the temporary construction easements would have to be extended due to the State's failure to release funding committed to this Proposed Project. The City had the same appraiser determine the value of the extended terms of the temporary construction easements. The City Council set just compensation based on the appraiser's determination and in April 2011, an offer letter was sent to the owner of record for the additional terms of the temporary construction easements. The City has received no acceptance or agreement from the record owner.

- **14103 Borate Street – APN 8069-008-032**

Pursuant to Government Code Section 7262 *et seq.*, the City obtained an initial fair market value appraisal of this subject real property based on a June 5, 2008 date of value. The City set just compensation in accordance with the appraised fair market value, and in September 2008 extended a written offer letter to the owner of record of 14103 Borate Street. In October 2008, the City revised its proposed plans for the relocation of various above-ground utilities for the proposed Project. The City determined that additional easements were needed for the proposed Project. Accordingly, the City engaged the same appraiser to update the appraisal report based on the revised legal description. In August 2009, the City reset just compensation in accordance with the updated appraisal, and extended a revised written offer letter to the owner of record. The City has received no acceptance or agreement from the record owner.

- **14100 Borate Street – APN 8069-008-033**

Pursuant to Government Code Section 7262 *et seq.*, the City obtained an initial fair market value appraisal of this subject real property based on a June 5, 2008 date of value. The City set just compensation in accordance with the appraised fair market value, and in September 2008 extended a written offer letter to the owner of record of 14100 Borate Street. In October 2008, the City revised its proposed plans for the relocation of various above-ground utilities for the proposed Project. The City determined that additional easements were needed for the proposed Project. Accordingly, the City engaged the same appraiser to update the appraisal report based on the revised legal description. In August 2009, the City reset just compensation in accordance with the updated appraisal, and extended a revised written offer letter to the owner of record. In March 2011, the City determined that the terms of the temporary construction easements would have to be extended due to the State's failure to release funding committed to this Proposed Project. The City had the same appraiser determine the value of the extended terms of the temporary construction easements. The City Council set just compensation based on the appraiser's determination and in April 2011, offer letters were sent to the owners of record for the additional terms of the temporary construction easements. The City has received no acceptance or agreement from the record owner.

True and correct copies of the initial and revised offer letters are on file in the City's Public Works Department. These offer letters are incorporated in this Report by this reference. To date, however, no negotiated purchase of the Subject Property Interests has been consummated, and the schedule for the proposed Project requires that the City Council consider the proposed Resolutions of Necessity at this time. City staff is continuing its negotiations with the record owners.

A. The Public Interest and Necessity Require the Proposed Project

As shown above, the proposed Project requires a grade separation along Valley View Avenue and the construction of a new railroad bridge with three tracks across the Valley View Avenue right-of-way in order to eliminate an existing at-grade crossing. The proposed Project will substantially enhance safety and traffic flow on surface streets along this segment of the rail corridor by increasing the separation between trains and motor vehicle traffic. In addition, it is anticipated that the proposed Project will reduce air and noise pollution emanating from idling vehicles waiting for trains to pass through at-grade crossings and to reduce noise pollution created by air horn and warning signals.

Specifically, the proposed Project would improve the intersection of Valley View Avenue, Stage Road and the BNSF Railroad by allowing for increased operational efficiency and speeds of trains, as well as replace at-grade signals. The grade separation will result in uninterrupted traffic flow and will eliminate the safety hazards inherent in an at-grade crossing. The proposed Project will also result in fewer delays and shorter response times for emergency vehicles which would now have a grade separated crossing on Valley View as one option for responding south of Stage Road. The elimination of the existing at-grade railroad crossing will increase the average train speed, reduce train delays, idling inside tracks and surface street queuing. This will reduce the potential for CO "hot spots".

These improvements would ensure safer traffic circulation on Valley View Avenue and, prevent unacceptable congestion and unsafe conditions that would result absent the proposed Project. Further, the proposed Project is consistent with the City's General Plan and is required for the public health and safety because it will alleviate existing traffic delays and maintain traffic circulation at the standard set forth in the Circulation Element of the General Plan. The proposed Project would ensure that trains and motor vehicles are separated and can circulate in a safe manner, including emergency vehicles vital to the public health and safety.

The proposed Project is necessary to reduce the existing transportation and traffic congestion impacts on Valley View Avenue, Stage Road and within the BNSF Railroad corridor. This is the second busiest intercity passenger rail corridor in the nation. The corridor serves not only BNSF freight traffic; it is also a key artery for Metrolink commuter service and Amtrak intercity services to and from Orange, San Diego and Riverside counties. The grade separation proposed is necessary to achieve the traffic and circulation goals identified above, including improving the flow of traffic. Thus, the proposed Project benefits the City as a whole.

The proposed Project also ensures that other goals of the Circulation Element and Land Use Element are met, including the goal of constructing a grade separation crossing to increase public safety and improve traffic circulation within the City.

The proposed Project will require the relocation of several utilities that are located in the Subject Property Interests. The public use for which the City seeks to acquire the Subject Property Interests, namely for grade separation purposes and all uses necessary or convenient thereto, is a more necessary public use within the meaning of Code of Civil Procedure Section 1240.650 than the uses to which public utility easement holders have appropriated those utility easements, which are located in the Subject Property Interests and are affected by the proposed Project.

B. The Proposed Project is Located in the Manner that will be Compatible with the Greatest Public Good and Least Private Injury

As shown in detail above, the proposed Project would create a grade separation at the intersection of Valley View Avenue and Stage Road. The proposed Project would improve safety and traffic flow along Valley View Avenue that is interrupted by the existing BNSF railroad crossing. The proposed Projects involves the construction of a railroad bridge with three tracks across the Valley View Avenue right-of-way. In addition, the proposed Project will reduce air and noise pollution emanating from idling vehicles waiting for trains to pass through at-grade crossings and to reduce noise pollution created by air horn and warning signals.

The proposed Project would require a partial fee take, permanent street easements, permanent utility easements and temporary construction easements from the Subject Property Interests, which are located immediately adjacent to Valley View Avenue, Stage Road, and the BNSF railroad tracks. The proposed Project cannot be constructed without the acquisition of portions of the following properties for the right-of-way improvements:

- **14515-14565 Valley View Ave. (Assessor's Parcel Number 8069-006-042):**

This property is located within the northwest quadrant of the Project. The proposed grade separation project will require a partial fee take, permanent street easement, permanent utility easement and temporary construction easements from this property. Specifically, the City will require the acquisition of a 1,902 square foot partial fee area, a 12,211 permanent underground pile anchor and utility easement area, a 9,335 square foot permanent subsurface utility easement area, a 2,034 square foot permanent retaining wall easement and a 2,160 square foot permanent slope easement. In order to construct the necessary improvements, the following temporary construction easements have been established to facilitate the installation of permanent improvements, minimize the disruption to traffic, and minimize impacts to the existing businesses on the site: 10,171 square foot temporary construction easement will be needed for 26 months; 8,704 square foot temporary construction easement will be needed for 44 months; 23,738 square foot temporary construction easement will be needed for 44 months; 7,002 square foot temporary construction easement will be needed for 44 months; 1,725 square foot temporary construction easement will be needed for 26 months. All damaged improvements and landscaping located in the proposed acquisition area will be replaced in kind as part of the project.

- **Portions of 3 contiguous parcels on Borate Street, identified as follows:**

The following three (3) properties are located within the southwest quadrant of the Project.

- **14027 Borate Street (Assessor's Parcel Number 8069-008-031)**

The proposed Project requires a permanent utility easement from this property. Specifically, the City needs to acquire a 4,046 square foot permanent subsurface utility easement from the larger parcel. The proposed acquisition area is located adjacent and southwest of an existing sewer easement that runs along a portion of the northeastern property boundary of the larger parcel site. All damaged improvements and landscaping located within the proposed acquisition area will be replaced in kind as a part of the project.

- **14103 Borate Street (Assessor's Parcel Number 8069-008-032)**

The proposed Project requires two permanent subsurface utility easements from this property. Specifically, the City needs to acquire a 3,100 and 3,950 square foot permanent subsurface utility easement areas from the subject larger parcel site. The first permanent subsurface utility easement is located approximately 10 feet southwest of the northeastern property boundary and is generally rectangular in shape. It will be used for the maintenance, repair and replacement of sanitary sewer. The second permanent subsurface utility easement is located adjacent and southwest of the first permanent subsurface utility easement. It is irregular in shape. All damaged improvements and landscaping located within the proposed acquisition area will be replaced in kind as a part of the project.

➤ **14100 Borate Street (Assessor's Parcel Number 8069-008-033)**

The proposed Project requires the acquisition of permanent utility easements and a temporary construction easement. Specifically, the City needs to acquire a 6,285 square foot permanent subsurface utility easement area that will be used for the maintenance, repair and replacement of sanitary sewer. In addition, a 9,708 square foot permanent subsurface utility easement area will be acquired for the maintenance, repair and replacement of utilities as part of the proposed Project. Finally, the City will require the acquisition of a 46,415 square foot temporary construction easement on the subject property. This area will be needed for a period of 44 months for a detour road to reroute Valley View Avenue during the construction of the grade separation. All damaged improvements and landscaping located within the proposed acquisition area will be replaced in kind as a part of the project.

The proposed Project, as planned and located, would ensure safe traffic circulation on Valley View Avenue by the construction of a grade separated intersection. The proposed Project will allow the uninterrupted flow of traffic along Valley View by increasing the separation between trains and motor vehicle traffic. During the construction of the railroad bridges and grade separation, Valley View Avenue will be detoured, proximate to Stage Road, to the west through adjacent private property for a period of 30 months.

Further, the proposed Project is consistent with the City's General Plan and is required for the public health and safety because it will alleviate unacceptable levels of traffic congestion, maintain traffic circulation at the standard set forth in the Circulation Element of the General Plan, and provide for the separation of trains and motor vehicle traffic. The proposed Project would ensure that vehicles are able to circulate safely, including emergency vehicles vital to the public health and safety.

The proposed Project is necessary to reduce the existing transportation and traffic congestion impacts on Valley View Avenue caused by the current at-grade railroad crossing. A large number of trains use this congested corridor, often causing blocking delays to traffic traveling on Valley View Avenue and Stage Road. The proposed Project will also reduce air and noise pollution emanating from idling vehicles waiting for trains to pass through the at-grade crossing. It is anticipated that the proposed Project will also reduce noise pollution created by air horn and warning signals. These concerns are identified in the Land Use and Circulation Elements of the City.

The proposed Project will require the relocation of a number of utilities that are located in the Subject Property Interests. The public use for which the City seeks to acquire the Subject Property Interest, namely for the construction of a grade separation, and all uses necessary or convenient thereto, is a more necessary public use within the meaning of Code of Civil Procedure Section 1240.650 than the uses to which the public utility easement holders have appropriated those utility easements.

C. The Subject Property Interests Described in the Resolutions of Necessity are Necessary for the Proposed Project.

As explained above, the proposed Project involves the construction of a grade separation along Valley View Avenue and the construction of a railroad bridge with three tracks across the Valley View Avenue right-of-way in order to eliminate the existing at-grade crossing. All four quadrants adjacent to this intersection will be impacted.

The proposed Project would require additional right-of-way for a partial fee take, permanent easements, utility easements, and temporary construction easements. The proposed Project requires the acquisition of the Subject Property Interests, which are located immediately adjacent to Valley View Avenue, at the intersection of Valley View Avenue, Stage Road and the BNSF railroad. The proposed Project cannot be constructed without the acquisition of portions of the following properties, which are described more particularly in the Exhibits that are attached to the Resolutions of Necessity, for the right-of-way improvements:

- **14515-14565 Valley View Ave. (Assessor's Parcel Number 8069-006-042):**

The proposed grade separation project require a partial fee take, permanent street easement, permanent utility easement and a temporary construction easement from this property. Specifically, the City will require the acquisition of a 1,902 square foot partial fee area, a 12,211 permanent roadway easement area, a 9,335 square foot permanent subsurface utility easement area, a 2,034 square foot retaining wall easement, and a 2,160 square foot permanent slope easement. In order to construct the necessary improvements, the following temporary construction easements have been established to facilitate the installation of permanent improvements, minimize the disruption to traffic, and minimize impacts to the existing businesses on the site: 10,171 square foot temporary construction easement will be needed for 26 months; 8,704 square foot temporary construction easement will be needed for 44 months; 23,738 square foot temporary construction easement will be needed for 44 months; 7,002 square foot temporary construction easement will be needed for 44 months; 1,725 square foot temporary construction easement will be needed for 26 months. All damaged improvements and landscaping located within the proposed acquisition area will be replaced in kind as part of the project.

- **Portions of 3 contiguous parcels on Borate Street, identified as follows:**

- **14027 Borate Street (Assessor's Parcel Number 8069-008-031)**

The proposed Project requires a permanent utility easement from this property. Specifically, the City needs to acquire a 4,046 square foot permanent subsurface utility easement from the larger parcel. The proposed acquisition area is located adjacent and southwest of an existing sewer easement that runs along a portion of the northeastern property boundary of the larger parcel site. All damaged improvements and landscaping located within the proposed acquisition area will be replaced in kind as a part of the project.

- **14103 Borate Street (Assessor's Parcel Number 8069-008-032)**

The proposed Project requires two permanent subsurface utility easements from this property. Specifically, the City will require the acquisition of a 3,100 and 3,950 square foot permanent subsurface utility easement areas from the subject larger parcel site. The first permanent subsurface utility easement is located approximately 10 feet southwest of the northeastern property boundary and is generally rectangular in shape. It will be used for the maintenance, repair and replacement of sanitary sewer. The second permanent subsurface utility easement is located adjacent and southwest of the first permanent subsurface utility easement. It is irregular in shape, with a varying length and width. All damaged improvements and landscaping located within the proposed acquisition area will be replaced in kind as a part of the project.

➤ **14100 Borate Street (Assessor's Parcel Number 8069-008-033)**

The proposed Project requires the acquisition of permanent utility easements and a temporary construction easement. Specifically, the City will require the acquisition of a 6,285 square foot permanent subsurface utility easement area that will be used for the maintenance, repair and replacement of sanitary sewer. In addition, a 9,708 square foot permanent subsurface utility easement area will be acquired for the maintenance, repair and replacement of utilities as part of the proposed Project. Finally, the City will require the acquisition of a 46,415 square foot temporary construction easement on the subject property. This area will be needed for a period of 44 months for a detour road to reroute Valley View Avenue during the construction of the grade separation. All damaged improvements and landscaping located within the proposed acquisition area will be replaced in kind as a part of the project.

The proposed Project will require the relocation of several utilities that are located in the Subject Property Interests. The public use for which the City seeks to acquire the Subject Property Interests, namely grade separation purposes, and all uses necessary or convenient thereto, is a more necessary public use within the meaning of Code of Civil Procedure Section 1240.650 than the uses to which public utility easement holders have appropriated those utility easements.

D. The City has Made the Offer Required by Section 7267.2 of the Government Code to the Owners of Record of the Real Property the City Seeks to Acquire.

As explained more fully above, the City, pursuant to Government Code Section 7262 *et seq.*, obtained fair market value appraisals of the Subject Property Interests, set just compensation in accordance with the appraised fair market value, and extended written offers to the following record owners of the Subject Property Interests.

True and correct copies of the offer letters and revised offer letters are on file in the City's Public Works Department, and are incorporated into this Report by this reference. As explained more fully above, the City received no acceptance or agreement from certain property owners. The City has engaged in negotiations with

the owners that responded to the City's offers. To date, however, no negotiated purchase has been consummated and the schedule for the proposed Project requires that the City Council consider the proposed Resolutions of Necessity at this time.

Adoption of each Resolution of Necessity requires a separate vote of at least four-fifths (4/5) of the City Council.

FISCAL IMPACT

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

INFRASTRUCTURE IMPACT

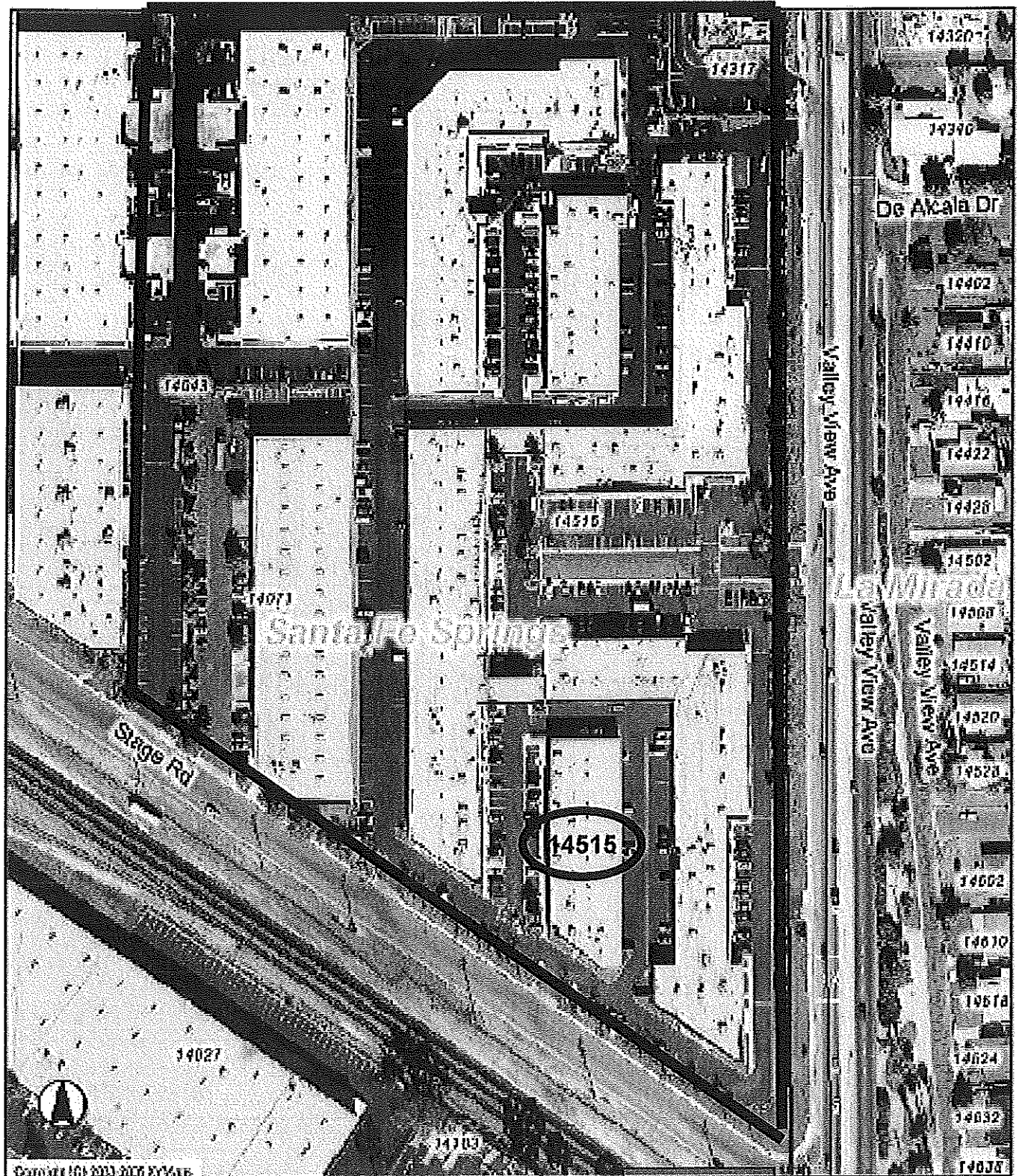
This action does not have a direct impact on City infrastructure. However, any delays in securing the easements referenced herein will have a significant impact on the City's ability to complete, and the current schedule for completing, the Project.



Thaddeus McCormack
City Manager

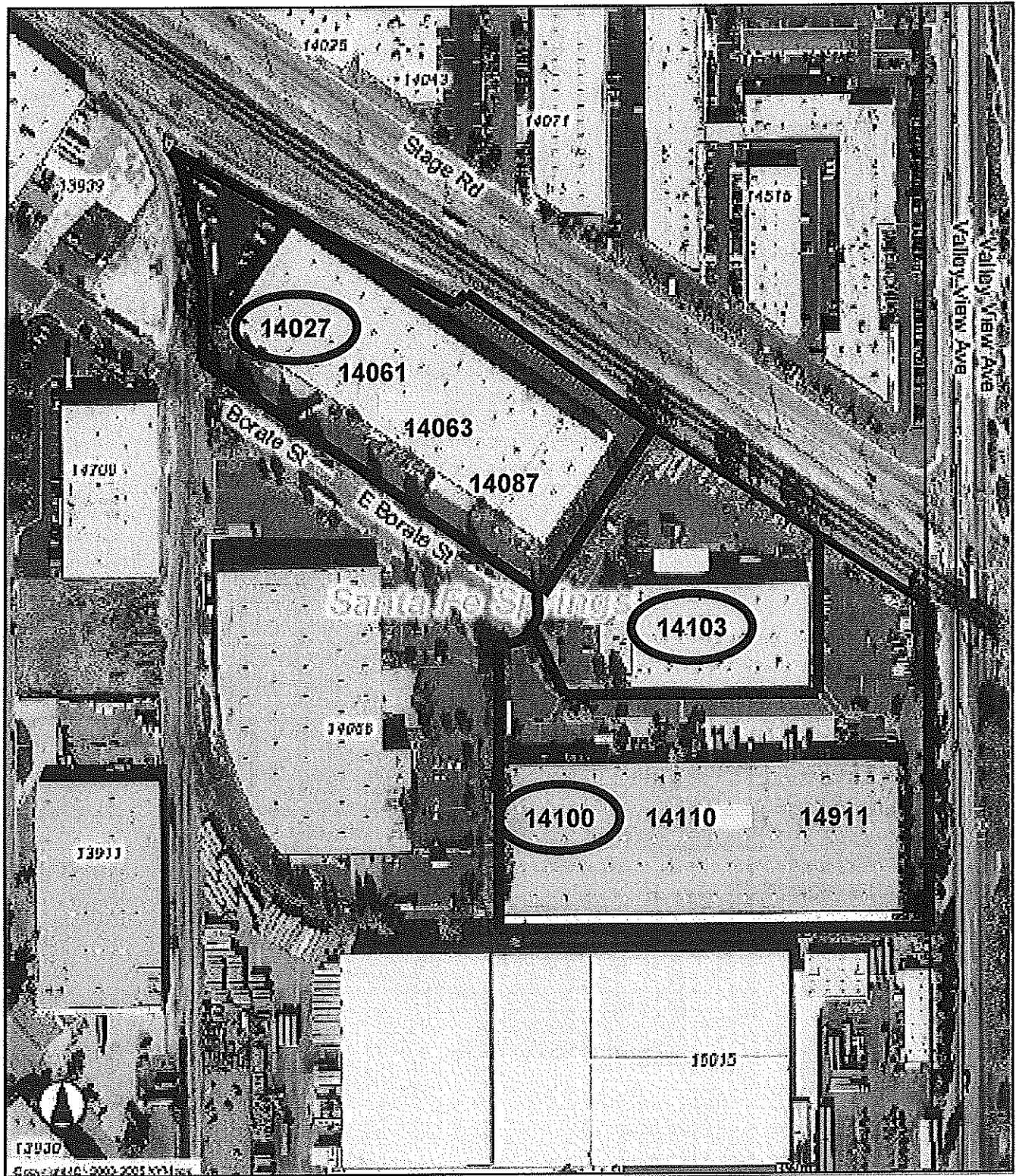
Attachment(s):

Location Map for Resolution No. 9321
Location Map for Resolution No. 9322
Resolution Nos. 9321 and 9322

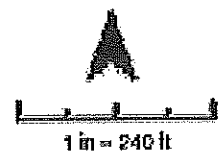


Location Map For Resolution No. 9321





Location Map For Resolution No. 9322



RESOLUTION NO. 9321

A RESOLUTION OF NECESSITY OF THE CITY OF SANTA FE SPRINGS AMENDING RESOLUTION NO. 9224 BY INCREASING THE TERM OF THE TEMPORARY CONSTRUCTION EASEMENTS AND DECLARING CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR PUBLIC PURPOSES AND AUTHORIZING THE ACQUISITION THEREOF, IN CONNECTION WITH THE VALLEY VIEW GRADE SEPARATION PROJECT

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

SECTION 1. The City of Santa Fe Springs is a municipal corporation, in the County of Los Angeles, State of California.

SECTION 2. The real property interests described in Section 3 of this Resolution are to be taken for a public use, namely for the construction and maintenance of a grade separation, also known as the Valley View Grade Separation Project, and all purposes necessary and convenient thereto. The real property interests will be taken from property located at 14515 – 14565 Valley View Avenue (Assessor's Parcel Number 8069-006-042), (referred to below as "Subject Property") in connection with the construction and maintenance of the Valley View Grade Separation Project ("proposed Project"). The City has the authority to acquire the property interests for the proposed Project pursuant to the authority conferred upon the City of Santa Fe Springs to acquire real property by eminent domain by California Constitution, Article I, Section 19, California Government Code Sections 37350, 37350.5, 37351, 40401, and 40404, California Code of Civil Procedure Section 1230.010 *et seq.* (Eminent Domain Law), including, but not limited to Sections 1240.010, 1240.020, 1240.110, 1240.120, 1240.510, 1240.610, 1240.650, 1245.250, and other provisions of law.

SECTION 3. The City seeks to acquire the following property interests from the Subject Property:

- 1,902 square foot partial fee area and all uses necessary or convenient thereto;
- 12,211 square foot permanent subsurface pile anchor and utility easement and all uses necessary or convenient thereto;
- 9,335 square foot permanent subsurface utility easement and all uses necessary or convenient thereto;
- 2,034 square foot retaining wall easement and all uses necessary or convenient thereto;

- 2,160 square foot permanent slope easement and all uses necessary or convenient thereto;
- 10,171 square foot temporary construction easement for a period of 12 months for construction, maintenance, repair and replacement purposes during the construction of the grade separation and all uses necessary or convenient thereto;
- 8,704 square foot temporary construction easement for a period of 44 months for construction, maintenance, repair and replacement purposes during the construction of the grade separation and all uses necessary or convenient thereto;
- 23,738 square foot temporary construction easement for a period of 44 months for construction, maintenance, repair and replacement purposes during the construction of the grade separation and all uses necessary or convenient thereto;
- 7,002 square foot temporary construction easement for a period of 44 months for construction, maintenance, repair and replacement purposes during the construction of the grade separation and all uses necessary or convenient thereto; and
- 1,725 square foot temporary construction easement for a period of 26 months for construction, maintenance, repair and replacement purposes during the construction of the grade separation and all uses necessary or convenient thereto.

The 1,902 square foot partial take area is legally described in Exhibit "1A" and depicted in Exhibit "1B" to the Resolution of Necessity. The 12,211 square foot permanent subsurface pile anchor and utility easement is legally described in Exhibit "2A" and depicted in Exhibit "2B" to the Resolution of Necessity. The 9,335 square foot permanent subsurface utility easement is legally described in Exhibit "3A" and depicted in Exhibit "3B" to the Resolution of Necessity. The 2,034 foot retaining wall easement is legally described in Exhibit "4A" and depicted in Exhibit "4B" to the Resolution of Necessity. The 2,160 foot permanent slope easement is legally described in Exhibit "5A" and depicted in Exhibit "5B" to the Resolution of Necessity. The 10,171 square foot temporary construction easement is legally described in Exhibit "6A" and depicted in Exhibit "6B" to the Resolution of Necessity. The 8,704 square foot temporary construction easement is legally described in Exhibit "7A" and depicted in Exhibit "7B" to the Resolution of Necessity. The 23,738 square foot temporary construction easement is legally described in Exhibit "8A" and depicted in Exhibit "8B" to the

Resolution of Necessity. The 7,002 square foot temporary construction easement is legally described in Exhibit "9A" and depicted in Exhibit "9B" to the Resolution of Necessity. The 1,725 square foot temporary construction easement is legally described in Exhibit "10A" and depicted in Exhibit "10B" to the Resolution of Necessity. Said exhibits are attached hereto and incorporated herein by this reference. The aforementioned property interests will be referred to collectively as Subject Property Interests.

SECTION 4. The Valley View Avenue Grade Separation Project ("Project") is a joint project between the Cities of Santa Fe Springs and La Mirada in cooperation with Caltrans, Division of Rail and the BNSF railroad. The purpose of the proposed Project is to improve safety and traffic flow along Valley View Avenue that is interrupted by the existing BNSF railroad crossing.

The proposed Project requires a grade separation along Valley View Avenue and construction of a new railroad bridge with three tracks across the Valley View Avenue right-of-way in order to eliminate the existing at-grade crossing. The primary element of the proposed Project will involve lowering the intersection of Valley View Avenue and Stage Road by approximately 21 feet so that Valley View traffic will be able to drive under the railroad bridge. However, while all four quadrants adjacent to this intersection will be impacted, no buildings will need to be acquired or modified, nor does the proposed project require any existing businesses to be relocated in order to complete construction. Additionally, appropriate mitigation measures will be implemented to address impacts on affected parking areas, access to private property and disruption of private utility services.

The widths of Valley View Avenue and Stage Road will be unchanged. However, to allow for the lowering of the intersection of Valley View Avenue and Stage Road, temporary sheeting and permanent retaining walls will be constructed within the adjacent properties via permanent road and slope easements. The limits on Valley View Avenue where work will be done are approximately 750 feet north of Stage Road and extend to 900 feet south of Stage Road. The lowest point of elevation on Valley View Avenue will be 21 feet below before condition street grade and 16 feet below the bottom of the steel bridge of the railroad at the BNSF railroad crossing. The proposed Project will necessitate the modification and, in some cases, the relocation of driveways along Valley View Avenue and the north side of Stage Road west of Valley View that are within the limits of the proposed Project, to meet the new street grade. The proposed Project will also require extensive relocation, removal and reconstruction of all affected utility lines, including public water, sewer and drainage lines.

The existing at-grade crossing will need to be isolated in order to construct the new railroad bridge and grade separation. After evaluating various options, the Cities concluded that the most feasible solution was to construct the detour road to the west of the existing crossing. There will be two lanes for each direction in order to

accommodate current traffic volumes on Valley View Avenue. The detour road will impact adjacent private property on both the northwest and southwest quadrants of the proposed Project; however no structures will be affected. This detour road will be needed for a period of 30 months. All damaged site improvements within the temporary construction easement areas will be repaired or replaced in kind as part of the construction in the manner proposed.

The Los Angeles-San Diego Rail Corridor is the second busiest intercity passenger rail corridor in the nation. The corridor serves not only BNSF freight traffic; it is also a key artery for Metrolink commuter service and Amtrak intercity services to and from Orange, San Diego and Riverside counties. Approximately 100 trains per day use this congested corridor, often causing blocking delays to traffic traveling on surface streets with the existing at-grade crossings, which in turn translate into significant economic losses. Additionally, the projected increases in the frequency of freight services, as well as future increases of commuter rail services and intercity train services as an alternative mode of transportation, indicate that there will be more blocking delays to traffic traveling on streets with at-grade crossings.

The proposed Project is being implemented to achieve one immediate objective. The grade separation will substantially enhance safety and traffic flow on surface streets along this segment of the rail corridor by eliminating the existing at-grade intersection of trains and motor vehicle traffic. In addition, it is anticipated that the proposed Project will reduce air and noise pollution emanating from idling vehicles waiting for trains to pass through the existing at grade crossings and will reduce noise pollution created by air horn and warning signals. These concerns are identified in both the Land Use and Circulation Elements of the Cities of Santa Fe Springs and La Mirada. The proposed Project is identified as a means of enhancing public safety and traffic flow. It is further identified as a means of reducing air and noise pollution within the City.

SECTION 5. After careful review, Caltrans concluded that the proposed Project was exempt from CEQA and issued Categorical Exemption number CE 200508014. The Categorical Exclusion found that the proposed Project did not individually or cumulatively have a significant environmental effect and was excluded from the requirement to prepare an Environmental Impact Report. This determination was executed by Caltrans on August 31, 2005. It further required FHWA determination that the proposed Project met the criteria of and was properly classified as a Categorical Exclusion. The FHWA determination was made on September 12, 2005.

SECTION 6. Pursuant to California Government Code Section 7262 *et seq.*, the City obtained a fair market value appraisal of the Subject Property Interests that used a date of value of June 5, 2008. The City set just compensation in accordance with the appraised fair market value and in September 2008 extended a written offer to the owner of record to purchase the Subject Property Interests pursuant to Govern Code

Section 7267.2. In October 2008, the city revised its proposed plans for the relocation of various above-ground utilities for the proposed Project. The City determined that additional easements were needed for the proposed Project. The City had the appraisal reports updated and in August 2009, the City reset just compensation in accordance with the updated appraisal and extended a revised written offer to the owner of record. The City's offer letter included an informational pamphlet describing the eminent domain process and the owner's rights. The City further offered to pay the property owner the reasonable costs, up to \$5,000.00, for an independent appraisal of the Subject Property Interest pursuant to Code of Civil Procedure Section 1263.025. In March 2011, the City determined that the terms of the temporary construction easements would have to be extended due to the State's failure to release funding committed to this proposed Project. The City had the same appraiser determine the value of the extended terms of the temporary construction easements. The City Council set just compensation based on the appraiser's determination and in April 2011, an offer letter was sent to the owner of record seeking to purchase the additional terms of the temporary construction easements.

SECTION 7. On May 17, 2011 the City provided written notice to the record owner of the City Council's intent to consider the adoption of the proposed Resolution of Necessity at its June 6, 2011 meeting as required by Code of Civil Procedure Section 1245.235.

SECTION 8. The City Council of the City of Santa Fe Springs hereby finds and determines that:

- A. The public interest and necessity require the proposed Project; and
- B. The proposed Project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury; and
- C. The property interests described in Exhibits "1A through 10A" hereto and depicted on Exhibits "1B through 10B" hereto are necessary for the proposed Project; and
- D. The City made the offer required by section 7267.2 of the Government Code to the owner of record.

SECTION 9. The findings and declarations contained in this Resolution are based upon the record before the City Council on June 6, 2011, including the Agenda Report dated June 6, 2011 and all documents referenced therein, all of which are incorporated herein by this reference. These documents include the Notice of Determination, the General Plan, and all the file documents relating to the proposed Project. The findings and declarations in this Resolution are also based upon any

testimony, records and documents produced at the hearing, all of which are incorporated herein by this reference.

SECTION 10. The City Council of the City of Santa Fe Springs hereby authorizes and directs the law firm of Richards, Watson & Gershon, to take all steps necessary to commence and prosecute legal proceedings in a court of competent jurisdiction to acquire by eminent domain the Subject Property Interests legally described in Exhibits "1A through 10A" and depicted on Exhibits "1B through 10B" to this Resolution.

SECTION 11. The City Council of the City of Santa Fe Springs hereby authorizes the City Manager to execute all necessary documents in connection with the eminent domain proceeding.

SECTION 12. This Resolution shall take effect upon adoption.

ADOPTED AND APPROVED by the City Council of the City of Santa Fe Springs this 6th day of June, 2011.

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council Meeting

June 6, 2011

NEW BUSINESS

Request Approval to Award Financing of Police Vehicles to J. P. Morgan Chase Bank, N. A.

RECOMMENDATION

That the City Council award the financing of Police Vehicles and authorize the Director of Finance to execute the documents to finalize this transaction.

BACKGROUND

The City Council approved the lease/purchase of four (4) police pursuit vehicles and one (1) police services officer vehicle in the Fiscal Year 10/11 budget. At the February 24, 2011 meeting the Council approved an additional four (4) police pursuit vehicles to be leased/purchased. The total amount being financed is \$220,108.16.

Equipment financing proposals were solicited and received from J. P. Morgan Chase Bank, N. A., California First National Bank, Bank of the West, and Holman Capital to finance the total of (9) vehicles approved above. J. P. Morgan Chase Bank, N. A. responded with the most favorable proposal by offering the lowest financing rate. The City Attorney will review the financing terms of the agreement before final execution.

Below were the financing results from the four vendors:

Company	Interest Rate	Total Payments
J.P. Morgan Chase Bank	2.57%	\$225,716.49
Bank of the West	3.01%	\$226,667.28
California First National Bank	3.19%	\$227,054.97
Holman Capital	4.23%	\$228,987.54

FISCAL IMPACT

We will be financing \$220,108.20 over three years at a rate of 2.57% and make three (3) annual payments of \$75,238.83 for a total of \$225,716.50


Thaddeus McCormack
City Manager

Attachments(s):

Proposal from J.P. Morgan Chase Bank



J. P. Morgan Chase Bank, N. A.
300 South Grand Avenue, Suite 400
Los Angeles, CA 90017
Tel: 213-621-8111 Fax: 866-359-4526
E-Mail: david.mora@chase.com

David Mora
Vice President

May 17, 2011

Paul Martinez
Director of Purchasing
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Dear Paul Martinez:

J. P. Morgan Chase Bank, N. A. ("Lessor") is pleased to submit the following financing proposal for your review and consideration. This letter is a proposal only and is contingent upon your compliance with the requirements of the Internal Revenue Code of 1986, as amended, and all applicable state laws related to Lessee's ability to enter into a tax-exempt lease-purchase financing for the intended purposes. This proposal is for discussion purposes only and the terms and provisions of this financing are subject, among other things, to credit and business approval in accordance with Chase's internal procedures, as well as certain conditions as herein set forth. The pricing and terms included in this proposal letter are based on market conditions on the date hereof and are subject to change.

LESSOR:	J. P. Morgan Chase Bank, N. A.
LESSEE:	City of Santa Fe Springs
TRANSACTION:	Fixed-rate, fully amortizing, privately placed tax-exempt lease-purchase agreement ("Agreement").
EQUIPMENT:	8 Ford Crown Victoria Police Interceptors. Lessee shall grant Lessor a first priority security interest in the Equipment.
EQUIPMENT COST:	Anticipated not to exceed \$220,108.16
LOCATION OF EQUIPMENT:	Santa Fe Springs, CA
BANK QUALIFIED:	This proposal assumes that the Lessee will not issue more than \$10 million in tax-exempt obligations this calendar year and that the Lessee will designate this lease as a "qualified" tax-exempt obligation ("QTEO")

APPROPRIATION: This Agreement shall be subject to annual appropriation.

LEASE TERM: 3 Years

LEASE RATE: 2.57% per annum.

LEASE PAYMENT AMOUNT: \$75,238.83 every year in advance.

date	funding	Loan Amortization payment	interest	principal	balance
Jul-01-11	220108.2				220108.2
Jul-01-11		75238.83	0	75238.83	144869.3
Jul-01-12		75238.83	3723.142	71515.69	73353.64
Jul-01-13		75238.83	1885.189	73353.64	0
	220108.2	225716.5	5608.33	220108.2	

ADJUSTMENTS TO PAYMENT
AMOUNT AND LEASE RATE:

The Payment Amount and Lease Rate quoted herein will fluctuate based on Lender's cost of funds at the time of closing. For every increase in Lender's cost of funds a corresponding increase will be made to the Payment Amount and the Lease Rate to maintain Lender's economics.

PREPAYMENT/OPTION TO
PURCHASE:

The Lessee shall have the right to prepay without penalty, in whole, on any payment date.

DOCUMENTATION:

All documentation shall be prepared by and acceptable to Chase or its counsel.

DISBURSEMENT OF PROCEEDS:

Lessor will fund directly to vendor.

OR

If Progress Payments are required, the transaction will be funded via an initial escrow deposit with JPMorgan Chase Bank, N.A. ('JPM') equal to the full Financing Amount from

which disbursements will be made to vendors, or reimbursements to Lessee (in compliance with Treasury Reg 1.150-2), as funds are required. Interest earned will be utilized for Lessee's benefit to conform to the escrow agreement. Escrow fee accessed by Escrow Agent is \$750.00

PROPOSAL ONLY:

This proposal is not a commitment to undertake this financing. A commitment can be issued only after full credit and economic review and subsequent approval by the appropriate officers of Lessor. A commitment shall not be binding on Lessor unless it is in writing and signed by Lessor. If a commitment is issued by Lessor, it may modify the terms of this proposal and may add such additional requirements (including, but not limited to, financial covenants, requirements of guaranties or other credit support, and/or special equipment maintenance and return conditions) as Lessor may deem advisable.

IRS Circular 230 Disclosure: Lessor and its affiliates (collectively, "Chase") do not provide tax advice. Accordingly, any discussion of U.S. tax matters contained herein (including any attachments) is not intended or written to be used, and cannot be used, in connection with the promotion, marketing or recommendation by anyone unaffiliated with Chase of any of the matters addressed herein or for the purpose of avoiding U.S. tax-related penalties.

Please feel free to contact me at 213-621-8111 if you have any questions, or would like to discuss this proposal in greater detail. Thank you again for considering Chase!

Sincerely,

J. P. Morgan Chase Bank, N. A.

By: David Mora

Title: Vice President



City of Santa Fe Springs

City Council Meeting

June 6, 2011

NEW BUSINESS

2010 – 2014 Urban Water Management Plan Update

RECOMMENDATION

That the City Council take the following actions:

1. Receive the presentation on the updated Urban Water Management Plan for 2010-2014; and
2. Set the Public Hearing on the 2010-2014 Urban Water Management Plan for the City of Santa Fe Springs for June 23, 2011.

BACKGROUND

The Urban Water Management Planning Act (AB 797) was originally adopted by the Legislature in 1983. The act requires water purveyors that have at least 3,000 customers or produce over 3,000 acre-feet per year to develop and adopt an Urban Water Management Plan (UWMP) every five years. The City of Santa Fe Springs has almost 6,000 customers and produces about 7,000 acre-feet of water each year. Therefore, the City of Santa Fe Springs is subject to AB 797.

The current UWMP for the City of Santa Fe Springs, covering the period from 2005 through 2010 was approved by the City Council in June 2006. In order to remain in compliance with AB 797, an updated UWMP covering the period from 2010 through 2014 needs to be approved by June 30, 2011.

AB 797 has been amended several times since the original adoption. The passage of SBX7-7, the Water Conservation Bill of 2009, added significant required elements which must be incorporated into the current update of the City's Plan. The most significant new requirement is that water purveyors are now required to reduce their per capita water consumption by 20 percent by the year 2020. This requirement was added to ensure that water purveyors take into consideration the relationship between long-range water supply and demand planning and changes in local land use and growth.

Using guidelines established by the State Department of Water Resources, staff has developed an updated Urban Water Management Plan for Council consideration and adoption. The City is required to hold a Public Hearing on the updated Urban Water Management Plan before it can be approved by the City Council. Staff is asking that the City Council set the date of the Public Hearing for June 23, 2011.

OVERVIEW

The steps taken by the City of Santa Fe Springs during the last 20 years to reduce potable water consumption has proven beneficial to comply with the UWMP requirements. This includes construction of the recycled water distribution system,

Report Submitted By:

Don Jensen, Director
Department of Public Works

Date of Report: June 1, 2011

purchase of water rights to help reduce the purchase of import supplies, and on-going efforts by water users within the community to reduce their water consumption. These efforts place the City in a good position with respect to the UWMP.

The updated Urban Water Management Plan reflects the following:

1. Changes in population and land use that have occurred over the past five years as well as projections for the future, which could affect water demand;
2. Historical water use by water source (i.e. groundwater, import water and recycled water supplies) and water customer type;
3. Future water supply and demand projections for the next 20 years based on the 2015 and 2020 per capita water use targets and method for achieving the goals;
4. Worst case water supply loss for up to a 50 percent loss in supply;
5. Water conservation efforts that have been or could be implemented, including water audits, installation of water saving devices and public information programs;
6. The potential for recycled water system expansion; and
7. The City's adopted water shortage contingency plan, which includes the City's water use prohibitions, water conservation planning by businesses and water conservation rate structure.

The Water Conservation Bill of 2009, SBX7-7 mandates that each water purveyor establish water consumption targets based on per capita water use for the years 2015 and 2020. The first step in establishing those targets is to determine what the "Baseline Average" is for the City. Using DWR guidelines and based on the City's average per capita water use between FY 2001/2002 and FY 2010/2011, staff has determined the City's Baseline per-capita water use to be 332 gallons per-person per day. In order to comply with the mandated 20 percent reduction, the City's per capita water usage will need to be reduced to 266 gallons per day by year 2020, with an interim target of 289 gallons per day by year 2015.

Over the past ten years, the City's water consumption has decreased significantly. Water usage peaked in 2002 at 378 gallons per day, and dropped to all time low of 278 gallons per day per capita in 2009. The 2010 per capita water use was 281 gallons per day.

The Water Conservation Bill of 2009, SBX7-7 includes provisions for water utilities to organize regional alliances to set regional targets in addition to the utilities' 20 X 2020 and 2015 per capita targets. The regional alliance provides an additional mechanism to comply with the provisions of the legislation. The California Department of Water Resources Methodologies for Calculating Baseline and Compliance Per Capita Water Use indicates that purveyors that receive water from a common wholesale water supplier and are a part of an integrated regional water management group can establish a regional alliance target. If Santa Fe Springs participates, it would join an alliance with 14 other members of the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority.

SUMMARY

The 2010-2014 Urban Water Management Plan Update serves as a planning device for the City's water utility. It establishes a baseline for the City of Santa Fe Springs at 332 gallons per-capita per day, a 2015 target of 289 gallons per-capita per day and a 2020 target of 266 gallons per capita per day.

Additionally, a Public Hearing must be held to gather testimony regarding the updated Urban Water Management Plan before it can be approved by the City Council. Staff is asking that the City Council set the date of the Public Hearing for June 23, 2011.

FISCAL IMPACT

None.

INFRASTRUCTURE IMPACT

None.



Thaddeus McCormack
City Manager

Attachment(s):

2010 – 2014 Urban Water Management Plan Update
(on file with the City Clerk)



City of Santa Fe Springs

City Council Meeting

June 6, 2011

NEW BUSINESS

Temporary Suspension of Lease Agreement with Newport Diversified, Inc. Due to Interstate 5 (I-5) Freeway Construction

RECOMMENDATION

That the City Council approve the suspension of the Lease Agreement with Newport Diversified, Inc. (formerly San Diego Theatres, Inc.) for the parking lot area located between Freeway Drive and Alondra Boulevard and authorize the Mayor to sign a letter to Newport Diversified, Inc. notifying them of the temporary suspension of the Lease Agreement for the parking area effective November 1, 2011 through June 1, 2013 or until the area is released by Caltrans.

BACKGROUND

The City acquired the subject half acre parcel of surplus land from the State of California. The parcel was a remnant land area that had resulted from the building of the original I-5 Freeway in the 1950's. The owners of the then La Mirada Drive-in and Swap Meet expressed an interest in acquiring the subject parcel from the City for parking lot purposes. The City agreed to lease the parcel to San Diego Theatres, Inc., the owner and operator of the Drive Inn and Swap Meet.

At the City Council meeting of December 23, 1988, the Council approved the Lease Agreement with San Diego Theatres, Inc. (now known as Newport Diversified, Inc.) for the use of a vacant parcel of City property located west of Coyote Creek between Freeway Drive and Alondra Boulevard for parking lot purposes. The term of this Lease Agreement commenced on December 1, 1988 and would remain in force and effect until it was terminated in accordance with the provisions of the Lease Agreement. The Lease Agreement may be terminated upon either party giving the other party 30 days notice in writing. A copy of the Lease Agreement has been attached to this report for the Council's information.

Caltrans has recently completed construction plans for the widening of the I-5 Freeway segment between Coyote Creek and a point just north of the Alondra Boulevard overcrossing. This project includes the replacement of the existing Alondra Boulevard Bridge over the I-5 Freeway. As a result of the State's freeway expansion project, the area that the City leases to the Swap Meet will not be available for use from about November 1, 2011 until it is restored and released by Caltrans which is scheduled to be June 1, 2013. Rick Landis of Newport Diversified, Inc. has been meeting with representatives of the City and Caltrans and is aware of the pending construction and temporary unavailability of the leased area.

FISCAL IMPACT

The suspension of the Lease Agreement does not have any direct significant fiscal impact on the City.

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

Date of Report: June 1, 2011

INFRASTRUCTURE IMPACT

The parking lot will be used by Caltrans contractors for the Freeway Widening Project and will be reconstructed prior to June 1, 2013.

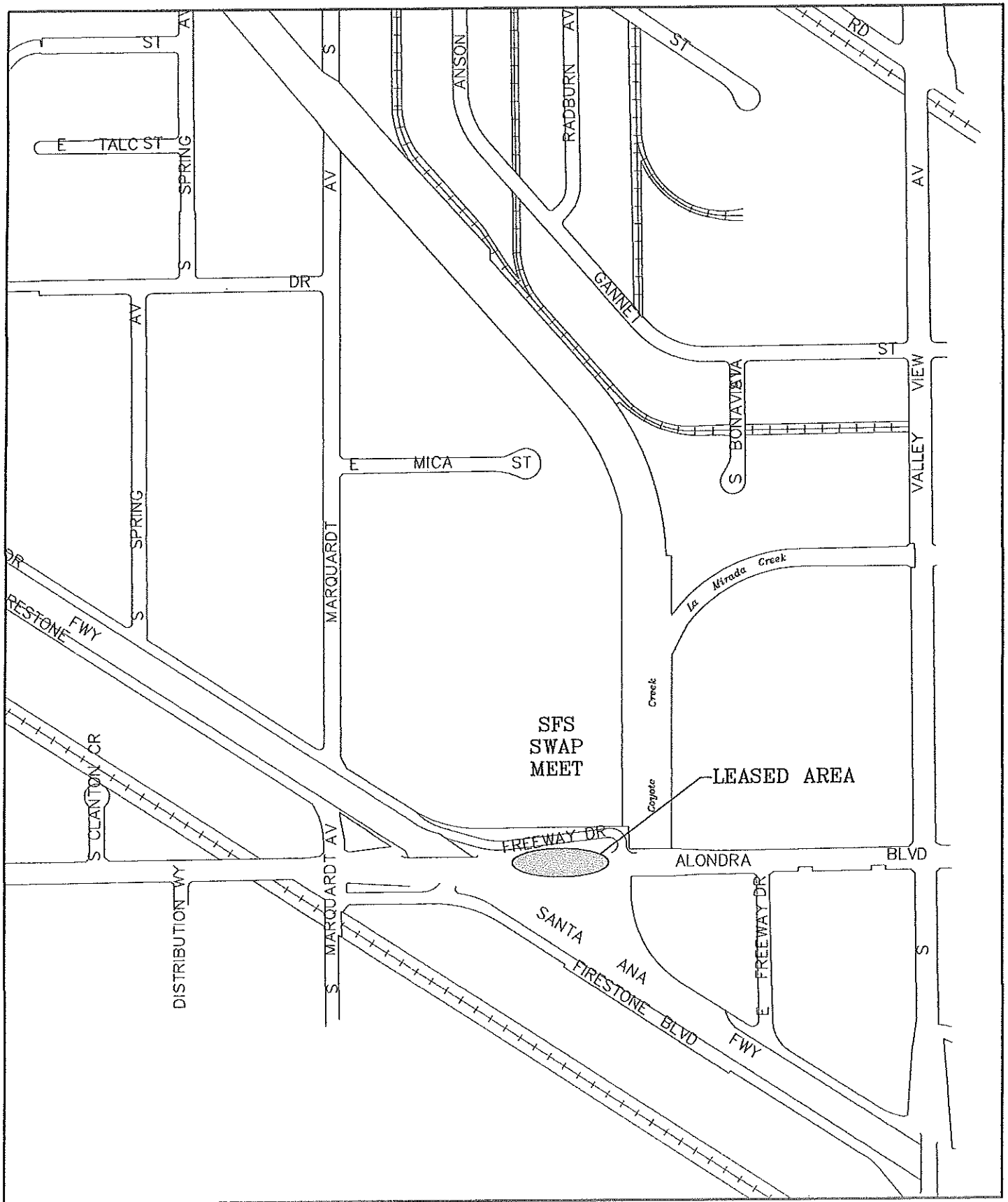


Thaddeus McCormack
City Manager

Attachment(s)

Location Map

Lease Agreement



LOCATION MAP

LEASE AGREEMENT - PARKING FACILITY

The City of Santa Fe Springs, a body corporate and politic, hereinafter referred to as "Lessor", and SAN DIEGO THEATRES, INC., hereinafter referred to as "Lessee", do hereby enter into the following lease agreement.

WHEREAS, Lessor is the owner of certain real property located on the northwest corner of Freeway Drive and Alondra Boulevard west of Coyote Creek and extending westerly in the area between Freeway Drive and Alondra Boulevard and the Santa Ana Freeway, in the City of Santa Fe Springs, and

WHEREAS, Lessee is a nearby property owner who desires to have the use of said property for parking facilities, and

WHEREAS, the parties agree that it is to their mutual advantage to enter into this agreement:

THEREFORE, THE PARTIES DO HEREBY AGREE AS FOLLOWS:

1. Lessor does hereby agree to lease to Lessee, and Lessee does hereby agree to lease from Lessor, that certain area of real property consisting of the excess right of way along the south side of Freeway Drive, between the corner of Freeway Drive and Alondra Boulevard and the Santa Ana Freeway, the area of which is illustrate on a map which is attached hereto as Exhibit "A" and incorporated herein by reference.

2. It is agreed that the tenancy of said property, as described above, shall be limited to Lessee having the sole and exclusive use and possession of said property during the term of this Lease; the use of the property shall be for parking facilities.

3. The term of this Lease Agreement shall be on a month to month basis, and shall commence from December 1, 1988, following the execution of this Lease Agreement, the Lease Agreement term shall remain in force and effect until terminated in accordance with the provisions herein or extended or altered as mutually agreed upon by Lessee and Lessor.

4. It is agreed that the basic rent shall be \$1.00 payable in advance. Other consideration for the property shall be the construction of various improvements to the site which shall remain after termination of the tenancy. These improvements include approved fencing, retaining walls, landscaping, paving, lighting (if necessary), and maintenance of the landscaped slope areas along Alondra Boulevard.

5. Lessee does hereby agree that prior to occupancy of the property for parking facilities that a site plan be submitted to the City Engineer and Director of Planning and Development of the City of Santa Fe Springs for approval and that all approved site improvements be completed on the property.

6. Lessee does hereby agree to maintain said property at all times in a safe, clean and orderly condition, and Lessee agrees to have said premises in a clean condition upon the close of each week.

7. Lessee does hereby agree to indemnify Lessor against and hold Lessor harmless from any and all obligations, claims, liabilities, damage and expenses arising from or during the period of the use and possession of said property by Lessee or Lessee's agents, representatives, guests, invitees, employees or others. Said indemnification and assumption of liability shall include obligations, claims, liabilities, damages and expenses arising from incidents, collisions, accidents or otherwise.

Lessee does hereby agree to provide liability insurance coverage in the amount of \$1,000,000.00 combined single limit property damage and bodily injury per incident, naming Lessor as a party insured thereunder, and insuring Lessee's performance of the indemnity provisions contained therein. Lessee does hereby agree to provide Lessor a certificate evidencing the existence of said insurance coverage prior to this Lease commencement date, and the payment of all premiums upon the commencement of the lease term and thereafter upon request of Lessor. Such insurance policy shall provide that it shall not be cancelled or modified unless Lessor shall have been given not less than thirty (30) days prior written notice thereof.

8. It is hereby agreed that Lessee shall not assign or sublet any of its rights or privileges under this Lease Agreement at any time during the term of this Lease Agreement, or any extension thereof without first obtaining the written permission of Lessor which permission shall not be unreasonably withheld.

9. It is agreed that Lessee will have responsibility for the payment of any taxes of any type or nature, including federal and state income taxes, as well as payment of any utilities in connection with the utilization of the property.

10. Lessee shall not unduly interfere or withhold Lessor's right to access the property in performing its duties and responsibilities as a public body for necessary emergency repairs or emergency access to the property in relationship to the underlying status of the property as right-of-way.

11. Lessee does hereby agree to abide by all laws, ordinances and regulations of any applicable government agency in the use and possession of said premises.

12. This Lease Agreement may be terminated upon the following terms and conditions:

- a. Upon mutual agreement of the parties;
- b. Upon either party giving to the other party 30 days notice in writing;
- c. Upon the cessation of business of either party;
- d. Upon the failure of Lessee to pay rent as provided herein;
- e. Upon failure of Lessee to perform any other terms and conditions as provided herein;
- f. Upon the failure of Lessor to perform any of the terms and conditions as provided herein;

13. In the event either party institutes legal action or other proceedings in order to enforce any of the terms and conditions of this Lease Agreement, the prevailing party in any such legal action or proceeding shall be entitled to an award of reasonable attorney's fees and court costs.

14. This Lease Agreement shall inure to the parties hereto and their respective legal representatives and successors.

15. There are no representations, agreements or understanding between parties other than as set forth in this Lease Agreement, and it is understood and agreed that this Lease Agreement supercedes and is controlling with respect to the subject matter set forth herein.

Date: December 23, 1988

LESSOR

The City of Santa Fe Springs, a
public body corporate and politic

By: Gerald R. Hines

Title: _____

Date: December 23, 1988

LESSEE

SAN DIEGO THEATRES, INC.

By: Paul Hanz

Title: President

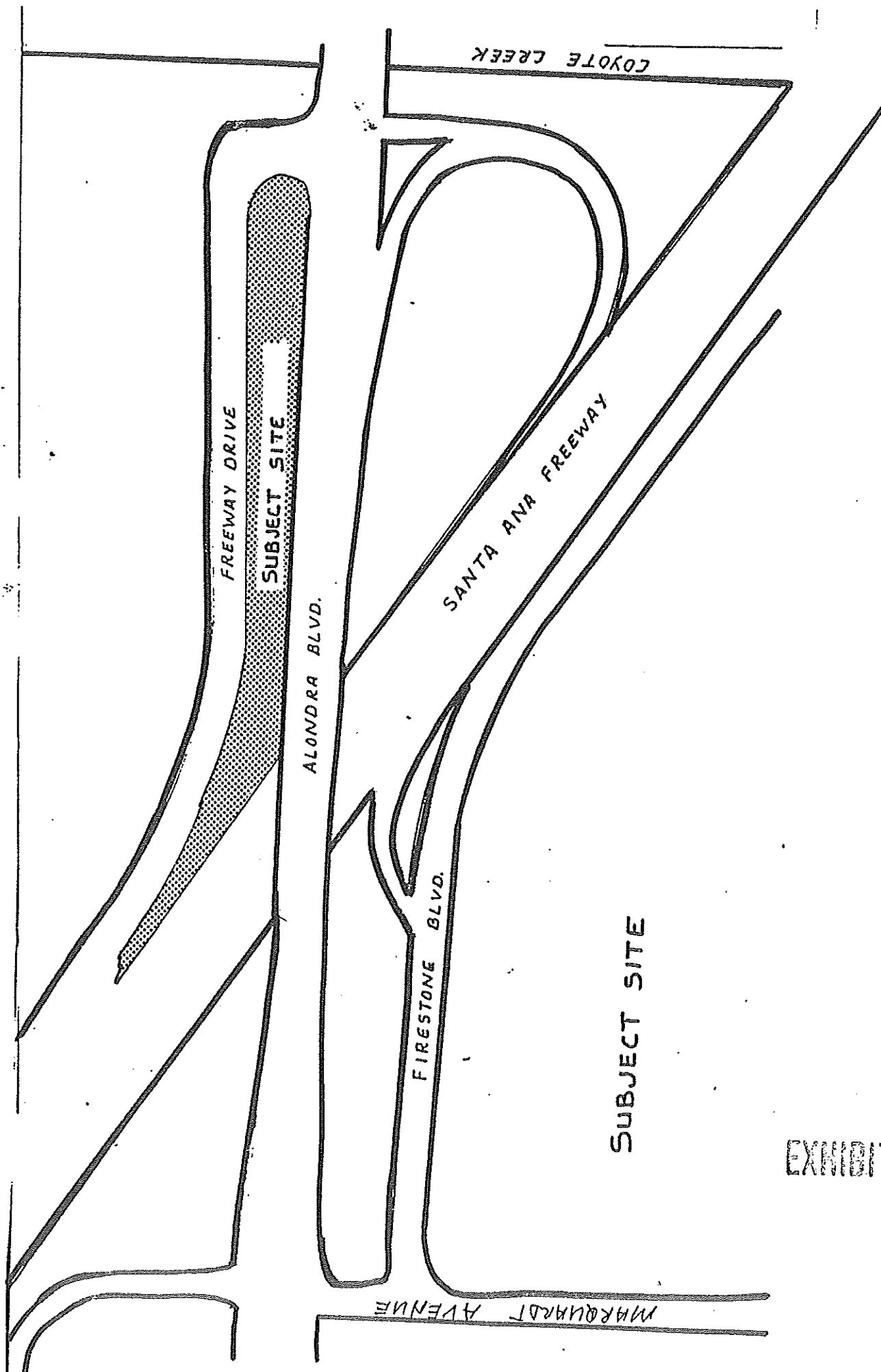


EXHIBIT A



City of Santa Fe Springs

City Council Meeting

June 6, 2011

NEW BUSINESS

Resolution Nos. 9324 and 9325 – Approval of Engineer's Report (FY 2011/12) in Conjunction with Annual Levy of Assessments for Street Lighting District No. 1

RECOMMENDATION

That the City Council take the following actions:

1. Adopt Resolution No. 9324, approving the Engineer's Report (FY 2011/12) in conjunction with the annual levy of assessments for Street Lighting District No. 1; and
2. Adopt Resolution No. 9325, declaring the City of Santa Fe Springs' intention to provide for an annual levy and collection of assessments for Lighting District No. 1, and setting the public hearing for the Council meeting of July 14, 2011.

BACKGROUND

Santa Fe Springs Lighting District No. 1 (District) was formed May 26, 1982, pursuant to the provisions of the Landscaping and Lighting Act of 1972. A map of the District is shown on Page 14 of the Engineer's Report. The District does not include any residential properties and no residential properties, or any properties with a residential land code, are being assessed. The annual assessment rate for the District has not been increased since fiscal year 1992/1993, although the costs of providing the improvements that benefit the properties within the District continue to rise. In 2004, the City conducted an election to try to increase the annual assessment rate. However a majority protest existed and the proposed assessment increase was not imposed.

After the initial formation of the district, it is necessary for the City to annually update the Lighting District. This allows the City to continue levying annual assessments against the properties located within the Lighting District. The required documents to satisfy the legal requirements are outlined in Chapter 3 of the Landscaping and Lighting Act of 1972 as contained in the Streets and Highways Code.


The Council, at their meeting of March 10, 2011 approved Resolution No. 9308 ordering the preparation of plans, specifications, cost estimate, diagram, assessment, and report pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California.

A copy of the Annual Engineer's Report for the City of Santa Fe Springs Lighting District No. 1 is attached for your review and approval. The Engineer's Report satisfies the legal requirements described previously. In summary, the Engineer's Report addresses compliance with the state law, describes method of

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

Date of Report: June 2, 2011

apportionment and presents a proposed budget for FY 2011/12. As noted on Page 13 of the Engineer's Report, the estimated total direct and administrative costs for providing street lights is \$797,000. The balance to levy is \$183,655, which takes into consideration a general fund contribution of \$374,235 to subsidize the District. Based on the balance to levy, the assessment rate per benefit unit is calculated at \$17.05. Staff also wants to note for the record, that assessment amounts for FY 2011/12 are not being increased from what they were in FY 2010/11.



Thaddeus McCormack
City Manager

Attachment(s):

Engineer's Report Page Nos. 13 & 14
Resolution Nos. 9324 and 9325
Engineer's Report

IV. District Budget

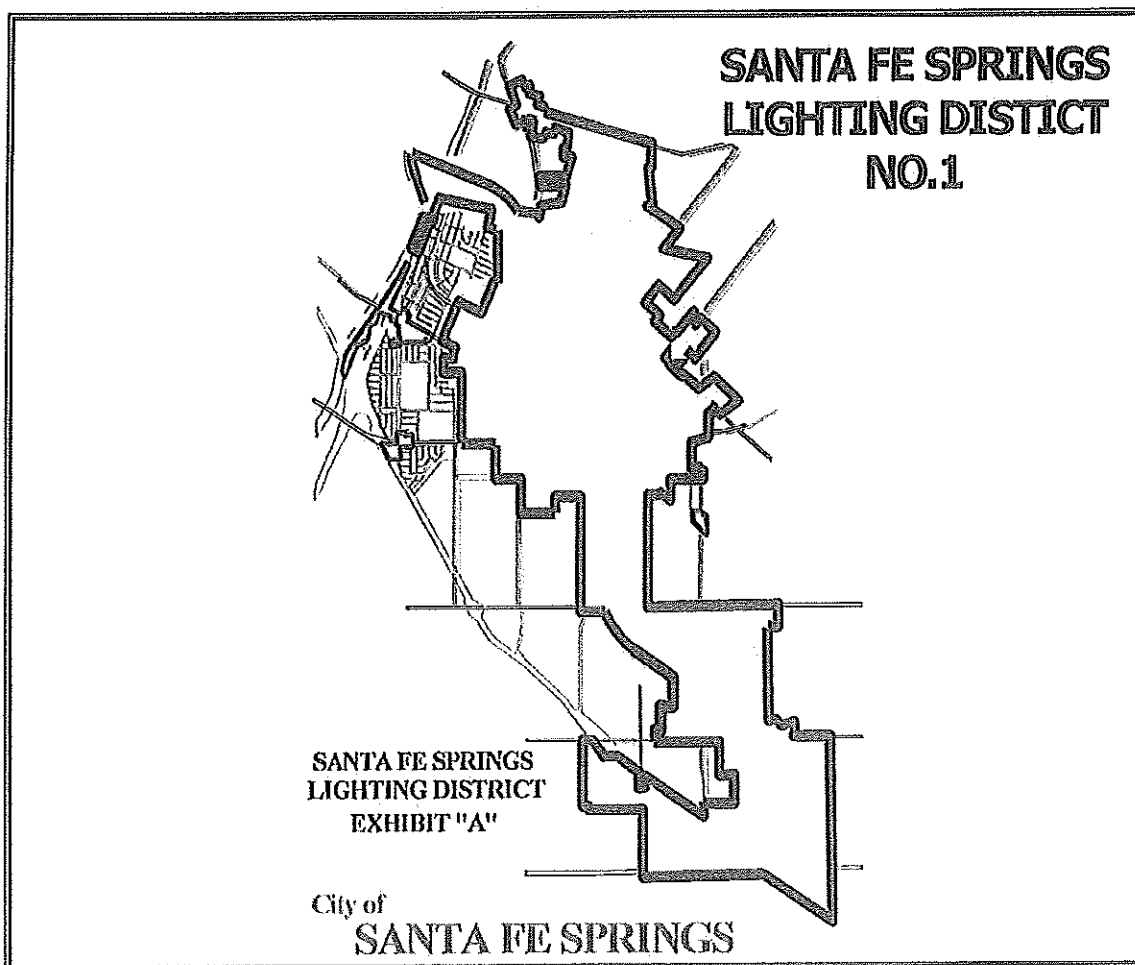
Table 6 – District Budget FY 2011/2012

LIGHTING BUDGET (FY 2011/2012)	District Budget
Energy Costs	\$407,000
Maintenance and Labor Costs	228,000
Supplies, Materials and Equipment	25,000
Contractual Services	7,000
Overhead	114,000
Construction and Rehabilitation	0
Direct Costs (Subtotal)	\$781,000
Interdepartmental, Professional Services, County Fees	15,000
Miscellaneous/Special Administration Expenses	1,000
Administration Costs (Subtotal)	\$16,000
Total Direct and Admin. Costs	797,000
Reserve Fund: Collection/(Transfer)	0
General Benefit Contribution	(239,100)
General Fund Contribution * (Not General Benefit)	(374,235)
Balance to Levy	\$183,665
Total Parcels Levied	1,918
Total Benefit Units	10,772.17
Proposed Levy per Benefit Unit	\$17.05
Current Maximum Assessment Rate	\$17.05

*The City will continue to attempt to identify ways to decrease costs in order to reduce the General Fund Contribution required.

EXHIBIT A - DISTRICT ASSESSMENT DIAGRAM

An Assessment District Diagram has been prepared for the District in the format required by the 1972 Act and is on file in the Office of the City Clerk at the City Hall of Santa Fe Springs and by reference is made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk during normal business hours.



RESOLUTION NO. 9324

**RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA FE SPRINGS
APPROVING THE ENGINEER'S "REPORT" FOR ANNUAL LEVY
OF ASSESSMENT FOR FISCAL YEAR IN A DISTRICT
WITHIN SAID CITY**

WHEREAS, the CITY COUNCIL of the CITY OF SANTA FE SPRINGS, CALIFORNIA, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of an Engineer's "Report" for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram of the district, and an assessment relating to what is now known and designated as

**CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1**

(hereinafter referred to as the "District")' and,

WHEREAS, there has now been presented to this City Council the "Report" as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and,

WHEREAS, this City Council has now carefully examined and reviewed the "Report" as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed, as set forth in said "Report."

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are true and correct.

SECTION 2. That the "Report" as presented, consisting of the following:

- A. Estimate of costs;
- B. Diagram of the District;
- C. Assessment of the estimated Cost

Is hereby approved; and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's "Report."

APPROVED and ADOPTED this 6th day of June, 2011.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. 9325

**RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SANTA FE SPRINGS
DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND
COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE
IN AN EXISTING DISTRICT, PURSUANT TO
THE PROVISIONS OF DIVISION 15, PART 2 OF THE
STREETS AND HIGHWAYS CODE OF THE STATE OF
CALIFORNIA, AND SETTING A TIME AND PLACE FOR
PUBLIC HEARING THEREON**

WHEREAS, the CITY COUNCIL of the CITY OF SANTA FE SPRINGS, CALIFORNIA has previously formed a lighting district pursuant to terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, in what is known and designated as

**CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1**

(hereinafter referred to as the "District") and,

WHEREAS, at this time, this City Council is desirous to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and,

WHEREAS, at this time there has been presented and approved by this City Council, the Engineer's "Report" as required by law, and this City Council is desirous of proceeding with the proceedings for said annual levy.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are true and correct.

PUBLIC INTEREST

SECTION 2. That the public interest and convenience requires, and it is the intention of this City Council, to undertake proceedings for the annual levy and collection of special assessments for the continual maintenance of certain improvements, all to serve and benefit said District as said area is shown and delineated on a map as previously

approved by this City Council and on file in the Office of the City Clerk, open to public inspection, and herein so referenced and made a part hereof, and proposed changes thereto are set forth in the "Report" of the Engineer, incorporated herein as a part hereof.

REPORT

SECTION 3. That the "Report" of the Engineer regarding the annual levy for said District, which "Report" is for maintenance for the Fiscal Year 2011/2012 is hereby approved and is directed to be filed in the Office of the City Clerk.

SECTION 4. That the public interest and convenience requires, and it is the intention of this City Council to order the annual assessment levy for the District as set forth and described in said Engineer's "Report," and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of said maintenance and improvement as estimated in said "Report."

DESCRIPTION OF MAINTENANCE

SECTION 5. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Engineer's "Report," referenced and so incorporated herein.

COUNTY AUDITOR

SECTION 6. The County Auditor shall enter on the County Assessment Roll the amount of the assessments, and shall collect said assessments at the time and in the same manner as County taxes are collected. After collection by the County, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer for purposes of paying for the costs and expenses of said District.

SPECIAL FUND

SECTION 7. That all monies collected shall be deposited in a special fund known as

"SPECIAL FUND
CITY OF SANTA FE SPRINGS
LIGHTING DISTRICT NO. 1"

Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance and improvement, the City Council may transfer into said

special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

BOUNDARIES OF THE DISTRICT

- SECTION 8. Said contemplated maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a district, which district said City Council declares to be the district benefited by said improvement and maintenance, and to be further assessed to pay the costs and expenses thereof. Said District, shall include each and every parcel of land within the boundaries of said District, as said District is shown on a map as approved by this City Council and on file in the Office of the City Clerk, and designated by the name of the District.

PUBLIC PROPERTY

- SECTION 9. Any lots or parcels of land known as public property, as the same are defined in Section 22663 of Division 15, Part 2 of the Streets and Highways Code of the State of California, which are included within the boundaries of the District, shall be omitted and exempt from any assessment to be made under these proceedings to cover any of the costs and expenses of said improvement and maintenance work.

PUBLIC HEARING

- SECTION 10. NOTICE IS HEREBY GIVEN THAT THURSDAY, THE 14th DAY OF JULY, 2011 AT THE HOUR OF 6:00 O'CLOCK P.M., IN THE REGULAR MEETING OF THE CITY COUNCIL, BEING THE COUNCIL CHAMBERS, IS THE TIME AND PLACE FIXED BY THIS CITY COUNCIL FOR THE HEARING OF PROTESTS OR OBJECTIONS IN REFERENCE TO THE ANNUAL LEVY OF ASSESSMENTS, TO THE EXTENT OF THE MAINTENANCE, AND ANY OTHER MATTERS CONTAINED IN THIS RESOLUTION, ANY PERSONS WHO WISH TO OBJECT TO THE PROCEEDINGS FOR THE ANNUAL LEVY SHOULD FILE A WRITTEN PROTEST WITH THE CITY CLERK PRIOR TO THE TIME SET AND SCHEDULED FOR SAID PUBLIC HEARING.

NOTICE

SECTION 11. That the City Clerk is hereby authorized and directed to publish a copy of this Resolution. Said publication shall be not less than ten (10) days before the date for said Public Hearing.

EFFECTIVE DATE

SECTION 12. That this Resolution shall take effect immediately upon its adoption.

PROCEEDINGS INQUIRIES

SECTION 13. For any and all information relating to the proceedings, protest procedure, any documentation and/or information of a procedural or technical nature, your attention is directed to the below listed person at the local agency or department so designated:

Donald K. Jensen
City Engineer
CITY OF SANTA FE SPRINGS
11710 Telegraph Road
Santa Fe Springs, CA 90670
(562) 868-0511

APPROVED and ADOPTED this 6th day of June, 2011.

MAYOR

ATTEST:

CITY CLERK



City of Santa Fe Springs

City Council Meeting

June 6, 2011

NEW BUSINESS

Agreement with Caltrans Division of Rail for Improvements at Rosecrans/Marquardt Grade Crossing

RECOMMENDATION

That the City Council approve Amendment No. 2 to Agreement No. 75LX111 which extends the expiration date to February 28, 2012 and authorize the Director of Public Works to execute the Amendment.

BACKGROUND

The City Council, at their meeting of February 12, 2009, approved the Agreement with Caltrans Division of Rail for Section 130 Grade Crossing Improvements funding. Agreement No. 75LX111 will expire on June 30, 2011; therefore, an amendment is required to extend the expiration date of the agreement.

The Rosecrans Avenue/Marquardt Avenue intersection is ranked as the number one priority grade crossing in the State of California eligible for funding for construction of a grade separation. This is due to the geometrics of the grade crossing, the past collision history, volume and speed of vehicular traffic on both Rosecrans Avenue and Marquardt Avenue and the frequency and speed of BNSF freight, Amtrak and Metrolink trains that traverse this grade crossing.

As there is no available funding at this time for construction of a grade separation at this location, Caltrans Division of Rail has secured \$2,361,000 of Section 130 Grade Crossing Improvement Program funding for modifications to the Rosecrans Avenue/Marquardt Avenue grade crossing. The purpose of the Section 130 Grade Crossing Program is to reduce the number and severity of highway collisions by eliminating hazards to vehicles and pedestrians at existing railroad crossings. The improvements projected for this location include installation of raised medians as well as installation and relocation of railroad signal equipment. There is no City match required for these funds in conjunction with this project.

At this time, the City Council is not being asked to authorize the advertisement of this project. Staff will present the plans and specifications to the City Council for approval at a later date.

FISCAL IMPACT

There is no fiscal impact as the project is fully funded by the Section 130 Grade Crossing Program and there is no requirement for a City match.

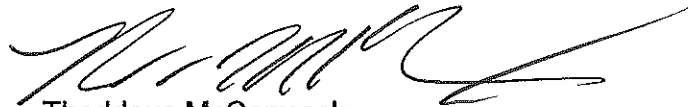
Report Submitted By:

Don Jensen, Director
Department of Public Works

Date of Report: June 1, 2011

INFRASTRUCTURE IMPACT

The project will result in the improvement of an existing at-grade railroad crossing and will improve safety for motorists and pedestrians that must cross the railroad tracks and enhance safety for rail operations.



Thaddeus McCormack
City Manager

Attachment(s):

Amendment No. 2 to Agreement No. 75LX111 A/2

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

Contract No: 75LX111 A/2
Sheet 1 of 1
May 16, 2011

Source		Charge		EA	Pre fix	Subjob	Object	Amount	FY	Enc Code	Encumbrance Doc No
Dist	Unit	Dist	Unit								
13	804	13	804	13-240178L			6042	\$0.00	08		75LX111
Item		Chapter		Statutes	Fiscal Year						
I hereby certify upon my own personal knowledge that budgeted funds are available for the Period and purpose of the expenditure stated herein							SERVICE CONTRACT NO: 75LX111 A/2 PROJECT NUMBER: STPLR-7500(017) <i>The numbers above are to be placed on all invoices</i>				
Signature of Accounting Officer				Date							
Local Agency:		City of Santa Fe Springs					SACRAMENTO, CALIFORNIA				
Address:		11710 Telegraph Road					Effective Date of Contract: January 22, 2009				
Phone		(562) 868-0511					Expiration Date of Contract: Feb. 28, 2012				

The Local Agency (hereinafter referred to as Local Agency) hereby agrees to do the work hereinafter set forth for the Department of Transportation (hereinafter referred to as Department) in accordance with the applicable laws and regulations including but not limited to; California streets and Highway Code section 114(b) and California government Code 14038 and regulations and the provision of this form.


WHEREAS: Service Contract 75LX111, dated January 22, 2009, provided \$1,200,000.00 to prepared PS&E for the crossing improvements at Rosecrans/Marquardt Avenues Crossing in the City of Santa Fe Springs, PUC No. 002-157.80, Federal No. 027656A; and,

WHEREAS: Amendment No. 1 authorized an additional \$1,161,000.00 to fund the construction of the crossing improvements as stated in the Scope of Work for construction, Exhibit B, for a total of \$2,361,000.00 and the expiration date was extended from January 21, 2011 to June 30, 2011; and,

WHEREAS: Amendment No. 2 is needed due to project delays caused by changes in the city's personnel and furloughs, this Amendment No. 2 will extend the expiration date from June 30, 2011 to February 28, 2012.

NOW THEREFORE: It is mutually agreed by the parties hereto, that all terms and conditions of Service contract No. 75LX111 and Amendment No. 1 shall remain in full force and effect, and shall be made a part of this Amendment No. 2, and the expiration date has been extended to February 28, 2012.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hand the year and date first above written.

<p>CALIFORNIA DEPARTMENT OF TRANSPORTATION</p> <p>By  _____</p> <p style="text-align: right;">Branch Chief</p> <p>Approved _____</p> <p style="text-align: right;">Office Chief</p> <p>Date _____</p>	<p>CITY OF SANTA FE SPRINGS</p> <p>By _____</p> <p>By _____</p> <p>Title _____</p>
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City of Santa Fe Springs

City Council Meeting

June 6, 2010

NEW BUSINESS

Solid Waste Collection Rate Adjustments and Adoption of Resolution No. 9325

RECOMMENDATION: That the City Council Adopt Resolution No. 9325 changing the time frame for Solid Waste Collection rate adjustments for commercial/industrial customers from July 1 to January 1.

BACKGROUND

In accordance with Resolution No. 5257 adopted June 23, 1988, the Waste Haulers are entitled to a Consumer Price Index (CPI) increase of 3.00 % in collection rates effective July 1, 2011. This is based on the CPI change for the March to March All Urban Consumers Index for the Los Angeles/Anaheim/Riverside area. In fact, Council approval is not required unless the Haulers seek rate adjustments in excess of the CPI, which is not the case this year. However, the Haulers have raised a concern as it relates to rate adjustments affecting commercial and industrial (C&I) customers.

In 2006, the Haulers asked for and were granted by the City Council the ability to automatically pass through future changes in landfill tipping fees to C&I customers by increasing C&I solid waste collection rates by 30% of the percentage increase in tipping fees imposed by the County Sanitation District at such time that tipping fee increases go into effect, which is almost always in January. This negated the haulers need to seek higher rate increases in July in order to make up for the loss of revenue vis-à-vis the increased cost of doing business from January to July. The down side has been that C&I customers receive two rate increases during the year.

To alleviate the double-hit that businesses face, the Haulers have proposed splitting up the timing of rate adjustments between residents and businesses. It is necessary to impose residential rate increase in July because the rates are collected through property taxes and must be "put on the roll" in August. Therefore, the Haulers are suggesting that residential rates continue to be subject to rate adjustments in July, but that rate adjustments for C&I customers be dealt with in January, so as to capture both CPI and Tipping fee adjustment at the same time.

In fact, prior to the adoption of Resolution No. 5257, rates were set to go into effect in January. Going back to that method for C&I would require adopting a new rate adjustment Resolution (attached for consideration). If adopted it would defer any rate adjustment for C&I customers to January 2012. Residential rates



City of Santa Fe Springs

City Council Meeting

June 6, 2010

would still increase effective July 1 based on CPI and in accordance with previous Council Action, from \$234.74 per year (\$19.56/mo) to \$241.78 per year (\$20.15/mo). However, those rates would not be subject to change again until July of 2012.


Thaddeus McCormack
City Manager

Attachment(s)
Resolution No. 9325

RESOLUTION NO. 9325

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ESTABLISHING MINIMUM AND MAXIMUM RATES FOR THE COLLECTION OF GARBAGE AND REFUSE FROM COMMERCIAL/INDUSTRIAL AND RESIDENTIAL ESTABLISHMENTS IN THE CITY.

WHEREAS, Resolution No. 5257 provides that commercial/industrial and residential rates would be changed each July 1 to reflect changes in the ALL Urban Consumers Price Index for the Los Angeles/Anaheim/Riverside Area for the twelve month period ending the previous March 31; and

WHEREAS, the July 1 time frame for rate changes has worked well for the City, the franchise holders, and residential customers as it relates to residential rates; and

WHEREAS, the July 1 time frame has had the unintended consequence of subjecting commercial/industrial customers to two (2) rate changes per year; and

WHEREAS, it would be more convenient for the City, the franchise holders, and commercial/industrial customers if the rates for commercial/industrial services would be changed on January 1; and

WHEREAS, in that regard, it would be more convenient to utilize the ALL Urban Consumers Price Index for the Los Angeles/Anaheim/Riverside Area for the twelve month period ending the previous October 31 for the purpose of devising commercial/industrial rates.

NOW, THEREFORE, the City Council of the Santa Fe Springs does resolve as follows:

Section 1. Henceforth collection rates for commercial/industrial establishments will be changed on January 1 to reflect the change in the ALL Urban Consumers Price Index for the Los Angeles/Anaheim/Riverside Area for the twelve month period ending the previous October 31.

Section 2. Henceforth collection rates for residential establishments will be changed on July 1 to reflect the change in the ALL Urban Consumers Price Index for the Los Angeles/Anaheim/Riverside Area for the twelve month period ending the previous March 31.

Section 3. If the franchise holders should feel that they should receive rate increases on a given anniversary date in excess of that granted based on the CPI, they should submit to the City an audit based on specifications approved by the City.

Section 4. Charges for service beyond normal service such as that involving excessive lifting, carrying, or hand work shall be negotiated between the customer and the contractor. The customer may appeal to the City Manager charges made by a contractor and either may appeal the City Manager's decision to the City Council. The City Council's decision shall be final.

Section 6. The City Council, notwithstanding the provisions of this resolution, may from time to time, change, raise, or lower garbage and refuse collection rates and charges in the Council's discretion.

Section 7. This resolution supersedes Resolution No. 5257 and any other provisions inconsistent herewith.

PASSED and ADOPTED by the City Council of the City of Santa Fe Springs, California, at a regular meeting thereof held this 6th day of June, 2011.

MAYOR

ATTEST:

DEPUTY CITY CLERK



City of Santa Fe Springs

City Council Meeting

June 6, 2011

NEW BUSINESS

Introduction and Discussion of Preliminary FY 2011-2012 City Budget

RECOMMENDATION

That the City Council give staff direction regarding revenue and expenditure issues in preparation for upcoming Budget Subcommittee and Council Budget Study Sessions.

BACKGROUND

In the past, the proposed City Budget has been distributed to the City Council at the first City Council meeting in June, with no staff presentation at the meeting. A Budget Study Session with the Council is typically scheduled prior to the last meeting in June, with adoption of the budget usually agendaized for consideration at the last meeting in June. This year, staff is distributing the preliminary budget at the first meeting of June (June 6), but intends to follow a slightly different path. Although I am calling the budget "preliminary", a significant amount of preparation has gone into it, such that it is still being refined as of this writing, and therefore is not available for review prior to the meeting. In future years, we intend to begin the budget process sooner in the year. However, this year the introduction of the budget is being agendaized for presentation and discussion. The discussion at the June 6 meeting will involve an overview of the City's overall fiscal position going into next fiscal year, with revenue and expenditure issues affecting the budget. The intent is for the Council Budget Subcommittees to meet subsequently (June 13 and 14 respectively), with a full Council Budget Study Session to be held on Saturday, June 18 at 10:00 am., with the possibility of additional Study Session dates if necessary. This schedule would allow, barring unforeseen circumstances, the budget to be adopted at the meeting of June 23.

BUDGET ECONOMIC OUTLOOK

Although the general economic outlook for the nation is better than last year, we continue to struggle with the far reaching effects of the recession. What is now being called the "Great Recession" began in December 2007 and from a technical/academic standpoint, ended in June 2009, resulting in the longest post World War II recession on record at eighteen months. Of course, individualized impacts of the economy are still being felt by our residents and businesses, and the rippling effects of the recession continue to impact the City long beyond June 2009. Unemployment rates for the County were 12.2 % in March 2011, while SFS employment has tracked slightly lower, but still in double digits, at 10.2%. The City sales tax revenue, which peaked in 2006-07, is down by 28% percent when compared to taxable sales projected in FY 2011-12.

The mainstream view for the near-term outlook for the nation and California shows slow growth for the remainder of 2011 with recovery beginning in the State's coastal



City of Santa Fe Springs

City Council Meeting

June 6, 2011

regions first. The bottom line is that most economists forecast continued high unemployment rates through at least the end of 2011. General economic indicators are likely to flatten out through the end of the year, with modest economic growth predicted in 2012, led by a drop in unemployment.

BUDGET OVERVIEW

With the above in mind, the proposed preliminary budget can be seen as a bridge to what we feel will be a more stable revenue and expenditure picture in FY 2012-13. It is felt, based on economic forecasts, that over time revenues will increase as the local economy improves. Furthermore, the proposed budget should be seen as the culmination of the last three years' monumental budget reductions and organizational changes.

To be sure, the lingering effects of the recession have shaped the proposed preliminary budget. However, the cumulative cuts to City expenses over the last three years have allowed us to "weather the storm." To address budget shortfalls over the last three years, the City has made adjustments to its budget that have resulted in more than \$12 million in modifications through actions such as:

- Cuts to activities and services including public safety, street maintenance, and after-school recreational programs for children and teens.
- Reductions in City facility hours
- Consolidation of Senior Services from two senior centers to one
- Salary reductions for all employees (including the City Council)
- Lay-offs and a continued hiring freeze
- Reorganization of certain City functions

While the City has been proactive in addressing the economic decline going back to late 2007, the historic magnitude of the City's challenge has made for difficult decisions. Recall that as recently as February 2010, the City faced a projected \$5 million budget gap, stemming from a precipitous decline in sales tax revenue that amounted to a 33% gap between the projected revenues when the FY 2010-11 budget was introduced in June 2009 and the actual amount realized. The gap was closed through a combination of labor cost reductions (thanks primarily to employees accepting pay reductions and the elimination of positions through lay-offs and the freezing of vacated positions), departmental curtailments (including closing of facilities and reductions/eliminations of programs and services), revenue solutions, and use of one-time funding from City reserves.

In the previous few years our challenge was driven by revenue decreases, while this year's challenges primarily relate to increases in labor costs, namely increases in PERS rates, Health Insurance Premiums, and our GASB 45 obligation. In fact, the City has already experienced a slight growth (perhaps more accurately, a



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cessation in the decline) in revenues during the latter part of the current fiscal year. Unfortunately, certain expenditures continue to outpace revenues despite the extensive cost-cutting measures implemented over the last three years.

While the structural changes to the budget through departmental curtailments in excess of \$12 million over the last three years, and the use of one-time funding sources, have made it easier for us to deal with projected increases in labor costs stemming from the reinstatement of employee-agreed upon pay reductions and significant increases in retirement and medical benefit costs, the proposed Preliminary FY 2011-12 budget presents an initial budget gap estimated to be \$1.2 million. In so much as the bulk of the increase in expenditures relates to employee benefits, it is anticipated that the budget deficit can be significantly narrowed through negotiations with the City's two employee bargaining units, along with strategic cuts to lower priority programs and the use of one-time revenue sources. The alternative approaches would be to significantly increase fees to raise revenue levels, engage in wholesale cuts to department budgets in a manner that would unavoidably diminish service to residents and business, or a combination of the two approaches.

The proposed approach allows the City to continue to refine the work efficiencies/cost savings that have been implemented over the last couple of years, while at the same time continuing to maintain the mission of enhancing the quality of life in the City of Santa Fe Springs in a way that preserves the core values and strengths that has historically made Santa Fe Springs a wonderful place to live and work.

It should be noted that the Proposed Preliminary Budget assumes that the Governor's proposal to eliminate Redevelopment will not go into effect. As of this writing, it is expected that the CRA/League of California Cities' compromise alternative will prevail over the outright elimination of Redevelopment. Should that change, the Council/CDC would need to implement significant cost cutting measures that would amount to at least 20% reductions in the City Budget. If Redevelopment is eliminated, Staff is prepared to immediately come back to the City Council/CDC with recommendations in that regard.

A more detailed summary of the Budget will be presented at the Council Meeting.


Thaddeus McCormack
City Manager



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APPOINTMENT TO BOARDS, COMMITTEES, COMMISSIONS

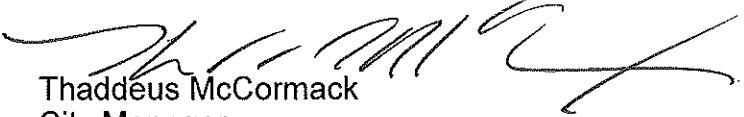
Committee Appointments

Below is a list of current vacancies; attached is a roster for each active committee and a list of prospective members.

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

An application for the Beautification Committee was received from Rita Argott. Applications for the Youth Leadership Committee were received from Yardley Castellanos and Victoria Ramirez. Art Escobedo resigned from the Historical Committee.

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


Thaddeus McCormack
City Manager

Attachments: Prospective Members List, Committee Rosters

Prospective Members for Various Committees/Commissions

Beautification

Rita Argott

Community Program

Family & Human Services

Miguel Estevez

Jose Avila

Raul Miranda, Jr.

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation

Francis Carbajal

Angelica Miranda

Raymond Reyes

Planning Commission

Senior Citizens Advisory

Sister City

Traffic Commission

Youth Leadership

Alyssa Portillo

Yardley Castellanos

Victoria Ramirez

BEAUTIFICATION COMMITTEE

Meets the fourth Wednesday of each month, except July, Aug, Dec.

9:30 a.m., Town Center Tall

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Juanita Montes	(12)
	Irene Pasillas	(12)
	Vacant	(12)
	May Sharp	(11)
	Marlene Vernava	(11)
Moore	Juliet Ray	(12)
	Vacant	(12)
	Vacant	(11)
	Guadalupe Placensia	(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 in Jan., May, and Sept., 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)
Moore	Rosalie Miller	(12)
	Margaret Palomino	(12)
	Mary Jo Haller	(11)
	Lynda Short	(11)
	Vacant	(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 the month, except Jul., Aug., Sept., and Dec., 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)
	Angelica Miranda	(11)
Moore	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, except Dec., at 9:00 a.m., at the Library Community Room

Membership: 9 Voting Members
 6 Non-Voting Members

APPOINTED BY	NAME
Gonzalez	Laurie Rios*
Moore	May Sharp
Rounds	Gustavo Velasco
Serrano	Paula Minnehan*
Trujillo	Amparo Oblea

Committee Representatives

Beautification Committee	Marlene Vernava
Historical Committee	Larry Oblea
Planning Commission	Frank Ybarra
Chamber of Commerce	Tom Summerfield

Council/Staff Representatives

Council	Richard Moore
City Manager	Thaddeus McCormack
Director of Library & Cultural Services	Hilary Keith
Director of Planning & Development	Paul Ashworth

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HISTORICAL COMMITTEE

Meets Quarterly - The second Tuesday of Jan. and the first Tuesday of April, July, and Oct., at 5:30 p.m., Carriage Barn

Membership: 20

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Ed Duran	(12)
	Gilbert Aguirre*	(11)
	Janie Aguirre*	(11)
	Sally Gaitan	(11)
Moore	Astrid Gonzalez	(12)
	James Berkshire	(12)
	Amparo Oblea	(11)
	Vacant	(11)
Rounds	Vacant	(12)
	Vacant	(12)
	Mark Scoggins*	(11)
	Janice Smith	(11)
Serrano	Gloria Duran*	(12)
	Hilda Zamora	(12)
	Vacant	(11)
	Larry Oblea	(11)
Trujillo	Vacant	(12)
	Alma Martinez	(12)
	Merrie Hathaway	(11)
	Vacant	(11)

**Asterisk indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 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)
	Raul Miranda, Jr.	(12)
	Vacant	(11)
Moore	Jimmy Mendoza	(12)
	Michele Carbajal	(12)
	Janet Rock	(11)
	Vacant	(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)
	Christina Maldonado	(11)
	Vacant	(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)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES
Council	Angel Munoz	6/30/2011
	Ron Biggs	6/30/2013
Personnel Advisory Board	Jim Contreras	6/30/2011
Firemen's Association	Wayne Tomlinson	6/30/2013
Employees' Association	Anita Ayala	6/30/2011

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
Moore	Larry Oblea
Rounds	Doug Rodgers
Serrano	Michael Madrigal
Trujillo	Frank Ybarra

SENIOR CITIZENS ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jul., Aug., Sep., and Dec., at 10:00 a.m., Neighborhood Center

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Gloria Duran*	(12)
	Josephine Santa-Anna	(12)
	Vacant	(11)
	Janie Aguirre*	(11)
	Ed Duran	(11)
Moore	Yoshi Komaki	(12)
	Yoko Nakamura	(12)
	Paul Nakamura	(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, except Dec., at 6:30 p.m., Town Center Hall, Mtg. Room #1. If the regular meeting date falls on a 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)
Moore	Martha Villanueva	(12)
	Vacant	(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	(11)
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
Moore	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)
Moore	Destiny Cardona	(14)
	Gabriela Rodriguez	(13)
	Wendy Pasillas	(13)
	Daniel Wood	(13)
Rounds	Carina Gonzalez	(11)
	Siboney Ordaz	(12)
	Alexandra Vergara	(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)