



## AGENDA

REGULAR MEETINGS OF THE  
SANTA FE SPRINGS  
PUBLIC FINANCING AUTHORITY,  
WATER UTILITY AUTHORITY  
HOUSING SUCCESSOR,  
SUCCESSOR AGENCY  
AND CITY COUNCIL

OCTOBER 24, 2013  
6:00 P.M.

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

Richard J. Moore, Mayor/Chair  
Juanita A. Trujillo, Mayor Pro Tem/Vice Chair  
Luis M. González, Councilmember/Director  
Laurie M. Rios, Councilmember/Director  
William K. Rounds, Councilmember/Director

**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, Councilmember/Director  
Laurie M. Rios, Councilmember/Director  
William K. Rounds, Councilmember/Director  
Juanita A. Trujillo, Mayor Pro Tem/Vice Chair  
Richard J. Moore, Mayor/Chair

**PUBLIC FINANCING AUTHORITY**

**3. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Public Financing Authority.*

**Approval of Minutes**

- A. Minutes of the September 26, 2013 Regular Public Financing Authority Meeting

**Recommendation:** That the Public Financing Authority approve the minutes as submitted.

**Monthly Report**

- B. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority

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

**WATER UTILITY AUTHORITY**

**4. CONSENT AGENDA**

*Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Water Utility Authority.*

**Approval of Minutes**

- A. Minutes of the September 26, 2013 Regular Water Utility Authority Meeting

**Recommendation:** That the Water Utility Authority approve the minutes as submitted.

**Monthly Reports**

- B. Status Update of Water-Related Capital Improvement Projects

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

- C. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority

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

**NEW BUSINESS**

5. Agreement for Assignment of Non-Consumptive Water Use Permit with Ashland Chemical Company

**Recommendation:** That the Water Utility Authority: 1). Approve the Agreement for Assignment of Non-Consumptive Water Use Permit with Ashland Chemical Company; and 2). Authorize the City Manager to sign the Agreement for Assignment of Non- Consumptive Water Use Permit.

6. Equipping Water Well No. 12 - Award of Contract

**Recommendation:** That the Water Utility Authority: 1). Reject all Bids; and 2). Authorize the City Engineer to re-advertise for Bids for Equipping Water Well No. 12.

7. Destruction of Water Well Nos. 4 and 309 - Authorization to Advertise for Construction Bids

**Recommendation:** That the Water Utility Authority authorize the Director of Public Works to issue Specifications and Bid Documents to Destroy Water Well Nos. 4 and 309.

**HOUSING SUCCESSOR**

*There are no items on the Housing Successor Agenda for this meeting.*

**SUCCESSOR AGENCY**

*There are no items on the Successor Agency Agenda for this meeting.*

**CITY COUNCIL**

8. **CITY MANAGER REPORT**

9. **CONSENT AGENDA**

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

**Approval Minutes**

- A. Minutes of the September 26, 2013 Regular City Council Meeting

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

**ORDINANCE FOR PASSAGE**

10. Ordinance No. 1046 – An Ordinance of the City of Santa Fe Springs Amending the City Zoning Code as it Pertains to Banners and the Time Periods Permitted to Display Such

**Recommendation:** That the City Council pass the second reading of Ordinance No. 1046, relating to the amendment to the City Zoning Code as it pertains to banners and the time periods permitted to display such.

**NEW BUSINESS**

11. Approve Artwork Concept for “Journey,” LeFiell Development

**Recommendation:** That the City Council approve the artwork concept by James Russell for the LeFiell Development Project at 13700 Firestone Boulevard, Santa Fe Springs.

12. On-Call Surveying Services - Award of Contract

**Recommendation:** That the City Council: 1). Award a contract to execute a Professional Services Agreement with Coory Engineering and Huitt-Zollars to provide on-call Surveying Services on an as-needed basis for a three-year term, with the option to renew the Agreement for an additional two years based on their performance and City Council approval; and 2). Authorize the Director of Public Works to execute the Professional Services Agreements.

13. Community Facilities District No. 2004-1 (Bloomfield-Florence) – Annual Special Tax Levy Report for Fiscal Year 2012-13

**Recommendation:** That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2004-1 for Fiscal Year 2012-13.

14. Community Facilities District No. 2002-1 (Bloomfield-Lakeland) – Annual Special Tax Levy Report for Fiscal Year 2012-13

**Recommendation:** That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2002-1 for Fiscal Year 2012-13.

15. Street Light Construction at 13700 Firestone Blvd (LeFiell Manufacturing) – Authorization to Advertise Request for Bids

**Recommendation:** That the City Council: 1). Approve the Request for Bids; and 2). Authorize the City Engineer to advertise for construction bids.

16. Authorize the Disposal of Surplus Vehicles & Equipment by Way of Public Auction

**Recommendation:** That the City Council authorize the City Manager or his designee to dispose of three surplus vehicles, one utility trailer, and five miscellaneous pallets of obsolete IT equipment by way of public auction.

17. Authorize the Purchase of Two Hundred Fifty Copies of Microsoft Office Pro Plus 2013 from GovConnection

**Recommendation:** That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$77,919.20 to GovConnection for the acquisition of two-hundred fifty copies of Microsoft Office Pro Plus 2013.

18. Authorize the Purchase of Ninety-Five Personal Computers from Golden Star Technology

**Recommendation:** That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$115,213 to Golden Star Technology, Inc. (GST) for the acquisition of ninety-five (95) Hewlett Packard personal computers.

**Please note: *Item Nos. 19 - 31 will commence in the 7:00 p.m. hour.***

19. **INVOCATION**

20. **PLEDGE OF ALLEGIANCE**

**INTRODUCTIONS**

21. Representatives from the Youth Leadership Committee

22. Representatives from the Chamber of Commerce

23. **ANNOUNCEMENTS**

**PRESENTATIONS**

24. Proclamation Declaring October 2013 as "National Breast Cancer Awareness Month"

25. Proclamation Declaring October 20-26, 2013 as "Fire Prevention Week"

26. Introduction of New Department of Police Services Employees

27. Presentation on Ridgeline Waste Water Treatment Facility and Recent Odor Issues

**APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

28. Committee Appointments

29. **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.*

# ***City of Santa Fe Springs***

Regular Meetings

October 24, 2013

**30. EXECUTIVE TEAM REPORTS**

**31. 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, CMC*

Deputy City Clerk

*October 18, 2013*

Date

**MINUTES OF THE REGULAR MEETINGS OF THE  
SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY,  
WATER UTILITY AUTHORITY, HOUSING SUCCESSOR,  
SUCCESSOR AGENCY AND CITY COUNCIL**

**September 26, 2013**

**1. CALL TO ORDER**

Mayor Moore called the meetings to order at 6:07 p.m.

**2. ROLL CALL**

Present: Councilmembers/Directors González, Rios, Rounds, Mayor Pro Tem/Vice Chair Trujillo, Mayor/Chair Moore

Also present: Thaddeus McCormack, City Manager; Ivy Tsai, City Attorney; Wayne Morrell, Director of Planning; Noe Negrete, Director of Public Works; Dino Torres, Director of Police Services; Maricela Balderas, Director of Community Services; Jose Gomez, Asst. City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

The Deputy City Clerk announced that members of the Public Financing Authority and Water Utility Authority receive \$150 for their attendance at meetings.

**PUBLIC FINANCING AUTHORITY**

**3. CONSENT AGENDA**

**Approval of Minutes**

- A. Minutes of the August 22, 2013 Regular Public Financing Authority Meeting

**Recommendation:** That the Public Financing Authority approve the minutes as submitted.

**Monthly Report**

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

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

Director Rios moved the approval of Items 3A and B; Vice Chair Trujillo seconded the motion which passed unanimously.

**WATER UTILITY AUTHORITY**

**4. CONSENT AGENDA**

**Approval of Minutes**

- A. Minutes of the August 22, 2013 Regular Water Utility Authority Meeting

**Recommendation:** That the Water Utility Authority approve the minutes as submitted.

### **Monthly Report**

- B. Status Update of Water-Related Capital Improvement Projects

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

- C. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority

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

Director Rounds moved the approval of Items 4A, B & C; Director Rios seconded the motion which passed unanimously.

### **NEW BUSINESS**

5. Water Rate Study – Authorization to Issue a Request for Proposals

**Recommendation:** That the Water Utility Authority authorize the Director of Public Works to issue a Request for Proposals to prepare a Water Rate Study.

Director González moved the approval of Item 5; Director Rounds seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

Director González requested additional information about the study. The City Manager stated that this is an annual process. A third party assesses the City's rates and makes recommendations based on surrounding cities' rates. It is not anticipated that a rate increase will be recommended. Director González stated that the Water Management District would be raising its rates. The City Manager stated that their increases would be considered; he added that the City's systems have become more efficient and that the addition of the City's new water well should reduce costs.

6. Proposed Central Basin Ground Water Storage Plan Settlement

**Recommendation:** That the Water Utility Authority: 1). Direct staff to write a letter of support for the Proposed 2013 Third Amended Judgment for Groundwater Storage in the Central Basin; and 2). Authorize the Mayor to sign the Letter.

Director Rios moved the approval of Item 6; Director González seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

### **HOUSING SUCCESSOR**

*There were no items on the Housing Successor agenda for this meeting.*

## **SUCCESSOR AGENCY**

### **NEW BUSINESS**

7. Resolution SA-2013-011 – Approving the Successor Agency's Recognized Obligation Payment Schedules (ROPS 13-14B) for January 1, 2014 – June 30, 2014

**Recommendation:** That the Successor Agency adopt Resolution No. SA-2013-011.

Councilmember González moved the approval of Item 7; Mayor Pro Tem Trujillo seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

## **CITY COUNCIL**

### **8. CITY MANAGER REPORT**

The City Manager reported that he and Councilmember Rios attended the League of California Cities Conference in Sacramento. He stated that they had a productive meeting with the Department of Finance regarding land that was previously owned by the Redevelopment Agency. He also reported that the City's finances have improved, but the issues of PERS rates and medical premiums would need to be dealt with going forward. He commended the City Council for dealing with these issues early on.

### **9. CONSENT AGENDA**

#### **Approval Minutes**

- A. Minutes of the August 22, 2013 Adjourned City Council Meeting

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

- B. Minutes of the August 22, 2013 Regular City Council Meeting

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

Councilmember Rios moved the approval of Item 9; Mayor Pro Tem Trujillo seconded the motion which passed unanimously.

### **ADDENDUM – PUBLIC HEARING / ORDINANCE FOR INTRODUCTION**

10. Ordinance No. 1047 – Zone Change Case No. 134

A request for approval to change the zoning designation of a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development, and also to change the zoning designation of three parcels (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912) with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development. (City of Santa Fe Springs)

**Revised Recommendations:** That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Zone Change Case No. 134 and thereafter

close the Public Hearing; 2). Find that Zone Change Case No. 134 satisfies the criteria and conditions set forth in Section 155.825 et seq of the City Code for the granting of a Change of Zone; 3). Find that in furtherance of AB 2348, the rezoned sites will allow for residential uses by "right" without the requirement for discretionary review of the PD overlay and will have the capacity for at least 16 units and require minimum densities of 20+ units per acre; 4). Find that Zone Change Case No. 134 involving the proposed Change of Zone from M-2-BP, Heavy Manufacturing-Buffer Parking to R-3-PD, Multiple-Family Residential-Planned Development, and from A-1, Light Agricultural to R-3-PD, Multiple-Family Residential-Planned Development, is consistent with the City's General Plan; and, 5). Introduce Ordinance No. 1047 and pass its first reading on Zone Change Case No. 134.

Mayor Moore opened the Public Hearing at 6:15 p.m.

Wayne Morrell gave a presentation and stated that a notice was mailed to all parties within a 500 foot radius of the subject area for the Public Hearings of the Planning Commission and City Council and that no objections had been received.

Councilmember Rounds stated that he was on the Subcommittee at the time this proposal was made and felt that this was the most suitable location. Mayor Moore asked if the properties surrounding parcels were developed. Mr. Morrell stated that properties to the north and west are industrial sites, to the east are a single family dwelling (habitat for humanity) and Ability First (housing for the disabled). The area to the south is within Los Angeles County jurisdiction. The County Community Resource Center is located there. The subject properties are also near a school and park. Councilmember González stated that whenever the City adds housing, it adds costs to the General Budget (police, fire, recreation, public works, etc). He agreed that the location made sense, but requested that the Mayor appoint a Subcommittee to develop a long-term housing plan. The City Manager stated that he recommended that the subcommittee, at least initially, be ad hoc. If the need for a standing committee emerged, one could be established. Mayor Moore appointed Councilmembers Rounds and González to Ad Hoc Long-Term Housing Plan Subcommittee.

Santa Fe Springs resident Gloria Duran stated that she had been supportive of this when it was first introduced because there was a need for low-cost housing at the time, but is not sure if the need still exists. She stated that there are many social services available at nearby Amelia Mayberry Park and hopes the City will utilize them.

Oral Communications were closed 6:30 p.m.

The City Attorney read the Ordinance by title and stated that the motion should be to waive further reading and approve Items 10 and 11.

Councilmember Rounds moved the approval of Items 10 & 11; Mayor Pro Tem Trujillo seconded the motion which passed by the following roll call vote: González, Rios, Rounds, Trujillo, Moore

## **ADDENDUM – PUBLIC HEARING**

### **11. Resolution No. 9428 – General Plan Amendment No. 25**

A request for approval to amend the Land Use Map of the City's General Plan on a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential and also to amend the Land Use Map of the City's General Plan for the 3 parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential.(City of Santa Fe Springs)

**Revised Recommendations:** That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding General Plan Amendment Case No. 25 and, after receiving all public comments, close the Public Hearing; 2). Adopt Resolution No. 9428, approving General Plan Amendment Case No. 25, a request to amend the Land Use Map on a single parcel (APN: 8011-012-902) of 3.9± acres, with an address of 13231 Lakeland Road, and located at the northwest corner of Laurel Avenue and Lakeland Road, from the existing land use designation of Industrial to Multiple-Family Residential and also to amend the Land Use Map of the City's General Plan for the 3 parcels, (APN: 8011-011-906, APN: 8011-011-907 and APN: 8011-011-912), with a total combined area of 32,562 sq. ft. and located at the northeast corner of Laurel Avenue and Lakeland Road, from Single-Family Residential to Multiple-Family Residential; and 3).

**See item 10.**

## **PUBLIC HEARING**

### **12. Overview on the 2014-2021 Housing Element Update**

**Recommendation:** That the City Council: 1). Hear an overview from Karen Warner, the consultant retained by the City to prepare the 2014-2021 Housing Element Update; and 2). Provide staff with feedback and policy direction on issues related to the 2014-2021 Housing Element Update.

Mayor Moore opened the Public Hearing at 6:33 p.m.

Karen Warner gave the presentation on the Housing Element Update.

There being no one else wishing to speak, the Public Hearing was closed at 6:51 p.m.

Councilmember Rounds moved the approval of Item 12; Mayor Pro Tem Trujillo seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

## **NEW BUSINESS**

### **13. Resolution No. 9427– Establishing the City's Maximum Contribution to the Public Employees' Retirement System for Tier 1 Safety and Miscellaneous Employees' Medical Coverage**

**Recommendation:** That the City Council adopt Resolution No. 9427, which establishes the City's maximum share of contributions to the Public Employees' Retirement System for safety and miscellaneous employees medical coverage.

Councilmember Rounds moved the approval of Item 13; Councilmember Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

**14. Interstate 5 Freeway Water Main Relocation for the Alondra Boulevard Segment on Freeway Drive – Award of Contract**

**Recommendation:** That the City Council: 1). Reject the bid submitted by J.A. Salazar Construction & Supply Corp. on the grounds that they are non-responsive to the Contract Specifications; 2). Accept the other three bids; and 3). Award a contract to the second low bidder, GRF Co., Inc., of Moreno Valley, California, in the amount of \$297,585.

Councilmember González moved the approval of Item 14; Councilmember Rios seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

**15. Approval of Parcel Map No. 71454 - Northwest Corner of Greenleaf Avenue and Los Nietos Road**

**Recommendation:** That the City Council: 1). Approve Parcel Map No. 71454; 2). Find that Parcel Map No. 71454 is consistent with the City's General Plans; and 3). Authorize the City Engineer and City Clerk to sign Parcel Map No. 71454.

Mayor Pro Tem Trujillo moved the approval of Item 15; Councilmember González seconded the motion which passed by the following vote: González, Rios, Rounds, Trujillo, Moore

Mayor Moore recessed the meetings 6:53 p.m.

Mayor Moore reconvened the meetings at 7:18 p.m.

**16. INVOCATION**

Mayor Pro Tem Trujillo gave the Invocation.

**17. PLEDGE OF ALLEGIANCE**

The Youth Leadership committee led the Pledge of Allegiance.

**INTRODUCTIONS**

**18. Representatives from the Youth Leadership Committee**

Members of the Youth Leadership Committee introduced themselves.

**19. Representatives from the Chamber of Commerce**

The Mayor introduced Chamber Representative Curtis Mello of Heraeus Metals.

**ANNOUNCEMENTS**

**20. Maricela Balderas called on the members of the Youth Leadership Committee to give the Community Announcements.**

## **PRESENTATIONS**

### **21. Introduction of the 2013 Ringside World Championship Boxers**

Community Services Supervisor Michelle Smith spoke about the Boxing Program and introduced Coach Danny Zamora. Mr. Zamora introduced the boxers who participated in the World Championship tournament.

Councilmember Rounds stated that Mr. Zamora has been recognized previously for his accomplishments in the Boxing program. Mayor Pro Tem Trujillo stated that Mr. Zamora is very humble regarding his accomplishments.

## **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

### **22. Committee Appointments**

None.

### **23. ORAL COMMUNICATIONS**

Mayor Moore opened Oral Communications at 7:37 p.m. Santa Fe Springs resident Muir Paterson commended the Fire Department for their professionalism during a response call for his 94 year-old mother, but expressed concern for some other issues he had with the City. The City Manager stated that staff would contact Mr. Patterson to address his concerns. Mayor Moore closed Oral Communications at 7:42 p.m.

### **24. EXECUTIVE TEAM REPORTS**

- To demonstrate the impact that one business can have on the economy, Mr. Morrell reported that a Meat Processing plant that relocated from Pico Rivera to SFS, got a loan from a SFS bank to purchase trucks from a SFS business. The Grand Opening of Otafuku Foods was a high-class production which included the Consulate General from Japan, and Iron Chef Miyamoto.
- Noe Negrete reported: Valley View Grade Separation progress; HVAC system installation progress.
- Dino Torres reported: A revision to City Code pertaining to banners would be presented at the next Council meeting; Public Safety Expo next Saturday in the Plaza.
- Mike Crook reported: Boy Scout Merit Badge Day will be held at Fire Station; 2013 Memorial Firefighters Ceremony; Relay for Life Friday.
- Jose Gomez reported: Annual Independent Auditors are currently performing audit; David Zearbaugh will be leaving to a full-time job with the City of Glendale.
- Maricela Balderas reported: 2014 Art Fest Scheduled for May 2014; Farmers Market will proceed in the fall and winter; Inter-generational programs are being successfully conducted at Gus Velasco Neighborhood Center.
- The City Manager thanked Ivy Tsai for filling in for Steve Skolnik who is recovering from hip replacement surgery.
- Mayor Pro Tem Trujillo: thanked Community Services staff for the Fiestas Patrias.
- Councilmember Rounds agreed that Fiestas was great; he thanked Mayor Moore and Councilmember González for the bell ringing and introduction. He encouraged residents to attend the Relay for Life.

- Councilmember Rios thanked the Council for allowing her to attend the League of California Cities Conference; she agreed that the Fiestas was excellent.
- Councilmember Gonzalez thanked staff for the Fiestas and stated that he was Impressed by the Mayor's "Grito."

**25. ADJOURNMENT**

At 7:50 p.m., Mayor Moore adjourned the Housing Successor, Successor Agency, and City Council meetings to Tuesday, October 8 at 5:30 p.m. in memory of seven year-old Mia Chapman, long-time resident Soledad Hogan, and the victims of the Naval Yard shooting in Washington, D.C.

\_\_\_\_\_  
Richard J. Moore, Mayor

ATTEST:

\_\_\_\_\_  
Anita Jimenez, CMC  
Deputy City Clerk

\_\_\_\_\_  
Date



## NEW BUSINESS

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

#### RECOMMENDATION

That the Public Financing Authority receive and file the report.

#### BACKGROUND

The Santa Fe Springs Public Financing Authority (PFA) is a City entity that has periodically issued debt for the benefit of the Santa Fe Springs community. The following is a brief status report on the debt instruments currently outstanding that were issued through the PFA.

#### Consolidated Redevelopment Project 2001 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 9/30/13	None
Outstanding principal at 9/30/13	\$17,050,000

#### Consolidated Redevelopment Project 2002 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 9/30/13	None
Outstanding principal at 9/30/13	\$7,190,000

#### Consolidated Redevelopment Project 2003 Taxable Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 9/30/13	None
Outstanding principal at 9/30/13	\$3,225,000

#### Water Revenue Bonds, 2005 Series A

Financing proceeds available for appropriation at 9/30/13	None
Outstanding principal at 9/30/13	\$2,630,000

#### Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 9/30/13	None
Outstanding principal at 9/30/13	\$33,844,429

#### Consolidated Redevelopment Project 2006-B Taxable Tax Allocation Bonds

Financing proceeds available for appropriation at 9/30/13	None
Outstanding principal at 9/30/13	\$10,480,000

#### Consolidated Redevelopment Project 2007-A Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 9/30/13	None
Outstanding principal at 9/30/13	\$40,170,000

#### Bond Repayment

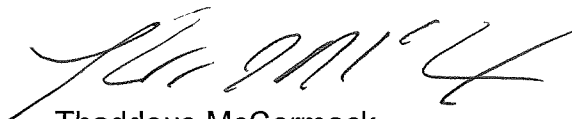
The City budget includes sufficient appropriations and adequate revenues are expected to be collected to meet the debt service obligations associated with the 2005 Water Revenue Bonds.

The former Community Development Commission issued a number of tax allocation bonds before it was dissolved by State law effective February 1, 2012 and is administered by the City acting as Successor Agency under the oversight of the appointed Oversight Board. The Successor Agency no longer receives tax increment. Instead distributions from the Redevelopment Property Tax Trust Fund (RPTTF) are received based on approved obligations. It is anticipated that sufficient allocations from the RPTTF will continue to be made to the Successor Agency to meet ongoing debt service obligations.

#### Unspent Bond Proceeds

Unspent bond proceeds in the amount of \$18,197,265 are held by the Successor Agency to the former Community Development Commission. Under the redevelopment dissolution legislation, unspent bond proceeds cannot be spent until a "Finding of Completion" is issued by the California Department of Finance (DOF). The Finding of Completion is available to successor agencies upon completion of required reports and payment of required balances to the Los Angeles County Auditor-Controller.

Given the uncertainty surrounding the use of redevelopment bonds in the post-dissolution era, the various projects for which prior appropriations exist will be re-examined in the context of current legislation. In addition to Successor Agency approval, the Oversight Board and DOF will need to approve any future use of the former CDC bond proceeds.



Thaddeus McCormack  
City Manager/Executive Director

SEE ITEM 3A



# City of Santa Fe Springs

Water Utility Authority Meeting

October 24, 2013

## CONSENT AGENDA

### Status Update of Water-Related Capital Improvement Projects

#### RECOMMENDATION

That the Water Utility Authority receive and file the report.

#### BACKGROUND

This report is for informational purposes only. The following is a listing and current status of active water projects.

#### New Water Well Located Within Zone II (Well No. 12)

There is an item on the Agenda where Council will be asked to reject all bids for project, Equipping of Water Well No. 12.

#### Abandonment of Water Well No. 4, and No. 309

There is an item on the Agenda where Council will be asked to authorize the Request for Bids for the Destruction of Well No. 4 and No. 309.

#### Water Rate Study

Bids were opened on October 22, 2013 and staff is currently reviewing the proposals.

#### I-5 Water Main Relocation Project: Alondra Boulevard and Florence Avenue Segments

Alondra Boulevard: GRF Co., Inc., is currently under contract and Caltrans has indicated a potential start date of October 21, 2013. The project start date is pending a formal notice to proceed from Caltrans.

Florence Avenue: Current design work includes taking geotechnical borings of the future jacking and receiving pit location for the new water main crossing beneath the I-5 Freeway. Design of the overall project is approximately 75% complete. The City has met with Norwalk and the State for scheduling and project geometric issues. The State has requested that the water main relocation work be segmented into two construction contracts, to better support their larger I-5 widening project. The City and the City's consultant, Tetra Tech, is evaluating the State's request. It is anticipated that the design of at least the first phase will be completed by the end of this year.

#### FISCAL IMPACT

All projects are fully funded through the Water Fund and State Transportation Utility Agreements.

Report Submitted By:

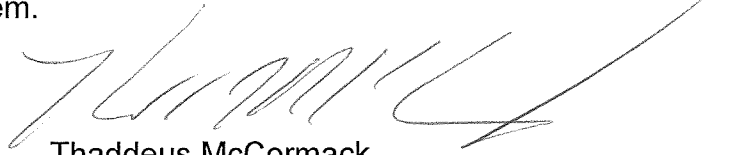
Noe Negrete, Director  
Department of Public Works

Date of Report: October 15, 2013

4B

INFRASTRUCTURE IMPACT

A fully functioning water production well will provide a source of potable water within Zone II and enhance the reliability of the City's water system. The installation of new water mains due to the I-5 widening project will update and enhance the City's water system.



Thaddeus McCormack  
Executive Director

Attachment:

None



## **NEW BUSINESS**

### Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA)

#### RECOMMENDATION

That the Water Utility Authority receive and file the report.

#### BACKGROUND

The Santa Fe Springs Water Utility Authority (WUA) is a City entity that has issued debt for the benefit of the Santa Fe Springs community. The following is a brief status report on the debt instruments currently outstanding that were issued through the WUA.

#### Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 9/30/13

None

Outstanding principal at 9/30/13

\$6,890,000

In May 2013 the Water Utility Authority issued the 2013 Water Revenue Bonds in the amount of \$6,890,000. The bonds refunded the existing 2003 Water Revenue Bonds (issued through the Public Financing Authority) and provided additional funds for water improvement projects in the amount of \$2,134,339. The funds are restricted for use on water system improvements. In August 2012 the Water Utility Authority Board appropriated the proceeds for the Equipping Water Well No. 12 Project.

The City budget includes sufficient appropriations and adequate revenues are expected to be collected to meet the debt service obligations associated with the 2013 Water Revenue Bonds.

The WUA was formed in June of 2009. Water revenue bonds issued prior to this date were issued through the City of Santa Fe Springs Public Financing Authority.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack".

Thaddeus McCormack  
City Manager/Executive Director



## *City of Santa Fe Springs*

Water Utility Authority

October 24, 2013

### **NEW BUSINESS**

#### Agreement for Assignment of Non-Consumptive Water Use Permit with Ashland Chemical Company

#### RECOMMENDATION:

That the Water Utility Authority take the following actions:

1. Approve the Agreement for Assignment of Non-Consumptive Water Use Permit with Ashland Chemical Company; and
2. Authorize the City Manager to sign the Agreement for Assignment of Non-Consumptive Water Use Permit.

#### BACKGROUND

The Ashland Chemical Company (Ashland) is located at 13161 Sandoval Street (Site) (formerly 10505 Painter Avenue). Over the past several decades, Ashland has operated as a chemical processing and packaging facility that has recently been deemed responsible for the release of hydrocarbons and organic chemicals on the property. Due to the extensive and prolonged releases, the soil and groundwater beneath the Site have been contaminated with volatile organic compounds and 1,4-dioxane.

The Los Angeles County Regional Water Quality Control Board has jurisdiction over the Site and is currently leading the investigation and clean up order. The approved plan calls for the Site is to be remediated utilizing soil vapor extraction and shallow aquifer extraction. The plan is to extract the groundwater from the shallow aquifer system and treat the water at an onsite treatment facility. The treated water will then be discharged into the sanitary sewer system.

However, because the Ashland Chemical Company does not own water rights in the Central Basin a Non-Consumptive Water Use Permit (NCWUP) must be assigned to them in order to extract and treat groundwater. In order to receive a NCWUP a water rights holder in the Central Basin (City of Santa Fe Springs) must be granted a NWCUP and then assign the permit to the non water rights holder, such as the Ashland Chemical Company. EHS-Support LLC on behalf of the Ashland Chemical Company filed the application with the Water Replenishment District (WRD) to obtain a NCWUP to initiate the clean up process. Along with the NCWUP, EHS – Support LLC has submitted a petition on behalf of the City to obtain a NCWUP that will be assigned to Ashland.

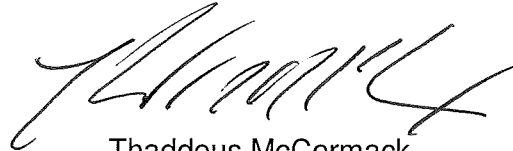
In order to facilitate the cleanup, the City can enter into an agreement with the Ashland to assign water rights to Ashland to allow the extraction of the groundwater pursuant to the NCWUP agreement. The agreement will allow a non-water rights holder to legally pump water from the Central Basin. The WRD Board recently adopted Resolution No.13-962 granting a NCWUP to the City which will subsequently be assigned to Ashland. Staff is recommending the approval of the Agreement for Assignment of Non-Consumptive Water Use Permit between the City of Santa Fe Springs, and the Ashland Chemical Company.

FISCAL IMPACT

No financial impact on the City or the Water Utility Authority.

INFRASTRUCTURE IMPACT

This agreement will benefit both the Central Basin and the City of Santa Fe Springs by remediating a contaminated aquifer. The agreement does not affect the City's groundwater rights.



Thaddeus McCormack  
Executive Director

Attachments:

1. WRD Resolution No. 13-962
2. Agreement for Assignment of Non-Consumptive Water Use Permit

**RESOLUTION NO. 13-962**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE WATER REPLENISHMENT DISTRICT OF SOUTHERN CALIFORNIA  
GRANTING A NON-CONSUMPTIVE WATER USE PERMIT  
UPON CERTAIN TERMS AND CONDITIONS**

**A.     Recitals**

1.       The Water Replenishment District of Southern California ("District") has received a petition from the City of Santa Fe Springs ("City") for a Non-Consumptive Water Use Permit under the Central Basin Second Amended Judgment (LASC Case No. C 786 656) (the "Judgment") that will be assigned to Ashland Chemical Company as part of a groundwater clean-up effort being carried out in the Central Groundwater Basin ("Central Basin") by Ashland Chemical at its facility at 13161 Sandoval Street, Santa Fe Springs, California.

2.       It has been found that the soil and groundwater at the Ashland Chemical site is contaminated with volatile organic compounds (VOCs) and 1, 4-dioxane. Ashland Chemical's clean-up effort consists of extracting groundwater from shallow extraction wells and soil vapor extraction wells. In connection with its clean-up effort, Ashland Chemical Company has applied to the District for an exemption from the replenishment assessment pursuant to Water Code Section 60318.     (See Exhibit A)

3.       The City is not a responsible party, partner, or participant in the clean-up effort by Ashland Chemical Company. However, the City is a party to the Central Basin Judgment and, accordingly, may petition the District for a Non-Consumptive Water Use Permit for use in connection with a clean-up effort in the Central Basin.

4.       Ashland Chemical Company proposes to operate its clean-up effort pursuant to the terms of a Non-Consumptive Water Use Permit granted by this Resolution to the City and assigned by the City to Ashland Chemical Company as the clean-up project operator.

5.       The Non-Consumptive Water Use Permit granted pursuant to this Resolution is applicable only for the term and limited quantity of groundwater extractions specified below. The Non-Consumptive Water Use Permit granted hereunder is not applicable to any water that is extracted and put to any beneficial surface use.

6. The District's Board of Directors has received a staff report supporting the findings hereinafter made and action hereafter taken.

B. Resolution

BE IT RESOLVED by the Board of Directors of the Water Replenishment District of Southern California as follows:

1. It is found and determined:
  - (a) That there exists a problem of groundwater contamination in the Central Basin as set forth above in Section A (2) of this Resolution.
  - (b) Subject to the conditions imposed below, the quantity of proposed groundwater extractions will remedy or ameliorate said problem of groundwater contamination.
  - (c) The proposed project will involve the extraction of groundwater that is unusable and cannot be economically treated or blended for use with other water.
2. The Non-Consumptive Water Use Permit herein granted shall not apply to any quantity of water applied to any beneficial surface use.
3. The following groundwater extractions made under the Non-Consumptive Water Use Permit herein granted will not be debited against any adjudicated water rights under the Central Basin Judgment, subject to all terms, conditions and provisions of this Resolution:

Groundwater extracted as part of Ashland Chemical Company's clean-up project for a period commencing July 1, 2013 and ending June 30, 2018, which quantity of groundwater extractions may not exceed a total of fifty (50) acre feet per year.
4. The Non-Consumptive Water Use Permit herein granted shall apply only if the following additional terms and conditions are satisfied:
  - (a) The groundwater extractions are from the wells now existing on the portion of property to which this Resolution relates and are in all respects as set forth in

Ashland Chemical's application to the District for an exemption from the replenishment assessment under Water Code Section 60318 in connection with its clean-up project. (See Exhibit A)

- (b) Ashland Chemical Company shall file monthly reports with the District on all groundwater extractions made by Ashland Chemical Company's and the accuracy of which may be verified by the District and/or the Central Basin Watermaster. Ashland Chemical Company shall also file a report annually with the District during the period of this Resolution setting forth progress made by Ashland Chemical in remedying or ameliorating the problem of groundwater contamination and stating any changes in conditions from those shown in Exhibit A. Ashland Chemical Company shall also advise the District within thirty (30) calendar days of any change in conditions that would affect the Non-Consumptive Water Use Permit under this Resolution.

5. The Non-Consumptive Water Use Permit herein granted applies only to extracted groundwater that is unusable and cannot be economically treated or blended for use with other water, and which is not applied to any beneficial surface use. The District may rescind or modify the Non-Consumptive Water Use Permit herein granted according to the considerations set forth in the Central Basin Judgment.

6. The Non-Consumptive Water Use Permit herein granted is further conditioned upon Ashland Chemical Company obtaining all necessary governmental approvals, permits, and authorizations in connection with its clean-up project as described in Exhibit A.

7. This Resolution shall serve as the Non-Consumptive Water Use Permit herein granted under the Central Basin Judgment.


8. This Resolution shall be of no force or legal effect until the City and Ashland Chemical Company (as assignee of this Permit and clean-up project operator) acknowledge in writing, received by the District, that they have received a copy of this Resolution, referring to this Resolution by resolution number, that they agree to be bound by all of the terms and conditions hereof, and that the Non-Consumptive Water Use Permit herein granted has been

duly assigned by the City to Ashland Chemical Company and only in the form attached hereto as Exhibit B.

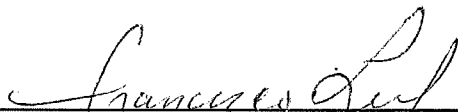
WHEREFORE, the Board of Directors of the Water Replenishment District of Southern California has adopted this Resolution as of the 15<sup>th</sup> day of August, 2013.

  
\_\_\_\_\_  
Robert Katherman, President

ATTEST:

  
\_\_\_\_\_  
Willard H. Murray, Jr., Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
H. Francisco Leal, Interim District Counsel

**AGREEMENT FOR ASSIGNMENT OF  
NON-CONSUMPTIVE WATER USE PERMIT**

This Agreement for Assignment of Non-Consumptive Water Use Permit ("Agreement") is entered into by and between the City of Santa Fe Springs, a municipality (the "City"), and Ashland Inc. (Ashland) on this \_\_\_\_\_ day of \_\_\_\_\_, 2013 (the "Effective Date").

**I. RECITALS**

A. **WHEREAS**, the City maintains groundwater rights in the Central Groundwater Basin ("Central Basin") pursuant to the Judgment entered in *Central and West Basin Water Replenishment District, et al. v. Adams, et al.*, LASC Case No. 786656 (the "Judgment").

B. **WHEREAS**, Ashland is not a party to the Judgment, yet is carrying out a groundwater clean-up effort with the operation of a treatment system located at 13161 Sandoval Street, Santa Fe Springs (the "Site") to address a problem where soil and groundwater has been contaminated with petroleum hydrocarbons associated with historical oil field operations and historical releases of organic (primarily solvent) chemicals.

C. **WHEREAS**, the City is not in any manner affiliated with or a responsible party, partner, or participant in the clean-up effort by Ashland.

D. **WHEREAS**, Section III(B)(7) of the Judgment allows the Water Replenishment District of Southern California ("District") to issue a Non-Consumptive Water Use Permit, upon certain terms and conditions, to a party to the Judgment so that groundwater extractions by an operator of a groundwater clean-up project are not debited against the adjudicated rights of any party to the Judgment.

E. **WHEREAS**, the District has granted a Non-Consumptive Use Permit to the City pursuant to District Resolution No. 13-962 (the "Permit"), the force and effect of which is expressly conditioned upon on the City's assignment of its rights under the Permit to Ashland in accordance with the terms and conditions of the Permit.

F. **WHEREAS**, the City and Ashland recognize that Ashland's clean-up project at the Site is intended to remedy or ameliorate soil and groundwater contamination in the Central Basin.

G. **WHEREAS**, the City and Ashland desire to enter this Agreement whereby the City agrees to assign its rights to extract groundwater pursuant to the Permit to Ashland for use by Ashland in carrying out its clean-up project at the Site.

## II. TERMS AND CONDITIONS

NOW THEREFORE, in exchange for good and valuable consideration, receipt -of which is hereby acknowledged and received, the City and Ashland agree as follows:

A. Assignment. The City hereby assigns its non-consumptive water use rights under the Permit to Ashland to allow Ashland to carry out its cleanup project at the Site in accordance with the terms and conditions of the City's Permit and the terms and conditions of this Agreement.

B. Term. This Agreement shall continue for the effective and authorized term of the City's Permit granted to the City by the District pursuant to District Resolution No. 13-962 or until such time that this Agreement is terminated in accordance with Section 11(C), below, whichever occurs first.

C. Termination. This Agreement shall terminate upon a default or material breach by Ashland of this Agreement or the City's Permit; provided, however, that in the event that Ashland fails to perform under this Agreement or the City's Permit, there shall be no default or material breach thereof until such failure has continued for thirty (30) calendar days after written notice from the City that Ashland has failed to perform under this Agreement or the City's Permit.

D. Indemnification. Ashland shall indemnify, defend (with counsel, reasonably acceptable to the City) and hold harmless the City and its council members, directors, officers, officials, employees, contractors, subcontractors, representatives, agents, successors and/or assigns for and against any and all liabilities, claims (by third parties or otherwise), demands, suits, administrative proceedings, damages, losses, judgments, awards, penalties, attorneys' fees and expenses, expert witness fees and/or costs of any kind, whether actual, alleged or threatened, attributable to, arising from, or related to: (1) any act or omission committed by Ashland or any of Ashland's officers, directors, members, employees, contractors, subcontractors, representatives, agents, successors and/or assigns (collectively "Ashland Parties") as part of their activities and related work carried out in connection with this Agreement, the City's Permit, or Ashland's clean-up project at the Site; or (2) any breach of any of the covenants, obligations, representations, or warranties by Ashland or Ashland Parties under this Agreement, the City's Permit, or Ashland's clean-up project at the Site. The foregoing indemnity obligations shall survive the expiration or termination of this Agreement, the City's Permit, and Ashland's clean-up project at the Site.

E. Permits. Ashland, at its sole cost and efforts, shall be entirely responsible for obtaining any and all governmental permits, approvals, consents, licenses and other authorizations which may be necessary to carry out any and all activity or work at the Site pursuant to this Agreement and the City's Permit ("Authorizations").

F. Compliance with All Laws. Ashland shall comply with any and all applicable laws, rules, regulations, agreements and Authorizations in connection with its clean-up project and activities at the Site that are carried out pursuant to this Agreement and the City's Permit.

G. Amendments. This Agreement shall not be amended unless amendments are agreed to in writing by both the City and Ashland.

H. Notices. Any notice or document required to be given or delivered under this Agreement shall be given or delivered by personal delivery or by depositing the same in a United States mail depository, first class postage prepaid, registered or certified, and addressed as follows:

If to the City:

City of Santa Fe Springs  
Noe Negrete  
Director of Public Works  
Santa Fe Springs, CA 90650

If to Ashland:

Ashland Inc.  
Michael B. Dever  
5200 Blazer Parkway  
Dublin, OH 43017

Either party hereto may change its mailing address or substitute its representative identified above by written notice to the other party.

I. Successors and Assigns. All of the terms, conditions and provisions of this Agreement shall inure to the benefit of, and be binding upon, the City and Ashland and their respective successors and assigns. Notwithstanding the foregoing, neither this Agreement nor any of the rights, interests, or obligations hereunder shall be assigned or conveyed by either party hereto without the prior written consent of the other party, which shall not be unreasonably withheld.

J. Governing Law. This Agreement shall be construed in accordance with the laws of the State of California applicable to contracts made and performed in California.

K. Interpretation. This Agreement shall be interpreted as though both parties hereto drafted the Agreement under the advice of independent legal counsel with regard to the provisions of the Agreement.

L. Attorneys' Fees. If a dispute arises, which cannot be resolved by arbitration, regarding breach or enforcement of the provisions of this Agreement or the City's Permit, the parties shall be responsible for their own attorneys' fees unless the dispute proceeds to a final judgment in a court of law, in which case the prevailing party shall be entitled to reimbursement of its attorneys' fees. In any action brought, the recovery of attorneys' fees and costs will be considered an element of costs and not of damages.

**IN WITNESS WHEREOF**, the City and Ashland, through their duly authorized officers and officials, have caused this Agreement to be executed on the Effective Date.

**CITY OF SANTA FE SPRINGS**

\_\_\_\_\_  
**Thaddeus McCormack**  
**City Manager**

ATTEST:

By: \_\_\_\_\_  
**Anita Jimenez**  
**Deputy City Clerk**

**ASHLAND INC.**

\_\_\_\_\_  
**Michael B. Dever**  
**Remediation Project Manager**

ATTEST:

By: \_\_\_\_\_  
**Mary Donahue**  
**Senior Environmental Paralegal**



# City of Santa Fe Springs

Water Utility Authority Meeting

October 24, 2013

## NEW BUSINESS

### Equipping Water Well No. 12 – Award of Contract

#### RECOMMENDATION

That the Water Utility Authority take the following actions:

1. Reject all Bids; and
2. Authorize the City Engineer to re-advertise for Bids for Equipping Water Well No. 12.

#### BACKGROUND

The Water Utility Authority (WUA) at their meeting of August 22, 2013, authorized the City Engineer to advertise for bids to Equip Water Well No. 12.

The project includes furnishing and installing the well motor, well building, concrete perimeter wall, and related water well equipment and infrastructure for Water Well No. 12.

Bids were opened on September 24, 2013, and a total of ten (10) bids were received. Due to discrepancies and issues with the bids, staff is recommending rejection of all the bids and is requesting that the City Council authorize the City Engineer to re-advertise for bids.

#### FISCAL IMPACT

Funding to complete the Water Well No. 12 Project is available from the 2013 Water Bond proceeds, the FY 2012-13 Water CIP Fund, and the FY 2013-14 Water CIP Fund.

#### INFRASTRUCTURE IMPACT

Upon completion of the project, Water Well No. 12 will provide a high capacity source of water supply for the City's residents and businesses. The new source of water will improve system reliability and efficiency throughout the City's distribution network. Further, it will reduce the City's cost of purchasing water from outside sources which continue to increase their water rates and charges.

Thaddeus McCormack  
Executive Director

#### Attachments:

None



# City of Santa Fe Springs

Water Utility Authority Meeting

October 24, 2013

## NEW BUSINESS

Destruction of Water Well No. 4 and No. 309 – Authorization to Advertise for Construction Bids

### RECOMMENDATION

That the Water Utility Authority (WUA) authorize the Director of Public Works to issue a Specifications and Bid Documents to Destroy Water Well No. 4 and No. 309.

### BACKGROUND

The State of California Department of Water Resources (DWR) requires that a water well that is no longer useful must be destroyed to assure that the ground water supply is protected and preserved for further use, and that potential physical hazard is eliminated.

A well is considered "abandoned" or permanently inactive if it has not been used for one year, unless the owner demonstrates the intention to use the well again. Two (2) water wells within the City have been determined to fall within the DWR's abandoned definition.

#### Water Well No. 4 (Located at 11921 Telegraph Road)

In March, 2013, the Los Angeles County Department of Public Health permitted Water Well No. 4 as inactive. Prior to receiving this status, Water Well No. 4 had been permitted as an emergency stand-by well. Water from Well No. 4 contains high total dissolved solids, high temperature, and hydrogen sulfide odors. The three problems rendered the well inoperable in the 1980's. Staff is recommending that Water Well No. 4 be destroyed.

#### Water Well No. 309 (Located at 11130 Idalene Street)

Water Well No. 309 was taken out of operation back in the late 70's due to aggressive iron bacteria that severely diminished the wells production capabilities. Well No. 309 was treated several times to destroy the bacteria but the treatments would only last a few months. Although Water Well No. 309 has not been in operation since the late 70s, it remained listed active. Staff is recommending that Water Well No. 309 be destroyed.

### FISCAL IMPACT

The funding needed to cover the cost of the Destruction of Water Well No. 4 and No. 309 is included in the approved Water CIP Fund Budget for FY 2013-2014.

Report Submitted By:

Noe Negrete, Director  
Public Works

Date of Report: October 16, 2013

INFRASTRUCTURE IMPACT

The destruction of Water Well No. 4 and No. 309 will bring the City into compliance with State requirements and also protect the health and welfare of the community.



Thaddeus McCormack  
Executive Director

Attachment:

1. Bid Documents: Destruction of Water Well No. 4 and No. 309.

SEE ITEM 3A



## **ORDINANCE FOR PASSAGE**

Ordinance No. 1046 – An Ordinance of the City of Santa Fe Springs Amending the City Zoning Code as it Pertains to Banners and the Time Periods Permitted to Display Such

### **RECOMMENDATION**

That the City Council passes the second reading of Ordinance No. 1046, relating to the amendment to the City Zoning Code as it pertains to banners and the time periods permitted to display such, and adopt the Ordinance.

### **BACKGROUND**

The City's retail business community, like other businesses, relies heavily on advertisements to notify the general public of services and merchandise offered. Today's current technology and social media, as offered by the Internet, provides a fast method of broadcasting. However, businesses still rely on on-site signage to sell their services and to advertise their respective specials. New businesses, on the other hand, commonly do not install permanent signage to announce their new arrival until a few months after they have taken occupancy. As a result, a banner is usually their only method to show their existence while a permanent sign is manufactured and installed.

During the economic crises, businesses in other cities petitioned for changes in the city's laws to allow them to display banners for a longer time period. The cities heard these requests and followed through by amending their banners regulations. These code amendments aided businesses in remaining operational. Businesses in Santa Fe Springs were not immune to the economic turmoil. While Santa Fe Springs business owners have not directly requested additional time periods to display banners, Staff has noticed an increase of unpermitted banner displays and/or the use of banners for a period longer than permitted.

To be proactive, Staff is recommending an amendment to the banner regulation to allow an increase in the total time available to display banners. Currently, the City's Zoning Code provides for a one-time fourteen-day period within a calendar year to display a banner, and a one-time period of thirty (30) consecutive days to display a banner for a grand opening for a new business. Staff is recommending that the Zoning Code be amended to allow for four (4) thirty-day periods to advertise goods, specials, or new services; each period to be separated by fifteen (15) days. The proposed amendment will also provide for new businesses to display an "identity banner" for a period of forty-five (45) days while their permanent signs are being manufactured and installed. These recommendations would amend the banner regulation as follows (text in bold is the proposed change):

**§ 155.530 STREAMER SIGNS**

Streamers, banners, pennants, whirling devices or similar objects which wave, float, fly, rotate or move in the breeze shall be prohibited in all zones, except that ***only banners*** may be permitted for ***four (4) periods of time, each of which shall not exceed 30 consecutive days and separated by fifteen (15) days in any calendar year***, for a sales promotion. ***In addition, new businesses, without any permanent signs, may display a banner for a one-time period not to exceed 45 days for the purpose of a temporary business identification.*** A sign permit, in accordance with the provisions of §155.518(A), shall be obtained ***for each occurrence***. This restriction shall not apply to official ***national*** flags or banners announcing public events, or usual Christmas decorations for the period beginning 45 days prior to Christmas, and terminating 10 days after Christmas.

**LEGAL NOTICE OF PUBLIC HEARING**

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing was posted in Santa Fe Springs City Hall, the City Library and Town Center on September 27, 2013, and published in a newspaper of general circulation (Whittier Daily News) on September 27, 2013, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of October 17, 2013, Staff has not received any inquiries regarding the proposed amendment.



Thaddeus McCormack  
City Manager

**Attachments:**

Ordinance 1046

Resolution No. 37-2013

**ORDINANCE NO. 1046**

**AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING  
SECTION 155.530 OF THE CITY CODE REGARDING STREAMER SIGNS**

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

Section 1. Section 155.530 of the City Code is hereby amended to read as follows:

*Streamers, banners, pennants, whirling devices or similar objects which wave, float, fly, rotate or move in the breeze shall be prohibited in all zones, except that only banners may be permitted for four (4)- periods of time, each of which shall not exceed 30 consecutive days and separated by fifteen (15) days in any calendar year, for a sales promotion. In addition, new businesses, without any permanent signs, may display a banner for a one time period not to exceed 45 days for the purpose of a temporary business identification. A sign permit, in accordance with the provisions of § 155.518(A), shall be obtained for each occurrence. This restriction shall not apply to official national flags or banners announcing public events, or usual Christmas decorations for the period beginning 45 days prior to Christmas, and terminating 10 days after Christmas.*

Section 2. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

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

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF OCTOBER, 2013.

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Richard J. Moore, MAYOR

ATTEST:

\_\_\_\_\_  
Anita Jimenez, DEPUTY CITY CLERK

**RESOLUTION NO. 37-2013**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF SANTA FE SPRINGS  
ADOPTING ORDINANCE NO. 1046**

**WHEREAS**, the City of Santa Fe Springs has reviewed and considered proposed amendments to the text of the City Zoning Regulations to extend the time periods allowed for businesses to display banners; and

**WHEREAS**, after study and deliberation by the Department of Police Services and the Department of Planning, the City has prepared for adoption amendments to the text of the City Zoning Regulations; and

**WHEREAS**, notice of the Public Hearing was given as required by law, and

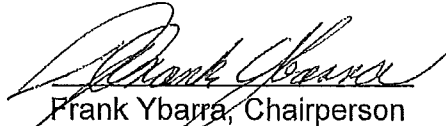
**WHEREAS**, the Planning Commission held a Public Hearing on September 9, 2013, in regard to the proposed amendments to the text of the City Code and the Zoning Regulations; and

**NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

The Planning Commission recommends that the Santa Fe Springs City Council amend Section 155.530 of the Zoning Regulations as follows:

Streamers, banners, pennants, whirling devices or similar objects which wave, float, fly, rotate or move in the breeze shall be prohibited in all zones, except that only banners may be permitted for four (4) periods of time, each of which shall not exceed 30 consecutive days and separated by fifteen (15) days in any calendar year, for a sales promotion. In addition, new businesses, without any permanent signs, may display a banner for a one time period not to exceed 45 days for the purpose of temporary business identification. A sign permit, in accordance with the provisions of § 155.518(A), shall be obtained for each occurrence. This restriction shall not apply to official national flags or banners announcing public events, or usual Christmas decorations for the period beginning 45 days prior to Christmas, and terminating 10 days after Christmas.

ADOPTED AND APPROVED THIS 9<sup>TH</sup> DAY OF SEPTEMBER, 2013

  
Frank Ybarra, Chairperson

  
Teresa Cavallo, Secretary



# ***City of Santa Fe Springs***

City Council Meeting

October 24, 2013

## **NEW BUSINESS**

Approve Artwork Concept for "Journey," LeFiell Development

### **RECOMMENDATION**

That the City Council approve the artwork concept by James Russell for the LeFiell Development Project at 13700 Firestone Boulevard, Santa Fe Springs.

### **BACKGROUND**

At the September 24, 2013 meeting, the Heritage Arts Advisory Committee (HAAC) studied and approved a final concept for public art titled, "Journey." Staff from LeFiell, along with artist James Russell, gave a presentation of the proposed artwork at 13700 Firestone Boulevard, Santa Fe Springs, CA. With an approximate art requirement of \$91,000, the property owner representative, Roy Furuto, estimates the cost of this artwork project to be \$150,000.

This artwork reflects the property owner's current and historical accomplishments within their specialized field of manufacturing. The artwork is 15 feet tall and is mounted on a 2-foot high base for a total of 17 feet off the sidewalk surface. It is fabricated out of number 304 stainless steel, which has been used in the manufacturing of aircraft components for decades. This large art piece will be featured at the center of the property directly in front of the main entrance. It will also be a point of interest for those who travel the I-5 Freeway daily. Lighting is planned to accentuate and illuminate this artwork. Fabrication and installation are expected to take approximately thirteen months.

Art Consultant, George Ray, will give a short presentation of the project. The Mayor may wish to call upon Community Services Supervisor Jeff Mahlstede to assist with the presentation.

### **FISCAL IMPACT**

The property owner will purchase the artwork. The cost of the plaque and dedication will come out of the Heritage Artwork in Public Places Fund.

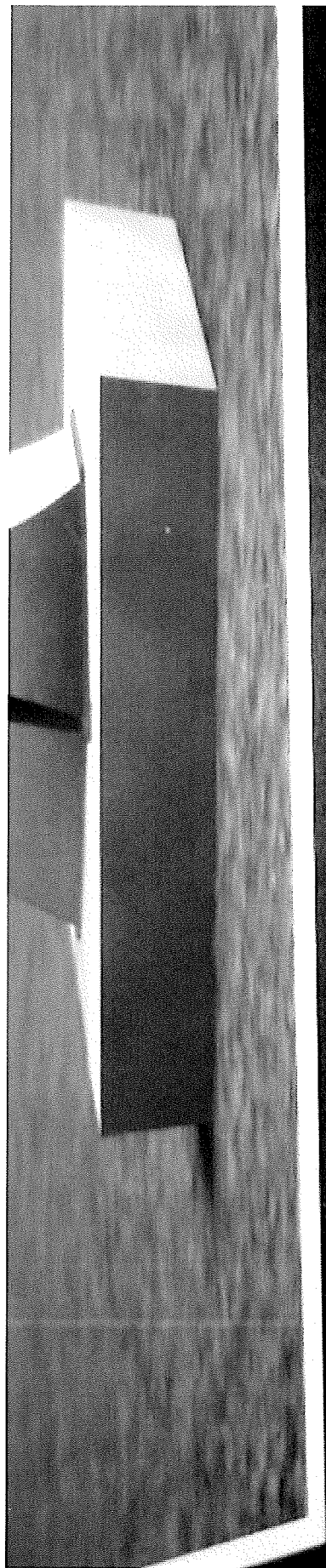
### **INFRASTRUCTURE IMPACT**

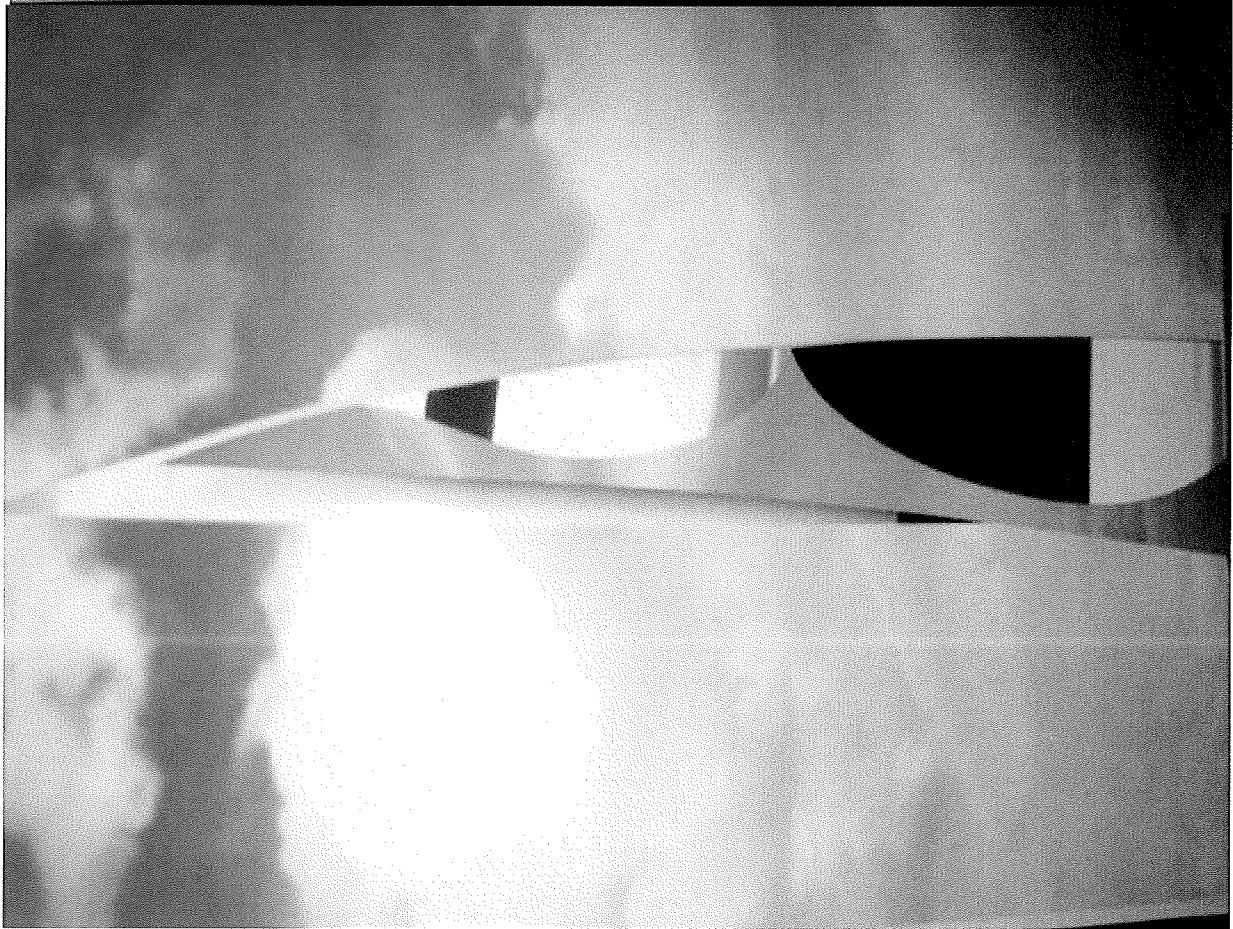
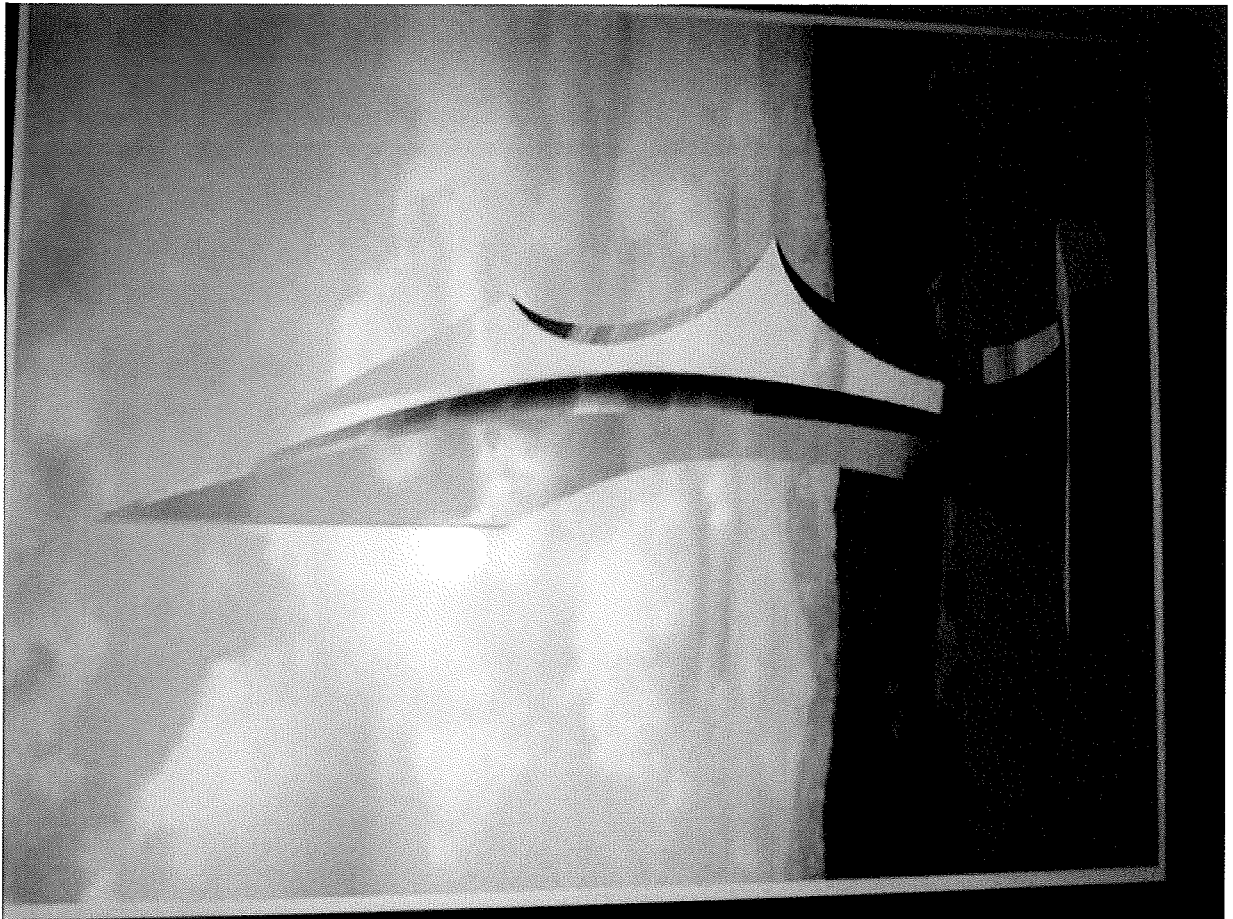
The artwork will be maintained by the property owner.

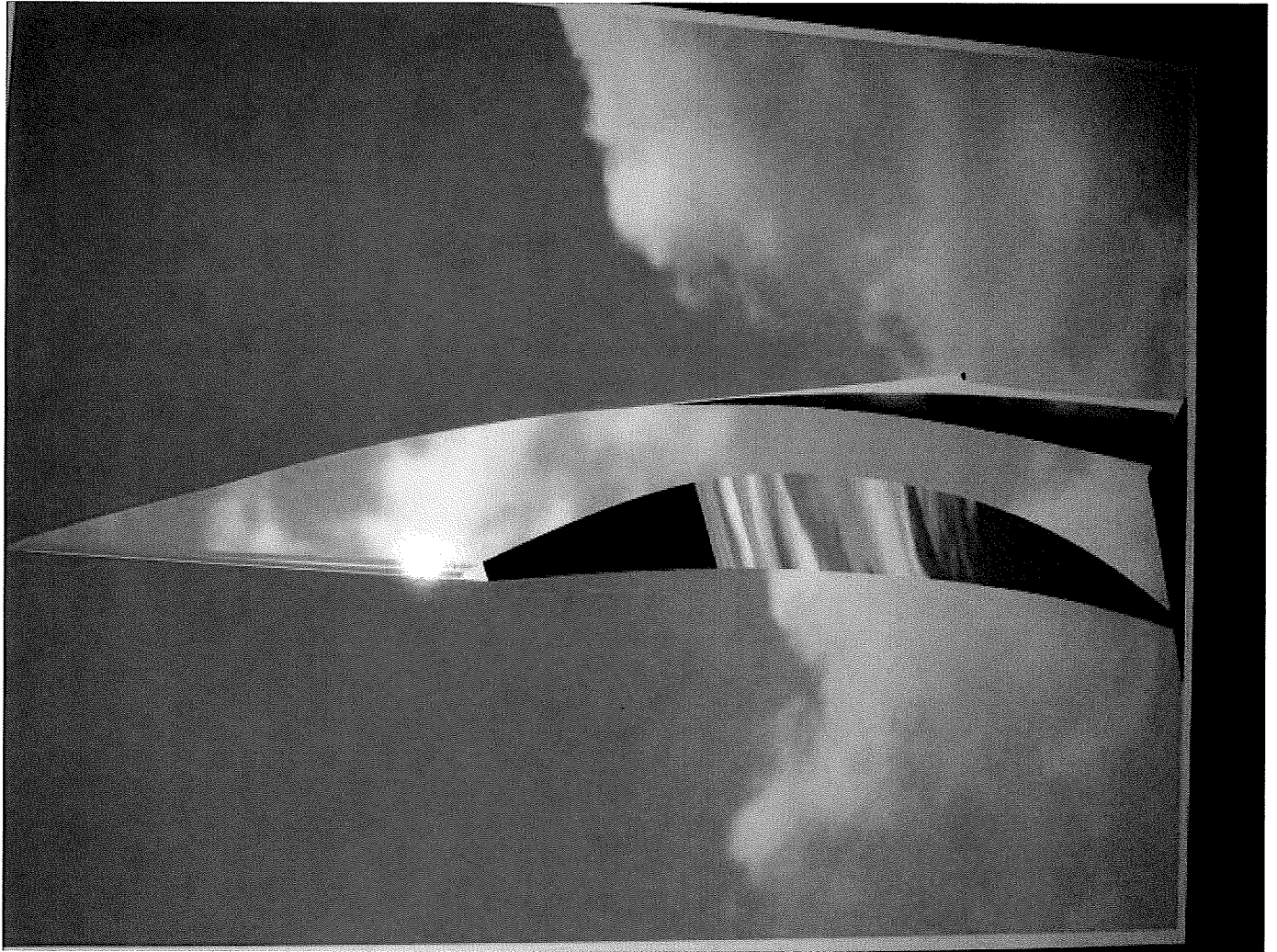
  
Thaddeus McCormack  
City Manager

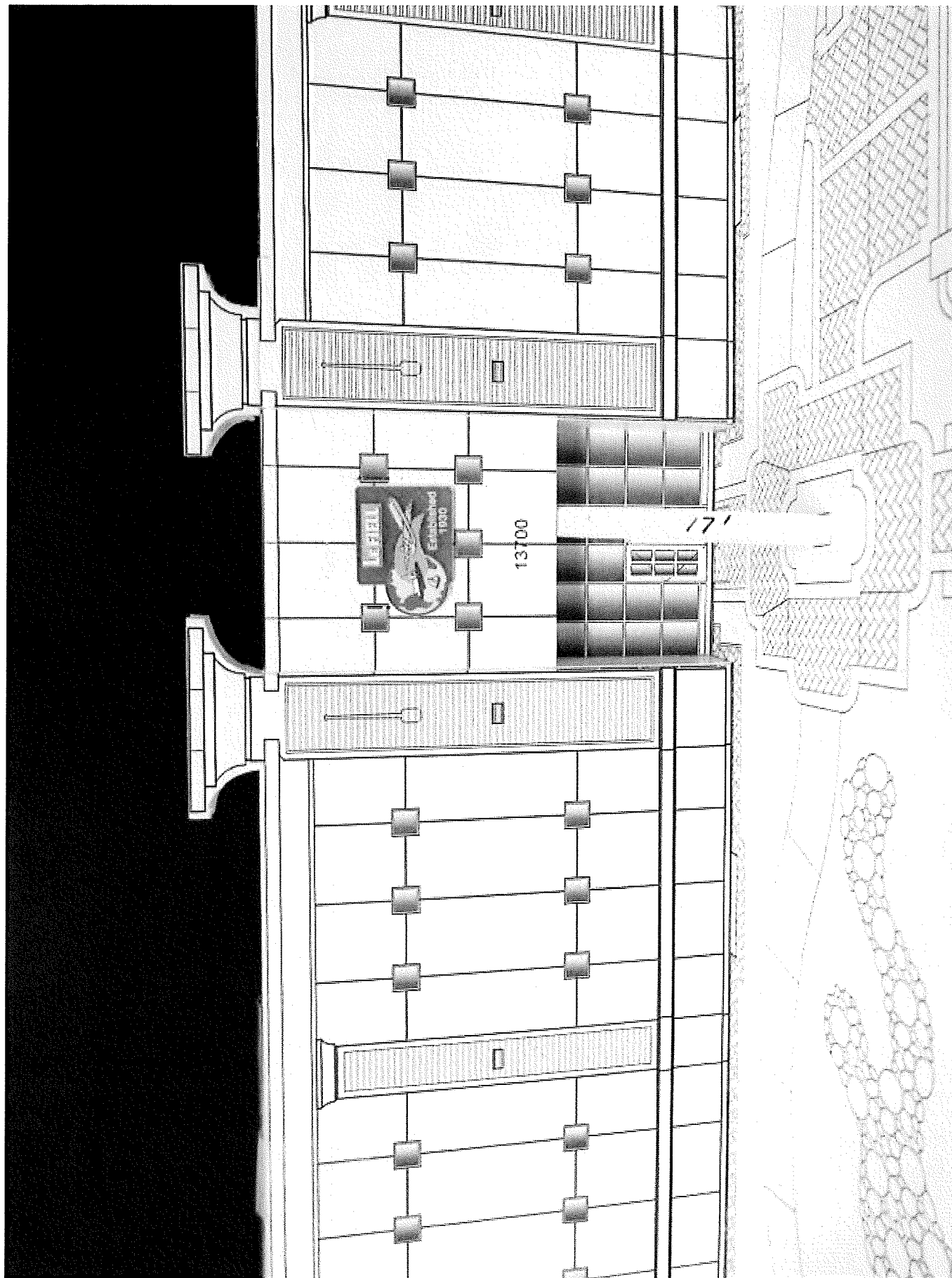
Attachment:  
Proposal Packet

James Russell  
**SCULPTURE**











# City of Santa Fe Springs

City Council Meeting

October 24, 2013

## NEW BUSINESS

### On-Call Surveying Services – Award of Contract

#### RECOMMENDATION

That the City Council take the following actions:

1. Award a contract to execute a Professional Services Agreement with Coory Engineering and Huitt-Zollars to provide on-call Surveying Services on an as-needed basis for a three (3) year term, with the option to renew the Agreement for an additional two (2) years based on their performance and City Council approval.
2. Authorize the Director of Public Works to execute the Professional Services Agreements.

#### BACKGROUND

The City Council authorized the Director of Public Works to issue a Request for Proposals (RFP) at its July 25, 2013 meeting. Seven proposals were received on August 27, 2013. A three-member evaluation team reviewed each proposal based on the RFP scope of work. The evaluation team consisted of Robert Garcia, Associate Engineer (City Staff), Al Fuentes, Project Manager (Onward Engineering) and Desi Gutierrez, Senior Civil Engineer (City of Downey). The proposal evaluation team rated each proposal and recommended four (4) firms for an interview. A summary of the proposal evaluation team's individual ratings for each proposal is attached.

A three (3) member panel interviewed the four (4) firms. The interview panel consisted of Noe Negrete, Director of Public Works (City Staff), Robert Garcia, Associate Engineer (City Staff) and Chris Magdosku, Assistant Director of Public Works (City of Whittier). A summary of the panel's interview evaluation ratings for each firm is attached.

A final ranking of the four (4) firms interviewed is also attached. The ranking is based on a total score. The total score equals the average proposal evaluation panel score, plus the average interview panel score.

The need for on-call surveying services for the City will be impacted by one or more of the following situations:

1. Former Redevelopment Bond Proceeds funding (\$18.2 million) are anticipated to be approved and become available to the City in 2014 for capital improvement projects (CIP). The potential size and number of

Report Submitted By:

Noe Negrete, Director  
Public Works

Date of Report: October 16, 2013

projects to be approved by the City Council will require on-call surveying services that would exceed the capacity of a single firm.

2. For larger projects, the City benefits by comparing at least two (2) cost proposals for surveying services.
3. One of the top 2 ranked firms is currently providing services to private clients with proposed development projects in the City. Since a firm cannot check their own work, a second firm is required in these circumstances.
4. Staff has seen an increase in development in recent months. The consultants will assist staff in meeting project deadlines and providing reduced review times for private development projects, without increasing engineering staff levels.

Staff is recommending that the City Council award two (2) separate contracts to provide on-call surveying services on an as needed basis. In general, staff proposes to request on-call surveying services from each of the two firms on a 50/50 basis. For larger projects with a survey services cost estimate that exceeds \$25,000, staff will solicit a cost proposal from each firm under contract and award to the lowest bidder. If a firm is providing services to a client proposing a development project in the City, the other firm will be requested to check the work.

#### FISCAL IMPACT

The funding needed to cover the cost of On-Call Surveying Services is included in the approved Public Works budget for FY 2013-2014 and the currently approved Capital Improvement Projects budget.

#### INFRASTRUCTURE IMPACT

The procurement of On-Call Survey Services will significantly contribute to the quality and timely completion of approved City infrastructure and capital improvement projects, as well as expediting the processing of proposed developments within the City.



Thaddeus McCormack  
City Manager

#### Attachments:

1. Summary of Interview Panel Ratings, Proposal Evaluation Ratings and Final Rankings based on Total Score.
2. Proposed Professional Services Agreement with Coory Engineering
3. Proposed Professional Services Agreement with Huitt-Zollars

City of Santa Fe Springs  
On-Call Surveying Services  
Proposal Ratings

**Written Proposals**

Criteria	PENCO Engineering			Coory Engineering			Huitt-Zollars		
	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3
Qualifications of Firm	13	13	13	13	13	13	13	13	14
Project Team	18	17	18	18	17	16	16	17	19
Key Personnel	19	16	18	17	17	15	17	17	19
Project Understanding/ Approach	17	17	18	17	17	17	18	17	19
Past Experience/ References	8	7	9	8	9	9	8	8	9
Pricing	11	13	14	13	14	15	9	12	12
<b>Subtotal scores</b>	86	83	90	86	87	85	81	84	92
<b>Average Score, Written Prop.:</b>	86.33			86			85.66		

Criteria	CNC Engineering			Thienes Engineering			AEI-CASC Engineering		
	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3
Experience/ Capability of Firm	12	13	13	12	12	8	12	12	9
Project Manager	16	17	17	15	17	17	15	16	15
Project Team	14	17	17	14	16	17	14	16	15
Project Understanding/ Approach	15	17	17	15	17	13	14	17	14
Past Experience/ References	10	9	9	7	6	5	6	6	9
Pricing	13	14	15	12	12	13	10	13	13
<b>Subtotal scores</b>	80	87	88	75	80	73	71	80	75
<b>Average Score, Written Prop.:</b>	85			76			75.33		

Criteria	Olson & De Tilla		
	Reviewer #1	Reviewer #2	Reviewer #3
Experience/ Capability of Firm	10	13	8
Project Manager	16	16	14
Project Team	12	16	14
Project Understanding/ Approach	14	16	12
Past Experience/ References	6	7	9
Pricing	11	12	14
<b>Subtotal scores</b>	69	80	71
<b>Average Score, Written Prop.:</b>	73.33		

City of Santa Fe Springs  
On-Call Surveying Services  
Interview Ratings  
October 2, 2013

**Interview Summary**

Criteria	Coory Engineering			PENCO Engineering			Huitt-Zollars			CNC Engineering		
	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3	Reviewer #1	Reviewer #2	Reviewer #3
Firm's Experience and Capability	18	17	17	16	16	17	20	18	20	12	12	12
Project Manager Qualifications and Experience	15	13	13	12	13	13	15	14	15	10	11	10
Project Team's Qualifications and Experience	12	13	13	12	11	14	14	14	15	11	11	10
Project Understanding and Approach	18	18	17	15	15	20	17	19	20	12	15	12
Understanding of Local Agency Development Process	15	13	12	10	13	14	12	14	15	11	12	12
Firm's Knowledge of Field Surveying Means/Methods	14	13	12	15	14	15	15	14	15	11	13	10
<b>Subtotal scores</b>	92	87	84	80	82	93	93	93	100	67	74	66
<b>Average Score, Interview:</b>	<b>87.66</b>			<b>85.00</b>			<b>95.33</b>			<b>69.00</b>		

Final Rankings	Total Score
<b>Firm</b>	
Huitt-Zollars	90.50
Coory Engineering	86.83
PENCO Engineering	85.67
CNC Engineering	77.00

"Total Score" equals the average scores of the written Proposals (100 points available) and the Interviews (100 points available)

## CITY OF SANTA FE SPRINGS PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered into this \_\_\_\_ day of November, 2013 by and between the City of Santa Fe Springs (CITY), and Coory Engineering (CONSULTANT), CITY and CONSULTANT (PARTIES) hereby enter into in consideration of the mutual covenants and promises contained herein. The PARTIES do mutually agree as follows:

1. CONSULTANT will provide services (SERVICES) as outlined in the proposal submitted on August 24, 2013 which is hereby incorporated by reference and CONSULTANT shall organize, supervise, prepare and complete said SERVICES as set forth therein. Said services shall be referred to as "On-Call Surveying Services".
2. It is the intent of the CITY to enter into this Agreement with the CONSULTANT for a three (3) year term, effective the date this Agreement is fully executed by the PARTIES. The CITY reserves the right to renew this Agreement for an additional two (2) years after the term of this Agreement, based on performance and approval of the City Council. The schedule of hourly rates for key personnel would be applicable to the entire three (3) year term.
3. CITY shall compensate CONSULTANT for the SERVICES as detailed in the schedule of hourly rates attached and made part of this Agreement. The hourly rate includes full compensation for direct labor and overhead costs. CITY and CONSULTANT shall negotiate the appropriate dollar amount for each project prior to work for each project commencing. Any such compensation shall become payable on a periodic time schedule as approved and agreed to by CITY and the CONSULTANT.
4. CONSULTANT hereby acknowledges that obtaining a City business license is required to perform the SERVICES specified in this Agreement.
5. The parties hereto acknowledge and agree that the relationship between CITY and CONSULTANT is one of principal and independent CONSULTANT and no other. CONSULTANT is solely responsible for all labor and expenses associated with the performance of the SERVICES. Nothing contained in the Agreement shall create or be construed as creating a partnership, joint venture, employment relationship, or any other relationship except as set forth between the PARTIES. This includes, but is not limited to the application of the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provision of the Internal Revenue Code, the State Revenue and Taxation Code relating to income tax withholding at the source of income, the Workers' Compensation Insurance Code, 401(k) and other benefit payments and third party liability claims. CONSULTANT specifically acknowledges that CITY is not required to, nor shall, provide Worker's Compensation Benefits Insurance for CONSULTANT. Notwithstanding the above, CONSULTANT hereby specifically waives any claims and/or demands for such benefits.

6. CONSULTANT shall defend, indemnify, hold free and harmless the CITY and its appointed and elected officials, officers, employees and agents from and against any and all damages to property or injuries to or death of any person or persons, including attorney fees and shall defend, indemnify, save and hold harmless CITY and its appointed and elected officials, officers, employees and agents from any and all claims, demands, suits, actions or proceedings of any kind or nature, including but not by way of limitation, all civil claims, worker's' compensation claims, and all other claims resulting from or arising out of the acts, errors or omission of CONSULTANT, whether intentional or negligent, in the performance of this Agreement.

7. CONSULTANT will not be required to follow or establish a regular or daily work schedule. Any advice given to the CONSULTANT regarding the accomplishment of SERVICES shall be considered a suggestion only, not an instruction. The CITY retains the right to inspect, stop, or alter the work of the CONSULTANT to assure its conformity with this Agreement.

8. CONSULTANT shall comply with CITY'S Harassment Policy. CITY prohibits any and all harassment in any form.

9. CONSULTANT shall submit to the CITY the required insurance certificates for the CONSULTANT and its team. The CONSULTANT shall indemnify and hold CITY and its officers, agents, employees, and assigns harmless from any liability imposed for injury whether arising before or after completion of work hereunder or in any manner directly or indirectly caused, occasioned, or contributed to, or claims to be caused, occasioned, or contributed to, in whole or in part, by reason of any act or omission, including strict liability or negligence of CONSULTANT, or of anyone acting under CONSULTANT'S direction or control or on its behalf, in connection with, or incident to, or arising out of the performance of this contract.

The CONSULTANT shall maintain the following levels of insurance coverage for the duration of the services provided, as well as any sub-consultants hired by the Consultant:

- (a) Worker's Compensation insurance with statutory limits, and employer's liability insurance with limits not less than \$1,000,000 per accident
- (b) Commercial general liability insurance or equivalent form, with a combined single limit of not less than \$2,000,000 per occurrence
- (c) Business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.
- (d) Professional liability (errors and omissions) insurance, with a combined single limit of not less than \$1,000,000 per occurrence.

CONSULTANT shall maintain the required insurances throughout the term of the contract, and shall have insurance agent send Certificate of Insurance to CITY, with CITY named as additional insured. A 30 day notice of cancellation is required.

10. This Agreement may be terminated by either party for any reason at any time by providing written notice of such termination to the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

\_\_\_\_\_  
CONSULTANT Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company Name

Corporation ☐ Sole Proprietor ☐ Partnership ☐ LLC ☐

\_\_\_\_\_  
SSN or Tax ID#

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone

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

\_\_\_\_\_  
Date



**LETTER OF OFFER**



**COORY ENGINEERING**  
CIVIL ENGINEERING & LAND SURVEYING

August 24, 2013

Mr. Noe Negrete  
Director of Public Works / City Engineer  
City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

Subject: **Proposal for On-Call Surveying Services**

Dear Noe:

**COORY ENGINEERING** is interested in providing On-Call Surveying Services to the City of Santa Fe Springs. Thank you for inviting us to participate in this process and for the opportunity to fairly compete in this effort.

Our firm was established in 1980. A long history has been made of consistent completion of successful projects, public and private alike. Coming from a strong design background and involvement in construction of each project we design, gave us the knowledge to properly and strongly know the needs of surveying of every phase of a project.

As you know, we are very familiar with the City of Santa Fe Springs, serving the city and being associated with it since 1980, and many years before as employees working for the city. Thus far, we have successfully completed at least 180 projects for the city, most of which needed surveying services in one way or the other. Also, over the years, we were the surveyor of choice to support the needs of the Santa Fe Springs Redevelopment Agency. One sample of work involved legal descriptions and plats to define each redevelopment project in the city.

The following is a tabulation of information as requested in the RFP:

- **Authorized Contact person:**  
Samir M. Khoury, PE  
Telephone No.: (714) 202-8700  
E-mail Address: skhoury@cooryengineering.com

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1718 N. Neville Street, Orange, CA

TEL (714) 202-8700

FAX (714) 202-8701

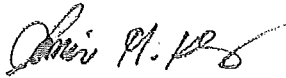
August 24, 2013

**Letter of Offer - Cont'd.**

Page 2

- **Validity of Proposal:** This proposal shall be valid for at least ninety (90) days from submittal deadline of August 27, 2013.
- **Proposed sub-consultants:** None
- **RFP Addenda:** Coory engineering will abide by any addendum to the RFP, so far, none is known to us.
- **General Statement:** The undersigned hereby certifies that all information submitted with this proposal is true and correct.

Very truly yours,

A handwritten signature in black ink, appearing to read "Samir M. Khoury", with a stylized flourish at the end.

Samir M. Khoury, PE

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**B****QUALIFICATIONS****QUALIFICATION OF THE FIRM****■ COMPANY PROFILE:**

COORY ENGINEERING IS A LOCAL FIRM FORMED IN APRIL 1980. THE FIRM IS BASED IN THE CITY OF ORANGE, CA, LOCATED AT 1718 N. NEVILLE STREET, ORANGE, CA 92865, TELEPHONE No. (714) 202-8700.

THE COMPANY SPECIALIZES IN THE PRACTICE OF GENERAL CIVIL ENGINEERING AND LAND SURVEYING. MUNICIPAL ENGINEERING AND SITE DEVELOPMENT ARE THE AREAS OF INTEREST. WE EMPLOY AN AVERAGE OF 22 EMPLOYEES.

THIS COMPANY IS A SELF OWNED COMPANY (SOLE PROPRIETORSHIP), OWNED BY SAMIR M. KHOURY, PE, AND CLASSIFIED BY THE STATE OF CALIFORNIA AS SBE. MR. KHOURY IS THE RESPONSIBLE PARTY FOR ENTERING INTO CONTRACTS AND SIGNING AGREEMENTS.

MR. KHOURY'S RCE No. IS 30567, OBTAINED IN 1979. THEREFORE, HIS LICENSE QUALIFIES HIM TO PRACTICE LAND SURVEYING AND SIGN SUBDIVISION MAPS AND OTHER SURVEYING RELATED DOCUMENTS IN THE STATE OF CALIFORNIA. THE 3 SURVEY CREWS WE RUN, WORK DIRECTLY UNDER THE SUPERVISION OF MR. KHOURY.

■ **FINANCIAL CONDITION:** VERY HEALTHY CONDITION FOR THE PAST 33 YEARS SINCE ESTABLISHMENT. THE COMPANY OWES NOTHING EXCEPT FOR A BUILDING LOAN THAT WE PURCHASED IN MARCH, 2011. PORTION OF THE BUILDING IS RENTED. THE RENT HELPS TOWARDS THE LOAN PAYMENT. THERE ARE NO ADVERSE CONDITIONS IN THE WAY OF THIS COMPANY TO IMPEDE ITS ABILITY TO PERFORM PROPERLY.

BOTH OFFICE AND SURVEYING SECTIONS ARE FULLY EQUIPPED WITH THE LATEST MODERN AND ELECTRONIC EQUIPMENT.

**■ EXPERIENCE:**

MOST PERSONNEL CAME TO THIS FIRM WITH MUNICIPAL OR GOVERNMENTAL BACKGROUND BY ACTUALLY WORKING FOR SUCH ESTABLISHMENTS AS CITIES AND GOVERNMENTS. OUR EMPLOYEES INCLUDE PROJECT MANAGERS / CONSTRUCTION MANAGERS, ENGINEERS, DESIGNERS, DRAFTSMEN, CAD OPERATORS, SURVEYORS, CHAINMEN, AND CLERICAL SUPPORT.

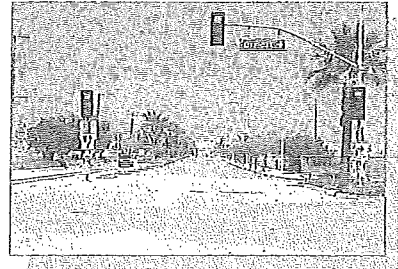
MOST OF OUR PERSONNEL WERE TRAINED IN YOUR CITY. SANTA FE SPRINGS WAS KNOWN OVER THE YEARS TO HAVING A STRONG ENGINEERING DEPARTMENT. THE CITY EXPERIENCED HEAVY GROWTH IN THE 70S AND 80S WHEN LARGE PROJECTS WERE PERFORMED. ALL OF US WHO WORKED FOR THE CITY HAD THE OPPORTUNITY TO BE INVOLVED WITH LARGE PROJECTS. WE PERFORMED SIZABLE ASSESSMENT DISTRICTS, CAPITAL IMPROVEMENT PROJECTS AND REDEVELOPMENT PROJECTS THAT INVOLVED VARIOUS TYPES OF PUBLIC WORKS IMPROVEMENTS.

### **COMPARABLE EXAMPLES OF PREVIOUS WORK:**

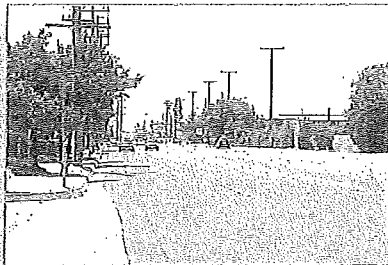
Beside the projects we performed for your city, we were the engineering company of choice for the Cities mentioned below. These projects included surveying services for design purposes and later on for construction staking needs.

- **LIVE OAK / ARROW HIGHWAY REHABILITATION PROJECT, Irwindale.**

- Overall Cost: \$14,000,000.
- 4.5 Miles Long.
- Included Street Reconstruction and Landscaping.
- Various types of infrastructures including Water, Sewer, Storm Drain, Signals & Lighting.
- Completed – 2009.



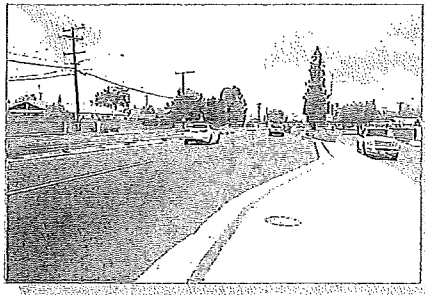
- **GLADSTONE STREET REHABILITATION PROJECT, Irwindale.**



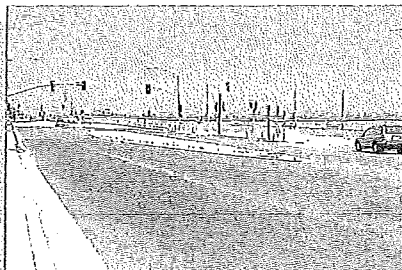
- Overall Cost: \$600,000.
- 0.7 Miles Long.
- Complete Reconstruction.
- Completed – 2010.

- **KNOTT AVENUE REHABILITATION PROJECT, Buena Park.**

- Overall Cost: \$1,950,000.
- 1.0 Mile Long.
- Reconstruction & Cold Milling.
- Concrete Repairs.
- Artificial Turf in Medians.
- Completed – 2011.



- **LOS ANGELES ST. REHABILITATION PROJECT, Irwindale.**



- Cost: \$1,500,000.
- 0.7 Miles Long.
- Complete Street Reconstruction.
- Caltrans Freeway Off-ramps.
- New & Modified Traffic Signals.
- Completed – 2011.

■ **STRENGTH AND STABILITY OF THE COMPANY:**

THIS COMPANY HAS BEEN IN BUSINESS IN GOOD STANDING FOR THE PAST 33 YEARS. ASIDE FROM THE OWNER WHO SERVED SINCE THE BEGINNING, WE HAVE EMPLOYEES THAT ARE STILL WITH US FOR THE PAST 30 YEARS!

THE STAFF WE PROPOSE FOR THIS PROJECT AS YOU MAY VERIFY FROM THE ATTACHED RESUMES ARE VERY EXPERIENCED IN EVERY NEED THAT THIS PROJECT MAY REQUIRE. OUR AVAILABILITY FOR THIS TYPE OF SERVICE IS AT ITS BEST.

WE ARE HIGHLY SCHEDULED, AND KNOWN TO MEET OUR DEADLINES. 3 SURVEY CREWS WILL BE AVAILABLE TO SERVE YOUR NEEDS.



**STAFFING & ORGANIZATION**

**PROPOSED STAFFING AND PROJECT ORGANIZATION**

▫ **ORGANIZATIONAL CHART:**

PLEASE REFER TO THE FOLLOWING PAGE FOR THE PROJECT SPECIFIC ORGANIZATIONAL CHART.

▫ **PROJECT STAFF PROFESSIONAL CREDENTIALS:**

1. **PROJECT MANAGER - SAMIR M. KHOURY, PE:**  
SAMIR'S FIRST DIPLOMA WAS IN SURVEYING. THEREFORE, HE WAS FORMALLY EDUCATED IN LAND SURVEYING. HE WORKED AS A SURVEYOR FOR 7 YEARS PRIOR TO GOING TO COLLEGE TO STUDY CIVIL ENGINEERING. AFTER GRADUATION AS A CIVIL ENGINEER, HE PASSED HIS R.C.E. IN 1979 WHICH ALLOWED HIM TO PRACTICE SURVEYING AND SIGN MAPPING IN CONJUNCTION WITH SURVEYING. WITH OVER THAN 30 YEARS EXPERIENCE, HE WILL BE HEADING THIS EFFORT OF PROVIDING YOUR CITY WITH SURVEYING SERVICES WHEN NEEDED.
2. **RESEARCH - ISAM BAJJALI:**  
ISAM HAS 30 YEARS OF EXPERIENCE AT COORY ENGINEERING. HE WILL HANDLE THE RESEARCH, ANALYSIS, AND CREW COORDINATION NEEDED FOR A SURVEYING TASK.
3. **LEAD PROJECT SURVEYOR - NADER GHASHGHAI:**  
NADER HOLDS A B.S. DEGREE IN GEOMATICS ENGINEERING AND PHOTOGRAMMETRY FROM FRESNO STATE UNIVERSITY. HAS HAD 29 YEARS OF EXPERIENCE, OUT OF WHICH 18 YEARS WITH COORY ENGINEERING, WITH NUMEROUS PROJECTS IN SANTA FE SPRINGS. HE WILL BE THE LEAD PARTY CHIEF FOR THE FIELD WORK.

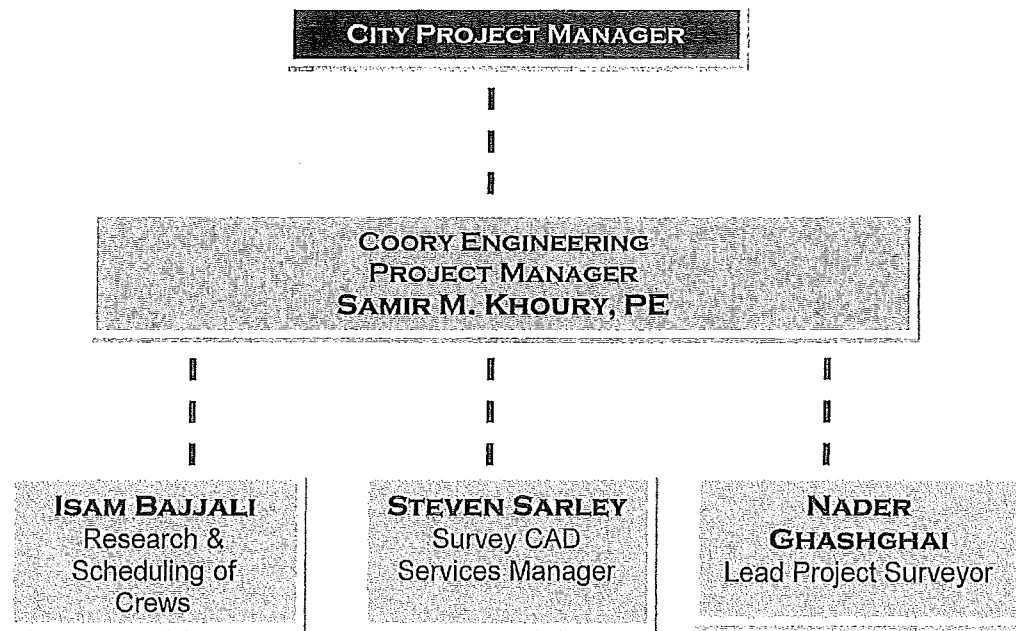
4. CAD MANAGER - STEVEN SARLEY:

STEVE'S ROLE WILL BE THE PREPARATION OF LEGAL DESCRIPTIONS EXHIBITS, MAPPING IN GENERAL, THE DRAFTING OF SURVEYING ITEMS SUCH AS TOPOGRAPHIC SURVEYS, VARIOUS BASE PLANS, BASE PLANS AND THE CALCULATIONS FOR CONSTRUCTION STAKING. STEVE HAS BEEN WITH US FOR THE PAST 24 YEARS. HIS FORMAL EDUCATION WAS AN AA DEGREE IN ARCHITECTURE.

## CITY OF SANTA FE SPRINGS

### ON - CALL SURVEYING SERVICES

#### PROJECT SPECIFIC ORGANIZATIONAL CHART



▪ **RESUMES:**

PLEASE REFER TO RESUMES LOCATED IN THE APPENDIX SECTION OF THIS PROPOSAL.

▪ **KEY PERSONNEL IDENTITIES:**

- IDENTITIES AS DESCRIBED ABOVE.
- COMMITMENT: ASSIGNED STAFF WILL BE 100% ATTENTIVE AND AVAILABLE WHEN THE CITY ISSUES A TASK.

▪ **AVAILABILITY OF STAFF:**

THE KEY PERSONNEL WILL BE AVAILABLE FOR THE DURATION OF THE ON-CALL SURVEYING SERVICES CONTRACT. NO PERSON DESIGNATED AS KEY PERSONNEL SHALL BE REMOVED OR REPLACED WITHOUT THE PRIOR CONCURRENCE OF THE CITY OF SANTA FE SPRINGS.



**SUB - CONSULTANTS**

NO CONSULTANTS ARE PLANNED OR NEEDED FOR THIS CONTRACT AT THIS TIME. WE HAVE THE ADEQUATE RESOURCES.



**WORK APPROACH**

THE FOLLOWING IS A TABULATION OF THE APPROACH:

- THE CITY DEFINES A TASK.
- PROJECT MANAGER, SAMIR KHOURY MEETS WITH THE CITY AND DISCUSS THE NEEDS.
- ISAM BAJJALI AND HIS STAFF RESEARCH THE PROJECT AND COORDINATE THE SURVEY CREW.
- STEVE SARLEY PERFORMS THE SURVEY CALCULATIONS (IF IT IS A BOUNDARY SURVEY OR CONSTRUCTION STAKING).
- SAMIR KHOURY, ISAM BAJJALI AND STEVE SARLEY MEET BRIEFLY WITH THE CREW AT THE OUTSET OF THE PROJECT MAKING SURE THE OBJECTIVE IS UNDERSTOOD.
- THE SURVEYORS PERFORM THE FIELD TASK.
- FIELD ELECTRONIC DATA IS DUMPED INTO THE SYSTEM.
- STEVE SARLEY DRAWS THE SURVEY.
- SAMIR KHOURY AND ISAM BAJJALI VERIFY THE WORK FOR QUALITY CONTROL.
- CORRECTIONS AND IMPROVEMENTS ARE MADE IF NEEDED.
- WORK DELIVERED TO THE CITY.



## **APPENDIX**

- **PROJECT KEY PERSONNEL RESUMES**
- **PROOF OF INSURANCE**

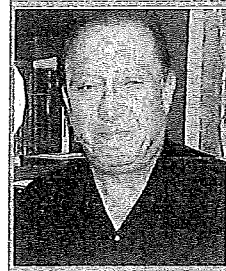
## **PROJECT KEY PERSONNEL RESUMES**

**PROJECT MANAGER:**

**SAMIR M. KHOURY, P.E.**

**Education, Registrations & Certification**

- Diploma in Surveying
- Bachelor of Science, Civil Engineering
- Registered Civil Engineer: C-30567, California
- APWA, Member
- Institute for Water Resources, Member
- Institute for Transportation, Member
- ASCE, Life Member



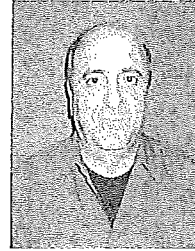
**Professional Experience**

Mr. Khoury has over 30 years of experience in the field of Civil Engineering and Land surveying. Ten years of this experience was spent as a Municipal Engineer by working for the City of Santa Fe Springs and the City of Lynwood. Over the years, Mr. Khoury has provided multiple consulting services to numerous Cities in Southern California. He has extensive experience in dealing with all aspects of City projects and services along with site development skills for municipal, residential, commercial and industrial projects.

Mr. Khoury has designed and supervised numerous street improvement projects that involved new streets, street rehabilitation, various utilities and traffic related facilities.

## **RESEARCH & PROCESSING:**

**Isam Y. Bajjali**



### **Summary of Experience:**

Mr. Bajjali has 30 years of experience in the field of land surveying and public works projects. Isam started working in the field of engineering in 1983 as an Engineering Technician for Coory Engineering.

Over the years, he has excelled in general drafting, surveying, mapping, signing and striping, traffic design and traffic control.

He has also developed his skills in project research, underlying document analysis, title reports, covenants, deeds, right-of-way acquisition, dedications, coordination, and plan processing.

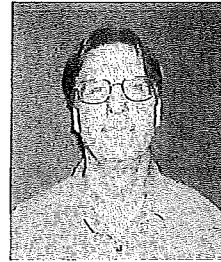
### **Production Drafting**

- Topographic Maps
- Street Improvement Plans
- Parcel & Tract Maps
- Legal Description Exhibits

Isam is very familiar with various City and County code and processing requirements.

## **CAD MANAGER:**

### **STEVEN A. SARLEY**



#### **Education**

Architecture, AA Degree Harbor College, Wilmington, CA  
Industrial Technology, CSULB, Long Beach, CA

#### **Professional Experience**

Mr. Sarley has over 30 years of experience working in the field of Civil Engineering. His experience in Land Development makes him a valuable asset in the field of civil engineering. His project skills include but are not limited to;

#### **Production Drafting**

- Street Improvement Plans
- Storm Drain Plans
- Sewer Plans
- Water Plans
- Grading Plans
- Composite Utility Plans
- Geometric Control Plans
- Topographic Maps
- Erosion Control Plans
- Parcel & Tract Maps
- Legal Description Exhibits

#### **Surveying Support**

- Calculations for Construction Staking
- Calculations for Boundary Surveys
- Drafting Field Survey Products

#### **CAD Management**

- CAD Training
- File Maintenance
- Printing/Plotter Systems
- Network Management

#### **Company Drafting Standards**

- Developed Procedure Standards
- Developed Layering Standards
- Developed Plotting Standards
- Developed Drawing File Index

#### **Software**

- AutoCAD R10 through R14
- Land Development Desktop through Civil 3D 2010
- Microsoft Office Suite
- Mr. Sarley is also skilled in Landscape & Irrigation Design and Drafting, Commercial Site Planning, Leasing & Promotional brochures.

**PROJECT SURVEYOR:**

**Nader Mishel Ghashghai**

**Education, Registrations & Certification**

B.S. Geomatics Engineering and Photogrammetry  
California State University, Fresno



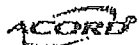
**Professional Experience**

A land surveyor with more than 25 years of experience in construction staking, bridge Surveys, airport surveys, topographic surveys, boundary and property surveys, oil field and refinery surveys, ALTA Surveys, major earth work at hazardous waste sites, aerial photo control.

**Employment History:**

9/95 - present:	Party Chief, Coory Engineering, Orange, CA
7/94 - 9/95:	Party Chief, Auto Cad tech., L. Bruce Nybo Inc. Las Vegas NV.
8/92-7/94:	Party Chief, Auto Cad tech., Chemical Waste Management, Kettleman City, CA.
10/91-8/92:	Party Chief/ Quality control, TIC ( The Industrial Co.) Bakersfield, CA.
7/90-10/91:	Party chief, Wilson & Associates, Bakersfield, CA.
3/88-7/90:	Party chief, Cornerstone Engineering, Bakersfield, CA.
9/84-3/88:	Instrument man, Kern County Public Works Dept. BFL. CA.

## **PROOF OF INSURANCE**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

<b>PRODUCER</b> Appgar & Bullard Insurance 2650 East Imperial Hwy, Suite #205 Brea, CA 92621 Phone (714) 985-8630 Fax (714) 985-9764		<b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.</b>	
<b>INSURED</b> Coory Engineering 1718 N. Neville Street Orange, CA 92865		<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>
		<b>INSURER A:</b> VALLEY FORGE INSURANCE COMPA	15032
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	

## COVERAGES

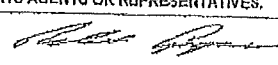
THE POLICIES OF INSURANCE LISTED HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADDL INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	<input type="checkbox"/>	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> _____ GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC				<b>EACH OCCURRENCE</b> DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COM/PROP AGG
		<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON OWNED AUTOS <input type="checkbox"/> _____				<b>COMBINED SINGLE LIMIT</b> (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
		<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> _____				<b>AUTO ONLY - EA ACCIDENT</b> <b>OTHER THAN EA ACC</b> <b>AUTO ONLY: AGG</b>
		<b>EXCESS / UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				<b>EACH OCCURRENCE</b> <b>AGGREGATE</b>
A		<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER / MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below OTHER	WC 4 30550783	08/01/2013	05/01/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT 1,000,000 E.L. DISEASE - EA EMPLOYEE 1,000,000 E.L. DISEASE - POLICY LIMIT 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
Power Engineers, Inc. is named as additional Insured per policy endorsement for all operations.  
WOS applies per policy endorsement.

## CERTIFICATE HOLDER

## CANCELLATION

	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.</p> <p>AUTHORIZED REPRESENTATIVE </p>
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AGORD 26 (2009/04) QF

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<b>ACORD<sup>®</sup> CERTIFICATE OF LIABILITY INSURANCE</b>						DATE (MM/DD/YYYY)
<b>PRODUCER</b> State Farm Insurance 509 N. Harbor Blvd. Fullerton, CA 92832			THIS CERTIFICATE IS ISSUED AS MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.			
<b>INSURED</b> Cooxy Engineering 1718 N. Neville St. Orange, CA 92865			<b>INSURERS AFFORDING COVERAGE</b>		<b>NAIC#</b>	
INSURER A: State Farm General Insurance Company 25151			INSURER B:		INSURER C:	
INSURER D:			INSURER E:		INSURER F:	
<b>COVERAGES</b>						
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR POLICIES, AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR	ADDL	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	92-B4-4841-1	03-11-2013	03-11-2014	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 2,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS-COMPOP AGG \$ 2,000,000
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	078-4900-D08-75	04-08-12	10-08-13	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ 0 BODILY INJURY (Per accident) \$ 0 PROPERTY DAMAGE (Per accident) \$ 0
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
		EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below OTHER				TWO STATUTORY LIMITS \$ 0 EL EACH ACCIDENT \$ EL DISEASE - EA EMPLOYEE \$ 0 EL DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS						
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>		
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.		



# CERTIFICATE OF LIABILITY INSURANCE

DATE (mm/dd/yyyy)  
10/30/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed, if SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Phone: (360) 598-3700 Fax: (360) 598-3703  
MICHAEL J. HALL & COMPANY  
A/E INSURANCE SERVICES  
19660 10TH AVENUE N.E.  
POULSBRO WA 98370

CONTACT NAME: MICHAEL J. HALL & COMPANY  
PHONE: (360) 598-3700 FAX: (360) 598-3703  
E-MAIL: ADDRESS:

Agency Lic#: 0792446

INSURED  
Samir M. Khoury  
DBA Coory Engineering  
1718 North Neville Street  
Orange, CA 92665-4214

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER 1: Liberty Insurance Underwriters Inc.		11917
INSURER 2:		
INSURER 3:		
INSURER 4:		
INSURER 5:		

## COVERAGES

CERTIFICATE NUMBER: 171047

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSURANCE TYPE	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFFECT DATE	POLICY EXPIRATION DATE	LIMITS
GENERAL LIABILITY	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE \$
	CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>					INJURY TO RETIRED PERSONS (Excluded)
						MED. EXP (Any one person) \$
						PERSONAL & ADV INJURY \$
GENERAL AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOG <input type="checkbox"/>						PRODUCTS - COMP/OP AGG \$
AUTOMOBILE LIABILITY	ANY AUTO					COMBINED SINGLE LIMIT (Excluded)
	ALL OWNED AUTOS					BODILY INJURY (Per person) \$
	SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	NON-OWNED AUTOS					PROPERTY DAMAGE (Excluded)
UMBRELLA	UMBRELLA LIMIT					EACH OCCURRENCE \$
	EXCESS LIMIT					AGGREGATE \$
	CLAIMS-MADE <input type="checkbox"/>					
	RETENTION \$					
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Indicate in R/R)	Y/N <input type="checkbox"/>				W.G. STAT. <input type="checkbox"/> NON W.G. <input type="checkbox"/>
	DESCRIPTION OF OPERATIONS below					E.L. EACH ACCIDENT \$
						E.L. DISEASE-EMPLOYEE \$
						E.L. DISEASE-POLICY LIMIT \$
A	Professional Liability: Chkm Made Form		AEA100981-0001	10/23/12	10/23/13	\$1,000,000 Per Claim \$2,000,000 Aggregate Retro Date: April 1, 1980

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Project: All

## CERTIFICATE HOLDER

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Chris Engstrom

ACORD 25 (2010/05)

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**COORY ENGINEERING**  
CIVIL ENGINEERING & LAND SURVEYING

**FEE SCHEDULE**

◦ **OFFICE:**

PRINCIPAL ENGINEER: \$180.00 / HR  
DESIGN ENGINEER: 125.00  
DRAFTSPERSON: 100.00  
CLERICAL / RESEARCH: 42.00

◦ **SURVEYING:**

1-MAN PARTY: \$100.00 / HR  
2-MEN PARTY: 190.00  
3-MEN PARTY: 210.00

◦ **INSPECTION:**

PUBLIC WORKS INSPECTOR: \$100.00 / HR

---

1718 N. Neville Street, Orange, CA

TEL (714) 202-8700

FAX (714) 202-8701

## CITY OF SANTA FE SPRINGS PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of November, 2013 by and between the City of Santa Fe Springs (CITY), and Huitt-Zollars (CONSULTANT), CITY and CONSULTANT (PARTIES) hereby enter into in consideration of the mutual covenants and promises contained herein. The PARTIES do mutually agree as follows:

1. CONSULTANT will provide services (SERVICES) as outlined in the proposal submitted on August 27, 2013 which is hereby incorporated by reference and CONSULTANT shall organize, supervise, prepare and complete said SERVICES as set forth therein. Said services shall be referred to as "On-Call Surveying Services".
2. It is the intent of the CITY to enter into this Agreement with the CONSULTANT for a three (3) year term, effective the date this Agreement is fully executed by the PARTIES. The CITY reserves the right to renew this Agreement for an additional two (2) years after the term of this Agreement, based on performance and approval of the City Council. The schedule of hourly rates for key personnel would be applicable to the entire three (3) year term.
3. CITY shall compensate CONSULTANT for the SERVICES as detailed in the schedule of hourly rates attached and made part of this Agreement. The hourly rate includes full compensation for direct labor and overhead costs. CITY and CONSULTANT shall negotiate the appropriate dollar amount for each project prior to work for each project commencing. Any such compensation shall become payable on a periodic time schedule as approved and agreed to by CITY and the CONSULTANT.
4. CONSULTANT hereby acknowledges that obtaining a City business license is required to perform the SERVICES specified in this Agreement.
5. The parties hereto acknowledge and agree that the relationship between CITY and CONSULTANT is one of principal and independent CONSULTANT and no other. CONSULTANT is solely responsible for all labor and expenses associated with the performance of the SERVICES. Nothing contained in the Agreement shall create or be construed as creating a partnership, joint venture, employment relationship, or any other relationship except as set forth between the PARTIES. This includes, but is not limited to the application of the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provision of the Internal Revenue Code, the State Revenue and Taxation Code relating to income tax withholding at the source of income, the Workers' Compensation Insurance Code, 401(k) and other benefit payments and third party liability claims. CONSULTANT specifically acknowledges that CITY is not required to, nor shall, provide Worker's Compensation Benefits Insurance for CONSULTANT. Notwithstanding the above, CONSULTANT hereby specifically waives any claims and/or demands for such benefits.

6. CONSULTANT shall defend, indemnify, hold free and harmless the CITY and its appointed and elected officials, officers, employees and agents from and against any and all damages to property or injuries to or death of any person or persons, including attorney fees and shall defend, indemnify, save and hold harmless CITY and its appointed and elected officials, officers, employees and agents from any and all claims, demands, suits, actions or proceedings of any kind or nature, including but not by way of limitation, all civil claims, worker's' compensation claims, and all other claims resulting from or arising out of the acts, errors or omission of CONSULTANT, whether intentional or negligent, in the performance of this Agreement.

7. CONSULTANT will not be required to follow or establish a regular or daily work schedule. Any advice given to the CONSULTANT regarding the accomplishment of SERVICES shall be considered a suggestion only, not an instruction. The CITY retains the right to inspect, stop, or alter the work of the CONSULTANT to assure its conformity with this Agreement.

8. CONSULTANT shall comply with CITY'S Harassment Policy. CITY prohibits any and all harassment in any form.

9. CONSULTANT shall submit to the CITY the required insurance certificates for the CONSULTANT and its team. The CONSULTANT shall indemnify and hold CITY and its officers, agents, employees, and assigns harmless from any liability imposed for injury whether arising before or after completion of work hereunder or in any manner directly or indirectly caused, occasioned, or contributed to, or claims to be caused, occasioned, or contributed to, in whole or in part, by reason of any act or omission, including strict liability or negligence of CONSULTANT, or of anyone acting under CONSULTANT'S direction or control or on its behalf, in connection with, or incident to, or arising out of the performance of this contract.

The CONSULTANT shall maintain the following levels of insurance coverage for the duration of the services provided, as well as any sub-consultants hired by the Consultant:

- (a) Worker's Compensation insurance with statutory limits, and employer's liability insurance with limits not less than \$1,000,000 per accident
- (b) Commercial general liability insurance or equivalent form, with a combined single limit of not less than \$2,000,000 per occurrence
- (c) Business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.
- (d) Professional liability (errors and omissions) insurance, with a combined single limit of not less than \$1,000,000 per occurrence.

CONSULTANT shall maintain the required insurances throughout the term of the contract, and shall have insurance agent send Certificate of Insurance to CITY, with CITY named as additional insured. A 30 day notice of cancellation is required.

10. This Agreement may be terminated by either party for any reason at any time by providing written notice of such termination to the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

CONSULTANT Signature \_\_\_\_\_

Date \_\_\_\_\_

Name (Print) \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Corporation ☐ Sole Proprietor ☐ Partnership ☐ LLC ☐

SSN or Tax ID# \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Telephone \_\_\_\_\_

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

\_\_\_\_\_  
Date



HUITT-ZOLLARS, INC. • 2603 Main Street • Suite 400 • Irvine, CA 92614 • 949.988.5815 phone • 949.988.5820 fax • huitt-zollars.com

August 27, 2013

Noe Negrete  
Director of Public Works  
City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

RE: Proposal for On-Call Surveying Services

Dear Mr. Negrete:

In response to your request for proposal issued July 29, 2013, Huitt-Zollars is pleased to submit our proposal to the City of Santa Fe Springs to provide On-Call Surveying Services. Huitt-Zollars is well qualified and experienced in providing On-Call Surveying Services to Public Agencies locally throughout the Southern California area.

Upon award of a contract, Mr. James Garvin, PLS, will serve as the Project Manager and main point of contact with the City. Mr. Garvin has extensive experience with "Surveying On-Call" contracts including: The State of California, Department of General Services (southern half of the state); Orange County Transportation Commission (OCTA); County of Orange (surveying and map checking services); Los Angeles County Department of Public Works (GIS map boundaries); County of Santa Barbara (surveying and map checking services); cities and/or Redevelopment Agencies including: Anaheim, Costa Mesa, Downey, Fullerton, Huntington Beach, Irvine, Long Beach, Mission Viejo, San Juan Capistrano and Santa Ana, and for local universities such as Chapman College, Cal State Fullerton and the University of California at Irvine (UCI) both at the University Campus site and at the UCI Medical Center. Mr. Garvin will be managing the Huitt-Zollars Team that has experience in working on Public Works projects as demonstrated by the attached resumes.

Huitt-Zollars will be serving in the role of prime consultant for this project. Our firm is an equal opportunity multidiscipline organization, comprised of Professional Licensed Land Surveyors, Registered Civil Engineers, and technical support personnel, that has provided quality surveying, mapping and engineering services to the public and private sectors for over three decades. A significant amount of our surveying and mapping services has been performed for public agencies in accordance with their specific standards.

We will be utilizing Digital Mapping Inc. (DMI) as a sub-consultant to provide aerial mapping services as may be required. DMI is a woman owned enterprise (WBE), and our two companies have been working on projects together for over 30 years.

City of Santa Fe Springs  
August 27, 2013  
Page 2

James Gillen will be serving as the Quality Assurance Coordinator, as well as a Project Surveyor, for the duration of the contract. Mr. Gillen has over 40 years of experience in providing quality surveying services to both public and private clients. Mr. Gillen and Mr. Garvin have been Guest Lecturers at Cal Poly Pomona and at UCI.

Mr. Ken Rukavina is the Office Manager of our Irvine Office and a Vice President. He has over 29 years of experience in working with Public Works clients, has served as contract City Engineer with the City of Rosemead and has worked the last 5 years at Huitt-Zollars. Mr. Rukavina is authorized to bind Huitt-Zollars in contractual negotiations.

We hereby attest that all of the information in this proposal is true and correct.

This proposal and any time sensitive information or criteria represented herein will be valid for 90 days from August 27, 2013.

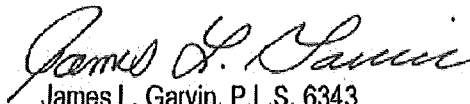
We look forward to participating in the consultant selection process for this interesting project. If you have any questions regarding this proposal, please do not hesitate to call us at (949) 988-5815.

Sincerely,

HUITT-ZOLLARS, INC.



Ken Rukavina, P.E. 42866  
Vice President & Office Manager  
[krukavina@huitt-zollars.com](mailto:krukavina@huitt-zollars.com)

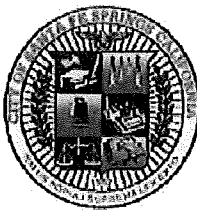


James L. Garvin, P.L.S. 6343  
Vice President  
[jgarvin@huitt-zollars.com](mailto:jgarvin@huitt-zollars.com)

cc: Jim Gillen, Huitt-Zollars  
Jason Kinnie, Huitt-Zollars

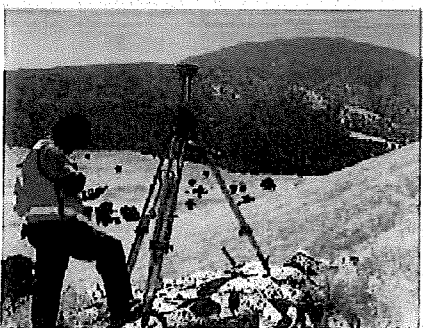
JLG/zk

Enclosures



**City of Santa Fe Springs Statement of Qualifications for  
On-Call Surveying Services**

**HUITT-ZOLLARS – QUALIFICATIONS OF THE FIRM**

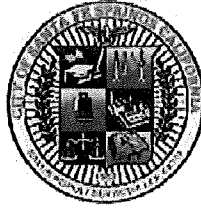


Huitt-Zollars (HZ) was incorporated in the State of Texas in 1975 and is a Full Service Civil Engineering Firm. HZ has approximately 400 employees in 14 offices covering the Western half of the United States, with local offices in Irvine, Ontario and Thousand Oaks. HZ has no financial issues and has no pending litigation that will impact the On-Call Surveying Services contract. HZ offers a complete range of land surveying services to support all types of clients and projects, ranging from On-Call Surveying contracts with City, County and State governmental agencies to developers, construction companies, Title Companies and the real estate industry. A large percentage of our land surveying projects are generated from repeat clients which indicates a trust and confidence in our people and the services we provide. With our experienced group of Professional Land Surveyors, multiple field crews, office Survey Technicians, and state-of-the-art surveying and mapping equipment, we are able to provide clients with well-coordinated, cost-effective surveys and related documentation in a timely and efficient manner.

Our Subconsultant and valued Team Member for this project will be Digital Mapping, Inc. (DMI) who will be providing any Aerial Mapping services that may be required. HZ and DMI have been working closely together on projects for over 30 years.

Our Surveying Department operates with maximum efficiency, utilizing applicable modern technology and experienced field and office personnel. Among the capabilities offered by this department are:

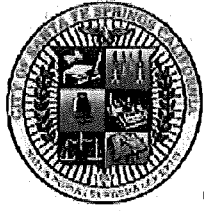
- **Topographic Surveys/Cross Sections:** These surveys vary from small very detailed topographic surveys showing all Improvements, utilities and contours with spot grades, to large area Planning Level surveys (hundreds of acres) showing all contours. Included in this work is either the use of aerial photogrammetry for projects in which horizontal and vertical ground control is established and aerial photographs are used to plot existing Improvements and contours, or topographic mapping generated by ground surveying exclusively. Huitt-Zollars utilizes the most current generation of survey instruments and methodology, data collectors, software, and computer-aided drafting equipment to provide the most accurate data in a cost-effective manner. Our team is capable of providing base mapping prepared from conventional survey techniques, conventional aerial mapping, digital orthophotography, HDS (High Definition) Laser Scanning or Light Detection and Ranging (LIDAR). Huitt-Zollars is equipped with a Leica Scan Station that can be utilized on those specific projects with physical features that either cannot be physically reached (bridge structures, abutments, etc.) and those features that are unsafe



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for a surveyor to occupy such as an active roadway, a landslide situation or a bridge or structure failure. Huitt-Zollars has also utilized the Scan Station for monitoring projects within occupied buildings, and to measure the effects of expansive soils.

- **Pavement Elevation Surveys:** Huitt-Zollars has performed hundreds of these types of survey ranging in size from small alley reconstruction projects to several miles of active public roadway for rehabilitation, both for our In-House Engineers, our Public Agency Clients, as well as other Civil Engineering firms that do not have in-house surveying services. The amount of detail collected varies greatly depending on what is being reconstructed or rehabilitated. For a pavement rehabilitation project we would typically locate from Top of Curb to Top of Curb with shots at Top of Curb, Flow Line, Lip of Gutter, Edge of Pavement, lane lines or grade breaks, median Lip of Gutter (if existing), Flow Line (if existing), Top of Curb and street centerline. We would also locate all surface features and utilities in this same area. We will then compile a Topographic Map showing the street centerlines, 'Record' Right-of-Way lines, the survey shots and line work (either aerial mapping or drawn from ground survey shots). The final product would also include a coordinate file containing the 'long descriptions' for each survey shot as well as a Station and Offset Report showing the station and offset for all points.
- **Boundary Surveys:** We have provided boundary surveys on projects ranging in size from a few acres to several thousand acres, and along with the size of project, our understanding of the application of geodetic principles is critical. These projects require detailed research into land ownerships (for both the subject property and adjoining properties), preparation of ownership plats, field surveys, boundary analysis, final drafting and boundary reports if required. Throughout the project, a quality review process is ongoing to ensure the ultimate accuracy of the survey. Our survey crews are equipped with Trimble S6 or 5600 Reflectorless Total Stations and either Trimble or Leica Digital Levels. The field crews can communicate with the office to transfer information to or from the office utilizing their laptop computers and wireless telephone connections. This enables the survey request and calculations or the results of the field survey to be transmitted remotely, saving time and money.
- **Site Planning Surveys:** This can either be a very detailed final product by combining the Topographic Survey and the Boundary Surveys described above or it can be as simple as an aerial Topographic Map with 'Record' Boundary lines shown, to be used for larger 'Planning Level' type of use.
- **Utility Surveys:** One of our recent projects was the construction of the Replacement Hospital for the Irvine Medical Center in the City of Orange. This work was done for the Regents of the UC System and for Hensel Phelps Construction. Our work began on this project by providing a very detailed Topographic Map for the entire Medical Center Campus, including the use of pot holing, ground penetrating radar and tracing out the utilities in the Utility Tunnels throughout the site. Working with outdated and sometimes misleading 'Record Drawings', HZ



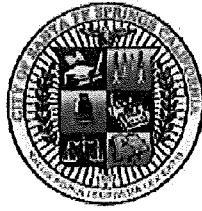
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was tasked with the job of creating a detailed Utility Base Map to be used for site design. We also provided Construction Staking Services for the Hospital and all other site improvements relating to the work, and helped to adjust design features in the field when construction encountered underground utilities that were not of record.

- **Construction Layout / Staking:** From street, highway and underground utility construction, to residential subdivisions and large commercial projects and Planned Communities involving staking of all grading, utilities, buildings and parking areas, our survey department is well-experienced with projects of all sizes. The Ladera Ranch Planned Community Rough Grading and Alluvial Grading project moved over 100 million cubic yards of earthwork that was all controlled by Huitt-Zollars Construction Staking including quantifying all earthwork volumes. We are well aware of the need to meet the demands of the contractor (both from a time and technical standpoint) to ensure that no delays are encountered in the project, while at the same time recognizing that part of our role is making certain we are looking out for our client's interests.
- **Spot Location / Monitoring Surveys:** HZ was responsible for the Quality Control Survey work for the construction of the Upper Chiquita Reservoir project off of Oso Parkway at the Foothill Transportation Corridor. As part of this contract HZ was responsible for periodic surveys of key construction items such as back cuts, keyways, benches, intake water lines, drains, etc. and comparing the as-built locations versus the design location of these items and to generate a report of this work. After the dam was constructed, HZ oversaw the installation of monitoring points (32) set into 'wells' along the benches in the face of the dam. An initial baseline survey was established by HZ on these points and a plan was developed to monitor these points to be in conformance with State of California regulations relating to dams. HZ then monitored these locations to a very high precision by 'double determining' each point from three separate pairs of control points, first weekly, then monthly, then annually until the State signed off on the stability of the dam itself.
- **Approving and signing of Parcel Maps:** As described below, HZ has been preparing Tract Maps, Parcel Maps, Lot Line Adjustments, etc. for over 40 years and by doing so have developed our own in-house procedures and check lists to prepare these maps to a high quality. This experience in the preparation of these maps, gives us a great advantage in the review of these type of subdivision maps and together with our extensive Map Checking experience for Public Agency clients, we are well qualified to review, approve based on City Ordinances, Conditions of Approval, Subdivision Map Act, Land Surveyor's Act, and to sign as 'City Surveyor' for the Technical Approval required to record the map.

Recognizing that these next few services are not specifically listed in the RFP, we still offer them to the City as potential services that we provide to some of our other governmental clients:

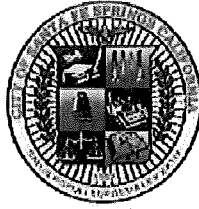
- **On-Call Map Checking:** Huitt-Zollars has extensive experience in providing Map Checking services under our past and our existing "On-Call Map Checking" contracts. We have existing contracts for map checking services with the County of Orange, the City of Irvine, the City of San Juan Capistrano and the City of Santa Ana. Under



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our existing contract with the County of Orange we have checked over 500 maps, including Tract Maps, Parcel Maps and Records of Survey.

- **Right-of-Way Engineering:** Huitt-Zollars has provided right-of-way engineering packages for numerous cities and agencies including the County of Orange, the County of Santa Barbara, the Orange County Transportation Authority (OCTA), Cities of Anaheim, Downey, Fullerton, Mission Viejo and Santa Ana. Packages include Right-of-Way maps, legal descriptions for: Acquisition, Utility Relocation and Temporary Construction Easements, title report review, and existing easement plotting and the preparation of title exception investigation reports. For the Garden Grove Freeway, State Route 22 Widening project, HZ was responsible for a 2-mile segment of the freeway from Lewis Street in the City of Orange to Main Street in Santa Ana. This section included the interchange with the 57 and 5 freeways and the Santa Ana River.
- **Geographic Information System (GIS):** Huitt-Zollars is in the forefront of GIS technology, providing GIS products and related services to many of our public and private clients. It is our commitment to remain on the cutting edge of this technology in continual support of the growing number of applications that stand to benefit from GIS. Huitt-Zollars is equipped with full versions of the ESRI software as well as a full complement of CADD solutions. These include ArcGIS 10.0, 3D Analyst, Spatial Analyst, Network Analyst, ArcHydro, GeoRAS, GeoHMS & Civil3D. Our staff has extensive experience in GIS and CADD, from collecting data in the field with ArcPad to building base maps in a Geodatabase, providing ArcGIS Online services, needs assessment, database design, and training. Finally, our most important resources are our personnel with over 40 years of combined GIS experience.
- **Monument Perpetuation:** Huitt-Zollars routinely prepares Pre- and Post- Construction Corner Records for the perpetuation of both centerline and other monuments that may be disturbed or destroyed by improvements (Section 8771 of the State of California Business and Professions Code (B&P Code)). Where appropriate, we have also prepared Records of Survey that delineate the establishment and source of either the monuments or 'the line(s)' that may not appear on a map of record (Section 8762 of the State of California Business and Professions Code (B&P Code)), that need to be perpetuated.
- **Horizontal and Vertical Control Surveys:** Huitt-Zollars regularly performs large-scale surveys for digital orthophotography and aerial mapping purposes covering development parcels consisting of thousands of acres to entire cities, utilizing a combination of GPS and conventional survey techniques. Huitt-Zollars has a long history of performing geodetic control surveys for agencies and private development clients. The field crews are equipped with Trimble S6 Total Stations, R8 or 5800 Dual Frequency Receivers for use in Static, Fast Static or Real Time Kinematic survey methods and digital levels.
- **Map Preparation (Subdivision Mapping and Record of Surveys):** Huitt-Zollars has prepared and recorded hundreds of Subdivision Maps for both our private and public clients, with many of these in the City of Anaheim.



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Many of these subdivision maps were prepared for the Anaheim Redevelopment Agency under On-Call contracts with them. We are very familiar with the Subdivision Map Act and typical City Subdivision Ordinances. We recently prepared 3 Certificates of Compliance that fell partially within the City of Anaheim to transfer approximately 20,000 acres of land from The Irvine Company to the County of Orange for parks and open space. As mentioned above we also prepare Record of Surveys in strict compliance with state laws and local ordinances. In California, we routinely file Record of Surveys for boundary surveys, which fall under the items set forth in Section 8762 of the State of California Business and Professions Code (B&P Code). We also may recommend to our clients that they record a Record of Survey even if state law does not require that it be done. This may be done simply to provide public notice of a survey for the benefit of the client as well as the public in general for a unique situation. Huitt-Zollars prepares and records approximately one Record of Survey per month in our California offices to comply with Section 8762 of the B&P Code.

**Subconsultant**

**Aerial Photography and Photogrammetric Services**

**Digital Mapping, Inc.**

21062 Brookhurst St, Ste 101

Huntington Beach, CA 92646

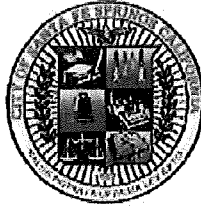
Contact: Gencaga "Gen" Aliyazicioglu

Phone: (714) 968-5459 Fax: (714) 968-2429

We will be utilizing Digital Mapping Inc. (DMI) as a sub-consultant to provide aerial mapping services as required. DMI is a woman owned enterprise (WBE), and our two companies have worked together successfully for over twenty years. DMI specializes in photogrammetric mapping projects, land surveying, GIS, digital orthophoto, scanning, data conversion and related services. They have completed numerous projects conforming to client drafting specifications including On-Call work for the County of Orange and to Caltrans' drafting specifications and other governmental agencies. DMI's staff has achieved professional status as certified photogrammetrists, computer programmers, professional land surveyors and digital orthophoto mapping experts. With the ability to work three shifts around the clock, DMI can and has delivered completed projects to HZ and the team in an incredibly short amount of time, and they are committed to providing Aerial Mapping products as required in a timely fashion.

**Representative Projects with DMI as Subconsultant to Huitt-Zollars**

**Orange County Transportation Authority, ARTIC Railway Transportation Center Project - Anaheim, California  
40-Scale Aerial Topographic Mapping.**



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**State of California, Department of General Services – On-Call Surveying Services, Various Locations In California**

Aerial Topographic Mapping and Digital orthophotography for several of the projects including California School for the Deaf Riverside, Lanterman Development facility, Fairview Development facility and City of San Diego DMV.

**University of California Irvine, Design and Construction – UCI Main Campus, Irvine, California**  
100 scale Aerial Topographic Mapping of entire campus area.

**Shea Properties – Riverpark Development, Oxnard, California**  
40 scale Aerial Topographic Mapping and 3" pixel resolution Digital orthophoto of the entire 500 acre site.

**City of Fullerton – Fullerton Transportation Center, Fullerton, California**  
40 scale Aerial Topographic Mapping and 3" pixel resolution Digital orthophoto.

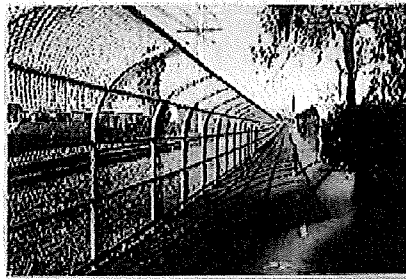
**Rancho Mission Viejo – RMV future Planning areas 1, 2 and 3, UnIncorporated Orange County, California**  
40 scale Aerial Topographic Mapping and 3" pixel resolution Digital orthophoto.

**City of Mission Viejo – Citywide Digital Ortho Photo, Mission Viejo, California**  
100 scale 6" pixel resolution Digital orthophoto covering the entire City limits.

Relevant Project Experience

**City of Santa Ana On-Call Surveying/Engineering Services – Santa Ana, California**

Contact  
Taig Higgins  
City of Santa Ana  
20 Civic Center Plaza  
Santa Ana, CA 92702  
(714) 647-5071  
Work Performed: 2001-2004 and  
current  
Contract Amount: \$250,000

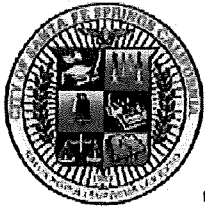


Huitt-Zollars provided construction staking services for the City of Santa Ana including: street reconstruction for First Street from Grand Avenue to Bristol Street, the Alton/Maple Bike Trail project, and for the Eastside Neighborhood project. Work included topographic survey, curb and bus stop layout, sewer

staking, and monument perpetuation including tying out of existing monuments prior to construction, settling of final monuments after construction and the preparation of "pre" and "post" corner records.

In addition, Huitt-Zollars was responsible for all aspects of the right-of-way engineering services for this on-going contract. Services provided to date include: Boundary analysis, incorporation of proposed right-of-way lines into the existing land net and the preparation of legal descriptions and exhibits for right-of-way widening along 17th Street, Grand Avenue, and Warner Avenue.

A few of the tasks completed under this contract include:



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**First Street Rehabilitation:** Huitt-Zollars provided construction staking services for curb and gutter, street paving, sewer line construction and monument perpetuation Corner Records ("Pre" and "Post" construction) for this two-mile section of First Street from Bristol Street to Grand Avenue.

**Alton/Maple Bike Trail:** Huitt-Zollars provided Route Surveying and Topographic Surveying, including cross-sections and detailed design survey required for engineering design, and also provided construction staking services for grading, retaining walls, paving and pedestrian bridge construction for approximately 4,000 linear feet of new bike trail within existing railroad right-of-way from Flower Street to Orange Street.

**Eastside Neighborhood Street Rehabilitation:** Huitt-Zollars provided construction staking services including removal limits, curb and gutter, street paving and monument perpetuation corner records ("pre" and "post" construction) for the entire eastside neighborhood project.

**La Pata Road Gap Closure Project – Boundary and Topographic Survey**

*Orange County and San Clemente, CA*

**Contact**  
Harry Persaud  
County of Orange  
300 N. Flower Street  
Sixth Floor  
Santa Ana, CA 92702  
(714) 667-9655

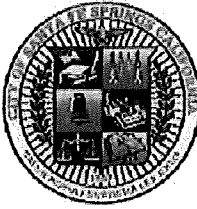
**Work Performed:** 2010-Ongoing

**Contract Amount:**  
\$300,000+(survey)  
\$3M+ (total HZ contract)



Huitt-Zollars provided 1"=40' scale aerial topographic mapping with one-foot contour intervals for this 4-mile segment of widening and new roadway design partially in the Unincorporated Territory of the County of Orange and partially in the City of San Clemente. Work included: setting and control

of aerial targets, centerline recovery survey at the existing street locations at the north and south ends of the project, and recovery of boundary monumentation for the Prima Deshecha Landfill site as the road goes through the middle of the landfill site; the review of 14 individual title reports covering the properties impacted by the project and the plotting of all easements to illustrate their proximity to the roadway prism; detailed ground design surveys and 50-foot interval cross-sections were performed along the entire alignment; "Station and Offset" Reports were generated showing all existing utilities and drainage structures and their relationship to the project centerline; a Horizontal Control Plan was prepared for inclusion into the Improvement Plan set showing the existing and proposed alignments, stationing and relationship to State Plane Coordinates and to "Project" Coordinates; right-of-way mapping, legal descriptions for right-of-way acquisition, Temporary Construction Easements, and Permanent Slope and Drainage Easements are being prepared at this time and a Pre-Construction Record of Survey is also being prepared at this time.



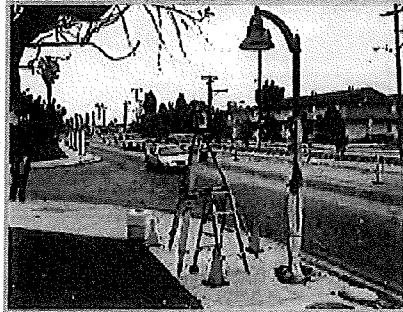
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**Lakewood Boulevard Topographic Survey, Downey, CA**

**Contact**  
Edwin Norris  
City of Downey  
11111 Brookshire Avenue  
Downey, CA 90241  
(562) 904-7109

**Work Performed:** 2004-current

**Contract Amount:** \$200,000+



Huitt-Zollars provided 1"=40' scale aerial topographic mapping for a 4-mile segment of Lakewood Boulevard in the City of Downey. Work included aerial control, centerline recovery survey, establishment of existing right-of-way lines, cross-section surveys, detailed design topographic surveys, calculation of the existing digital terrain model of the roadway and the preparation of digital cross-sections,

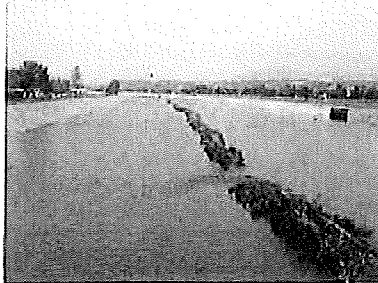
incorporation of the engineering design plans and calculation of right-of-way acquisition parcels, and the preparation of legal descriptions and exhibits for the City to use in their process of right-of-way acquisition. The picture shown illustrates our use of our "reflectorless" Trimble S6 Total Station set up on a high tripod, that allows us to get survey shots in the active intersection at a predetermined grid spacing that eliminates the need for the surveyor to be in the intersection, thereby creating a much safer situation for the surveyor and for the "travelling" public.

**Survey / Right-of-Way Mapping Prado Dam Basin / Santa Ana River – Riverside County, California**

**Contact**  
Dan Eckel  
County of Orange  
300 N. Flower Street  
Fourth Floor  
Santa Ana, CA 92702  
(714) 834-3514

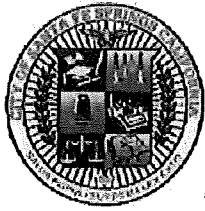
**Work Performed:** 1996-2004

**Contract Amount:** \$200,000+



Huitt-Zollars has performed multiple right-of-way mapping projects for portions of the Prado Dam Basin in Riverside and San Bernardino Counties for the County of Orange in conjunction with flood control improvements to Prado Dam being completed by the U.S. Army Corps of Engineers. The projects included boundary surveys for the properties including the establishment of new inundation lines for

the creation and monumentation of new right-of-way limits, preparation and recordation of multiple Records of Survey, right-of-way maps, title exception investigations, easement plotting, acquisition legal descriptions, and document preparation. Huitt-Zollars has also provided services for the County of Orange in preparing Record of Surveys for two segments of the Santa Ana River. Work included boundary analysis, easement plotting and Record of Survey preparation illustrating the river's right-of-way in those segments.



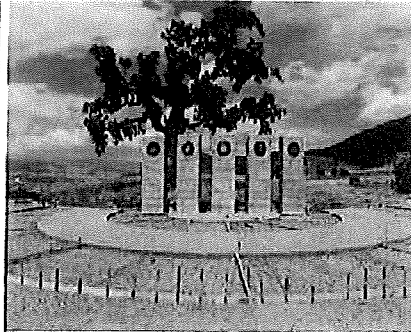
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### Bakersfield National Cemetery, Bakersfield, California

**Contact**  
Peggy Jensen  
Department of Veterans Affairs  
311 Vermont Avenue, NW  
Suite 138  
Washington, D.C. 20571  
(202) 565-5907

**Work Performed:** 2007-Ongoing

**Contract Amount:** \$350,000



Huitt-Zollars was responsible for the research, aerial topographic mapping, design topographic survey, boundary survey, legal descriptions, final monumentation, and Record of Survey preparation for this project with the United States Department of Veterans Affairs. The cemetery is anticipated to be utilized for the next 500 years. Huitt-Zollars is currently working on the next phases of

construction documents.

### On-Call Engineering Services – OC Parks, County of Orange, California

**Contact**  
Joanne Quirk / Ernest Siedel  
OC Parks  
13042 Old Myford Road  
Irvine, CA 92602  
(949) 923-3758

**Work Performed:** 2010-Ongoing

**Contract Amount:** \$250,000



Huitt-Zollars is responsible for the topographic surveying and Civil Engineering design for this On-Call contract with OC Parks. Surveying work performed to date includes Wagon Wheel Wildemess Park, Tierras Creek Trail Wash Out Area, Modjeska Canyon – Box Car Bridge, Orange County Zoo site and adjacent Santa Ana River bed. Work included the establishment of

horizontal and vertical control for each project, site walks to discuss the issues and possible solutions and project limits, perform topographic survey and prepare a Topographic Map showing the results of the survey to be used for engineering design. HZ has also been responsible for the mapping effort in expanding OC Parks property, both with the Irvine Company (20,000 acres) and the Rancho Mission Viejo.

### Rivo Alto Canal – Naples Area – Long Beach, California

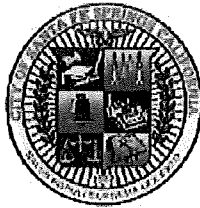
**Contact**  
Matt Stepien  
KFM Engineering / Tetra Tech  
401 East Ocean Boulevard  
Suite 420  
Long Beach, CA 90802  
(949) 370-3164

**Work Performed:** 2010

**Contract Amount:** \$75,000



Huitt-Zollars provided Topographic Surveying services as a sub-consultant to KFM Engineering for the City of Long Beach for Phase 1 of the Sea Wall Reconstruction project of the Rivo Alto Canal. The project consisted of establishing horizontal control on State Plane Coordinates and the vertical control on NAVD88 MLLW (mean lower low water) datum. Work also



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included the setting of aerial targets and/or photo I.D. positions that encompassed all of Phase 1 and its surrounding streets and walkways. The walkways had been improved over the years with 'private' improvements across 'public' walkways and all such features were located. Cross-sections were provided that ran from the adjacent private property line across the public walkway, through the sea wall and out into the canal area, including shots taken from a boat for areas in the canal and under the roadway bridges.

### On-Call Surveying Services – State of California, Department of General Services

**Contact**  
Falzi Pourhosseini  
State of California  
Department of General Services  
Real Estate Services Division  
707 3rd Street, Suite 4-105  
West Sacramento, Ca 95605  
(916) 375-4257

**Work Performed:** 2001-2011  
(4 contract periods)

**Contract Amount:** \$250,000 per  
contract period



Huitt-Zollars has been selected as the number one retainer firm for the last three On-call Surveying Services contracts with the State of California – Department of General Services for the Southern section of the State. Typical Task orders issued include work related to boundaries, easements, aerial topographic surveys, detail design field topographic surveys, legal descriptions for bond areas, legal descriptions to convey excess land and underground utility investigation for the development or re-development of State owned properties. Projects included:

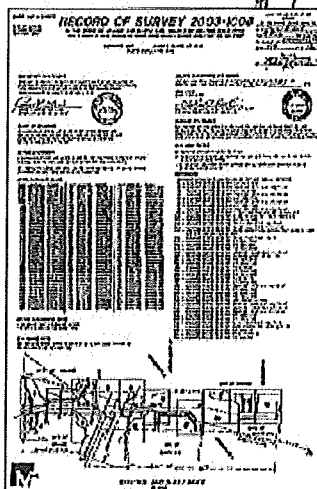
- California School for the Deaf, Riverside
- CHP facility in Vista
- Lanterman Development facility
- CHP facility in Santa Fe Springs
- Fairview Development facility
- City of San Diego DMV
- Warner Springs Forest Fire Station
- West Los Angeles Veterans Home
- Silverwood Lake Recreation Area
- Cuesta Conservation Camp

### State Route 22 R/W Engineering – Orange County, California

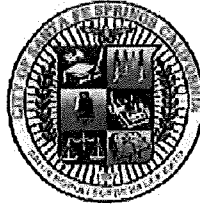
**Contact**  
Simin Yazdan  
Orange County Transportation  
Authority  
550 South Main Street  
Orange, CA 92863  
(714) 560-5758

**Work Performed:** 2002-Present

**Contract Amount:** \$250,000+



Huitt-Zollars was responsible for all aspects of this on-call project which consists of boundary surveys, boundary analysis, determination of existing freeway right-of-way lines and adjacent property lines, preparation of appraisal maps and right-of-way mapping, legal descriptions for right-of-way acquisition and the preparation of Pre construction / monument perpetuation Record of Survey for that portion of the Garden Grove Freeway from Lewis Street to Main Street (approximately 2 miles).



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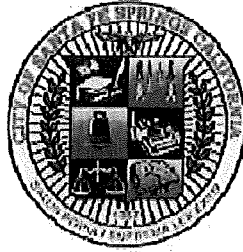
**PROPOSED STAFFING AND PROJECT ORGANIZATION**

The project team we have assembled for this on-call contract with the City of Santa Fe Springs has extensive experience in providing On-Call Surveying Services for Public Agencies in Southern California. Huitt-Zollars ensures that all team members are committed to the City of Santa Fe Springs and will be available to perform on any future projects. The Project Managers in the Survey and Mapping department at Huitt-Zollars meet each Monday morning to review the schedule and progress on existing projects. The team plans, schedules and prioritizes the existing and up coming work on projects for the week ahead to maximize work flow efficiencies and delivery schedules. Impromptu meetings are held during the week as required to make adjustments. Professional resumes of the primary personnel who will be staffing this On-Call contract work, detailing their experience directly follows this page.

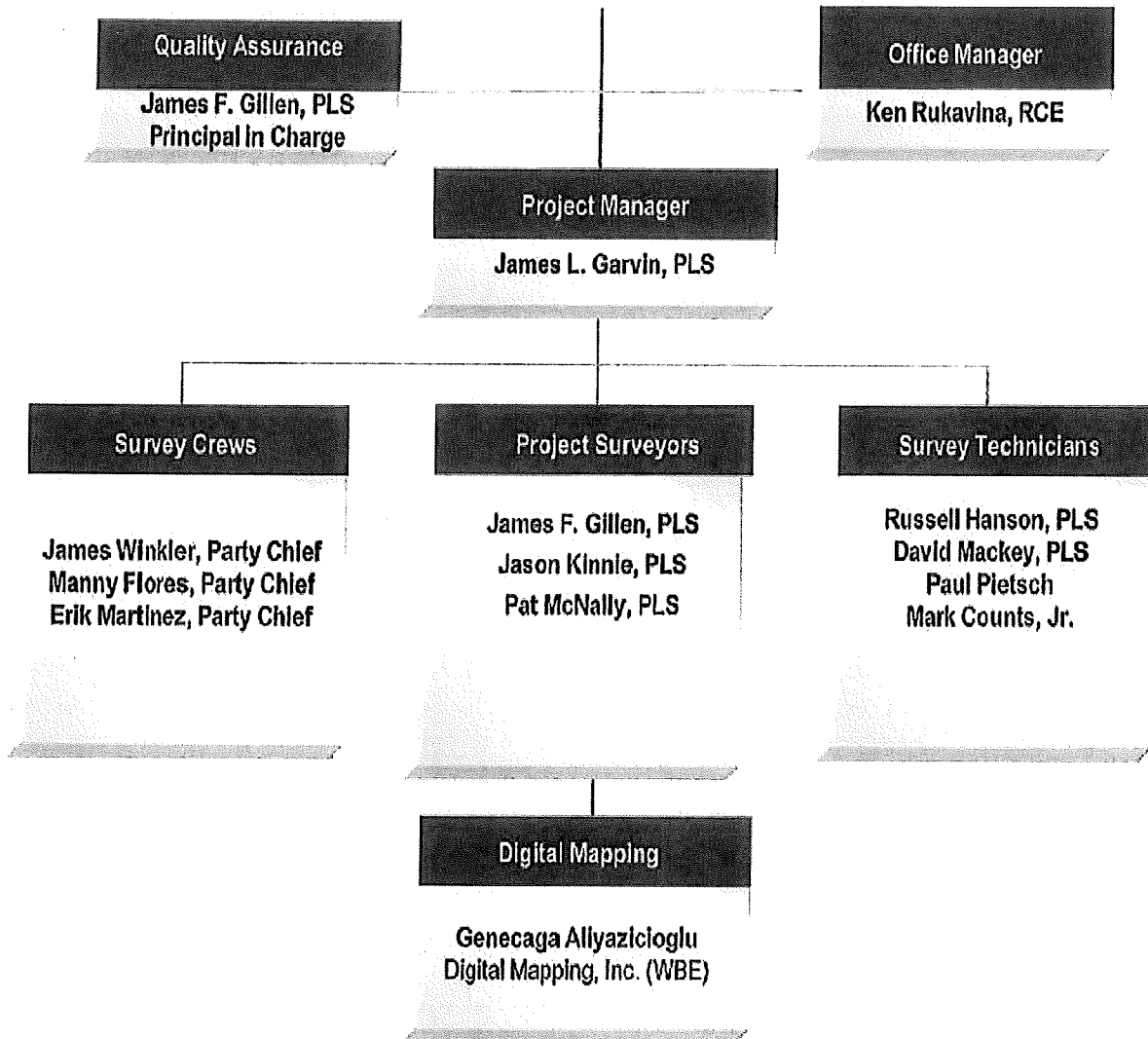
NAME	TITLE	EXPERIENCE WITH HUITT-ZOLLARS	REGISTRATION
James L. Garvin, PLS	Vice President, Project Manager	20 years	1990/California/#6343
James F. Gillen, PLS	Vice President; Quality Assurance/Quality Control	42 years	1984/California/#5557
Jason R. Kinnie, PLS	Project Surveyor	10 years	1994/California/#7090
Patrick McNally, PLS	Project Surveyor	14 years	1993/California/#6969
Russell Hansen, PLS	Project Surveyor	11 years	2011/California/#8873
David Mackey, PLS	Survey Tech	10 years	2012/California/#8912
Paul Pielsch	Survey Tech	9 years	
Mark Counts	Survey Tech	4 years	2013/California/SIT#
James Winkler	Survey Party Chief	10 years	
Manuel Flores	Survey Party Chief	13 years	
Erik Martinez	Survey Party Chief	11 years	

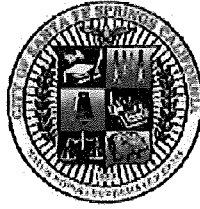
Huitt-Zollars is ready to commit the professional staff as required to the City of Santa Fe Springs to successfully perform the work required under the On-Call contract.

When the City has a project to assign, Jim Garvin will meet with the appropriate City staff to get the information for that assignment. Mr. Garvin will then assign a Project Surveyor to the project who will handle the day to day aspects of that assignment. The Project Surveyor will report to Mr. Garvin at least weekly to determine conformance with the scope, fee and schedule of the work. Corrective measures can be handled quickly and efficiently in this manner. The Project Surveyor will coordinate with the field crews and aerial sub-consultant as required. Mr. Garvin and Mr. Jim Gillen (QA/QC) will review all work products prior to delivery to the City.



# HUITT-ZOLIARS





**City of Santa Fe Springs Statement of Qualifications for  
On-Call Surveying Services**

**JAMES L. GARVIN, PLS – PROJECT MANAGER**

**EDUCATION**

Undergraduate Studies –  
Fullerton, College

**REGISTRATION**

Professional Land Surveyor  
1990/California/#6343

**PROFESSIONAL  
AFFILIATIONS**

California Land Surveyors  
Association - State and Orange  
County Chapter  
American Congress of Surveying  
and Mapping – Southern  
California Section  
Southern California Surveyors  
Joint Apprenticeship Committee  
Member (2007-current)  
Southern California Association  
of Civil Engineers and Land  
Surveyors – Former Board of  
Governors

James Garvin has over 30 years of experience in the preparation, processing and management of a wide range of mapping projects, including On-Call Surveying contracts with multiple Public Agencies, Right-of-Way mapping, Tract maps, Parcel maps, Condominium plans, Record of Surveys, legal descriptions, Topographic Surveys and ALTA/ACSM Land Title Survey maps. He has been responsible for all phases of the project including negotiations, client interface and satisfaction, scheduling, project coordination, production, and quality control.

**RELEVANT PROJECT EXPERIENCE**

**Orange County Transportation Authority, ARTIC Railway Transportation Center Project - Anaheim, California**

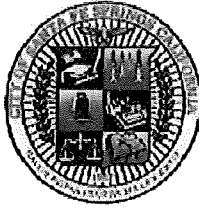
Mr. Garvin was the Project Manager for this on-call project which consisted of boundary surveys, aerial topographic mapping, boundary analysis, determination of existing freeway right-of-way lines and property lines for the Existing County Yard for the County of Orange and for the City of Anaheim Parcel that will make up the new OCTA Multi-Modal Station across from the Honda Center in Anaheim. Work included: the preparation of 2 ALTA/ACSM Land Title Surveys of the properties to be conveyed to the Orange County Transportation Authority.

**City of Santa Ana On-Call Surveying Services Contract – Santa Ana, CA**

Mr. Garvin serves as the Project Manager for the On-Call Surveying Services

performed as part of the On-Call Construction Surveying contract with the City of Santa Ana. Survey services have included the following:

- **Map Checking Services** – Huitt-Zollars is currently providing Map Checking Services for the City of Santa which includes the checking of Lot Line Adjustments and Lot Mergers from First Check through Final Review.
- **Bristol Street Topographic Surveys** – HZ has provided multiple Topographic Surveys for segments of Bristol Street as part of the City's continuing efforts on the rehabilitation and widening of this major access into the City.
- **Bristol Street R/W Engineering** – HZ has prepared legal descriptions and exhibits to be utilized by the City for R/W Acquisition, Utility Easements and Temporary Construction Easements.
- **Santiago Creek Topographic Survey** – HZ performed a Topographic Survey of that portion of Santiago Creek between the Santa Ana Freeway and Flower Street for the City to utilize in their proposed improvements to provide a Bike Trail along the northerly side of the creek. This work included aerial topographic mapping, location of the existing R/W lines of the City ownership, and detailed ground topographic survey shots. Our initial survey indicated a series of encroachments of private yards into the City R/W and additional ground surveys were performed in these private back yard areas in conjunction with notification and the presence of City Employees on-site while this work was being accomplished. A final Topographic Survey was prepared and delivered to the City based on their Drafting and CADD Standards in Microstation.
- **First Street Rehabilitation Topographic Survey** – Huitt-Zollars provided construction staking services for the First Street Rehabilitation project from Bristol Street to Grand Avenue. Work included Pre-construction Corner Records to document the location of existing monuments, construction staking for curb, gutter, and sidewalk, paving and



**City of Santa Fe Springs Statement of Qualifications for  
On-Call Surveying Services**

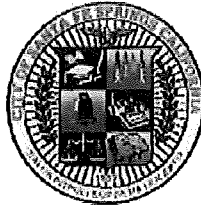
relocated utilities, the setting of new final monuments after street reconstruction and the preparation and processing of Post-construction Corner Records.

- **Alton/Maple Bike Trail** – Huitt-Zollars provided construction staking services for grading, retaining walls, paving and pedestrian bridge construction for approximately 4,000 linear feet of new bike trail within existing railroad right-of-way from Flower Street to Orange Street.

**City of Downey On-Call Surveying Services Contract –Downey, CA**

Mr. Garvin serves as the Project Manager for the On-Call Surveying Services performed as part of the On-Call Surveying contract with the City of Downey. Survey services have included the following:

- **Lakewood Boulevard Topographic Survey and R/W Engineering** -Huitt-Zollars provided 1"=40' scale aerial topographic mapping for a 4-mile segment of Lakewood Boulevard in the City of Downey. Work included aerial control, centerline recovery survey, establishment of existing right-of-way lines, cross-section surveys, detailed design topo surveys, calculation of the existing digital terrain model of the roadway and the preparation of digital cross-sections, incorporation of the engineering design plans and calculation of Right-of-Way acquisition parcels, and the preparation of legal descriptions and exhibits for the City to use in their process of Right-of-Way acquisition.
- **Ciro Street, Rives Avenue, Brookshire and Fifth Street Topographic Surveys** - Huitt-Zollars provided 1"=40' scale topographic mapping for a series of streets in the City of Downey as part of a City Wide Rehabilitation Program. Work included horizontal and vertical control, centerline recovery survey, establishment of existing right-of-way lines, cross-section surveys, detailed design topo surveys, calculation of the existing digital terrain model of the roadway and the preparation of digital cross-sections for the City to use in their Engineering Design.
- **Rio Hondo Golf Course Clubhouse Topographic Survey** -Huitt-Zollars provided ground based topographic mapping for the Rio Hondo Golf Course Clubhouse building in the City of Downey. Work included 'assumed' horizontal control, vertical control, and detailed survey shots of the existing Clubhouse Building and its surrounding walkways for the City to use in their design to correct certain drainage issues as well as complying with ADA access requirements.
- **9715 Firestone Boulevard Topographic Survey and Boundary Survey (Record of Survey)** -Huitt-Zollars provided 1"=40' scale aerial topographic mapping and detailed ground design survey shots for this car dealer site in the City of Downey. Work included aerial control, centerline recovery survey, establishment of the existing boundary lines and right-of-way lines, the setting of final monuments at the property corners and the preparation and processing of a Record of Survey showing the results of the survey and the location and character of the monuments as set.
- **Katella Avenue Smart Street Improvements** - City of Anaheim, California  
Mr. Garvin was the Survey Project Manager responsible for surveying and right-of-way engineering for the rehabilitation and widening of Katella Avenue (~7500 LF) and intersecting streets located in the City of Anaheim. Work consisted of: Record map research, centerline monument recovery survey, vertical level run to tie into the City of Anaheim vertical datum, aerial target control, 1"=40' scale aerial topographic mapping with 1 foot contour intervals, ground cross-section survey at 25 foot intervals from R/W to R/W, ground design topographic survey for all utilities and design survey at adjacent existing conditions for street widening, calculation of the digital terrain model (DTM) for the roadway surface. A comprehensive digital base map was calculated consisting of the centerline alignment, existing right of way, existing parcels lines adjoining the project and existing easements.



**City of Santa Fe Springs Statement of Qualifications for  
On-Call Surveying Services**

**JAMES F. GILLEN, PLS – QUALITY ASSURANCE/QUALITY CONTROL**

**EDUCATION**

Undergraduate Studies - Riverside  
City College

**REGISTRATION**

Professional Land Surveyor  
1984/California#5557

**PROFESSIONAL AFFILIATIONS**

Consulting Engineers and Land  
Surveyors of California (CELSOC) -  
Board of Directors, Orange County  
Chapter, 1994 - 2000  
California Foundation for Land  
Survey Education - Board of  
Directors, Former President  
(CFLSE)  
California Land Surveyors  
Association (CLSA)  
Joint Professional Practices  
Committee (JPPC)  
American Congress on Surveying  
and Mapping (ACSM)  
National Society of Professional  
Surveyors (NSPS)  
Fellow, Institute for the  
Advancement of Engineering (IAE)  
Southern California Association of  
Civil Engineers & Land Surveyors  
(Former C.E.O.)

James Gillen has worked for Huitt-Zollars since 1972, when he started as a rodman on a survey crew. Mr. Gillen became a Certified Party Chief in 1977 after completing courses for certification. He served in that capacity for six years, supervising survey crews on major construction projects, boundary and control surveys, and topographic surveys.

Mr. Gillen is also responsible for overall supervision and quality control in the preparation of a wide spectrum of maps prepared in concert with surveying and engineering projects for the Rancho Mission Viejo, such as subdivisions, topographic maps, condominium plans, horizontal computations, and exhibits. In addition, his staff works closely with title companies, developers, lending institutions, and attorneys in the preparation of ALTA survey maps used by title companies in the issuance of extended coverage title insurance.

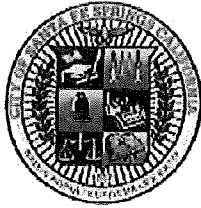
**RELEVANT PROJECT EXPERIENCE**

**City of Mission Viejo – Mission Viejo, California**

Gillen was the Project Manager responsible for establishing ground control for over 120 control points for use in generating digital orthophotography of the entire 19-square-mile city. The control was set using both GPS and total station survey techniques. The survey was performed utilizing fast-static GPS and was tied horizontally and vertically to the County of Orange Datum. This project and the control established will become the infrastructure for the city's geographic information system. The product will be both hard copy and electronic files for easy access, ultimately available to the citizens of Mission Viejo through computers at the city library.

**Chapman University – Orange, California**

Gillen was Project Manager responsible for establishing control for terrestrial mapping (close range photogrammetric mapping) for the building facade of an historical, old Orange School District building on the Chapman University campus. Over 40 control points were set on the building face using a scissor lift and total station survey methodology generating northing, easting, and elevation for the control points. Close range photography was then taken and compiled using a modified conventional analytical triangulation technique to generate 3-D electronic files of the building's face. This information was then provided to the architect commissioned to recreate the historical building's character by incorporating this information into the design of the new law department buildings.



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**Anaheim Redevelopment Agency – Anaheim, California**

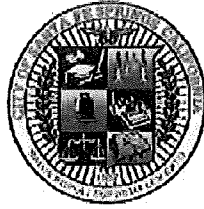
Mr. Gillen provided surveying support for the diverse needs of the Anaheim Redevelopment Agency. Huitt-Zollars worked with the Agency for many years as their primary surveying consultant. Mr. Gillen was the principal liaison with the Agency and has completed projects including street abandonment/relocation, right-of-way acquisition, design surveys, boundary analysis in support of infill projects, deed interpretation, legal description preparation, encumbrance maps, Records of Survey, ALTA surveys, and final mapping.

**Rancho Mission Viejo – Orange County, California**

Mr. Gillen has worked for Rancho Mission Viejo for 25 years, providing them with on-call services including mapping, easement review and preparation, GIS services, field survey services and right-of-way work. He has served as Project Manager for a multitude of surveying and engineering projects including most recently, design components for the widening of Ortega Highway, Antonio Parkway and La Pata Avenue.

**Santa Margarita Water District – Orange County, California**

Mr. Gillen has worked with Santa Margarita Water District for approximately 15 years, providing on-call services for surveying and mapping. Currently, Huitt-Zollars is providing owners representation services for the Upper Chiquita Reservoir near the intersection of SR 241 and Oso Parkway. Huitt-Zollars provided all construction control for the contractor, as well as preparing base topography for design and all legal descriptions for the conservation easement modification and fee/easement interests for the reservoir.



**City of Santa Fe Springs Statement of Qualifications for  
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**JASON R. KINNIE, PLS – PROJECT SURVEYOR**

**EDUCATION**

Undergraduate Studies – Fort  
Lewis College, Durango,  
Colorado

**REGISTRATION**

Professional Land Surveyor  
1994 / California /  
#7090

**PROFESSIONAL  
AFFILIATIONS**

California Land Surveyors  
Association (CLSA)  
National Society of Professional  
Surveyors (NSPS)

Jason Kinnie is a California Licensed Land Surveyor with a long history of outstanding performance in all aspects of his chosen field. A seasoned land surveyor, Kinnie has the experience to take any project from start to finish with minimal oversight, resulting in lower costs and on-time deliveries. His 22 year career demonstrates extensive topographic, boundary surveying experience and major design surveys for Caltrans, DOD, Metro Blue Line, OCTA, and various cities and counties in the southwest. As Project Manager, Kinnie has been responsible for large-scale transportation corridor construction, GPS projects and photo control surveys. He has also headed geodetic control, right-of-way mapping, final monumentation, right-of-way engineering, as-built surveys, GPS data reduction and adjustments, and construction staking. Kinnie began his career surveying the mountains of Colorado and expanded his experience to include coastal surveys for the City of Manhattan Beach, natural and man-made waterways and containment facilities, bridges, roadways and utilities. His unwavering attention to detail and

safety has earned him a "zero incident" safety record.

**RELEVANT PROJECT EXPERIENCE**

**On-Call Surveying Services – State of California, Department of General Services – Various Locations, California**

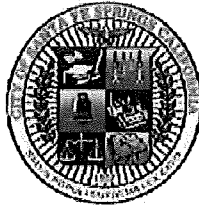
Mr. Kinnie is the Project Manager for the current and previous retainer contract for On-call Surveying Services with the State of California – Department of General Services for the Southern section of the State. Typical Task orders issued include work related to boundaries, easements, aerial topographic surveys, detail design field topographic surveys, legal descriptions for bond areas and underground utility investigation for the development or re-development of State owned properties. Work is ongoing at the 70 acre California School for the Deaf, Riverside campus and CHP facility locations in Vista and Santa Fe Springs. Previous sites include Lanterman Development facility, Fairview Development facility, City of San Diego DMV, Warner Springs Forest Fire Station and West Los Angeles Veterans Home.

**Orange County Transportation Authority, State Route 22, Garden Grove Freeway – Orange County, California**

Mr. Kinnie is the Project Surveyor for this on-call project which consists of boundary surveys, boundary analysis, determination of existing freeway right-of-way lines and adjacent property lines, preparation of appraisal maps and right-of-way mapping, legal descriptions for right-of-way acquisition and the preparation of Records of Survey for that portion of the Garden Grove Freeway from Lewis Street to Main Street (approximately 2 miles).

**Customs and Border Protection, Tunnel Filling Project – U. S. Mexico border, California & Arizona**

Mr. Kinnie served as Project Surveyor for this project that consisted of placing concrete to fill in seven existing tunnels across the border. The first phase of the project was to determine the location of each tunnel at the surface between the known entrances and exits. Many techniques were tried with the best results from charging existing wiring in the tunnel and tracing it on the ground above. Huitt-Zollars prepared plan sets covering the tunnels that included property lines, street right of ways, record utilities, tunnel route and assessors parcel information overlaid on

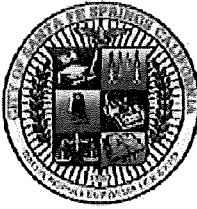


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aerial photography to illustrate the project and for use in obtaining permits from governmental agencies and utility companies to fill the tunnels. The second phase of the project was to drill additional access holes into the tunnel along the route to allow for dewatering, video surveillance and documenting the tunnel to estimate volume of fill material. The final stage was to place the flow able fill concrete mix into the tunnel and perform an as-built survey of the drill holes to add to the plan set for the final report.

**Tepesquet Road Low Water Crossing Project - County of Santa Barbara, California**

Mr. Kinnle is the Project Surveyor for providing topographic survey, boundary survey, boundary analysis, determination of existing road right-of-ways dating back to the 1880's, adjacent property lines and river banks. The County of Santa Barbara is replacing the low-water crossing that annually washes out during the winter rains with a bridge. The County will also acquire proper right-of-way covering the existing roadway and proposed revised bridge alignment. The topographic survey included complete river cross sections from bank to bank upstream and downstream for hydraulic design of the bridge. Right-of-way acquisition and temporary construction easement legal descriptions were prepared for the re-aligned roadway and bridge.



**City of Santa Fe Springs Statement of Qualifications for  
On-Call Surveying Services**

**PATRICK McNALLY, PLS – PROJECT SURVEYOR**

**EDUCATION**

1981, Bachelor of Arts,  
Geography, California State  
University, Long Beach

**REGISTRATION**

Professional Land Surveyor:  
1993 / California / # 5969

**PROFESSIONAL  
AFFILIATIONS**

California Land Surveyors  
Association - State and  
Orange County Chapter

Patrick McNally has more than 20 years experience in the preparation and recordation of legal descriptions, right-of-way acquisitions, subdivision mapping, and subdivision map checking for government agencies. He is also an experienced manager of digital landbase information systems. His experience includes being involved in the creation of the County of Orange Digital Landbase, including its maintenance, quality control, and agency-wide implementation; the building and maintenance of the Geographic Information System for Rancho Mission Viejo and Ladera Ranch.

**RELEVANT PROJECT EXPERIENCE**

**"On-Call" Map Checking Services – County of Orange – Santa Ana, California**

Mr. McNally was responsible for the map checking process for this "on-call" map checking contract with the County of Orange. Huitt-Zollars has checked over 125 subdivision maps (tract and parcel maps, records of survey) in coordination with Ana

Beal during our latest "on-call" contracts.

**"On-Call" Map Checking Services – County of Santa Barbara – Santa Barbara, California**

Mr. McNally is responsible for the map checking process for this "on-call" map checking contract with Santa Barbara County. Huitt-Zollars has checked approximately 30 subdivision maps and documents during our current "on-call" contract

**Legal Descriptions, Rancho Mission Viejo – Mission Viejo, California**

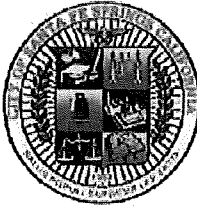
Mr. McNally was responsible for the creation of Certificate of Compliance 2001-01, which involved writing legal descriptions for 153 separate parcels along with mapping exhibits for future management of Rancho Mission Viejo. He also wrote legal descriptions of real property, including Community Facility Districts (CFDs), right-of-way grant deeds and easements for Ortega Highway and Antonio Parkway, grant deeds and easements for the Upper Chiquita Reservoir, zoning, development, riding and bike trails in Rancho Mission Viejo, irrigation facilities, and public utility easements.

**OCS Santiago Creek Retarding Basin – County of Orange, California**

Mr. McNally provided boundary determination of flood control facilities to allow the U.S. Army Corps of Engineers (USACE) to conduct slope rehabilitation and to allow real property transfer from the Orange County Water District to the County of Orange. Work included writing legal descriptions, producing right-of-way exhibits, and creating records-of-survey.

**County of Orange Digital Landbase (LIS), County of Orange – Santa Ana, California**

As LIS Manager, Mr. McNally provided maintenance, quality control, and agency-wide implementation for this LIS. He participated in contract negotiations and project budgeting and supervised a staff in mapping, drafting, and digitizing all County map information. Landbase standards and mapping manuals were written and in-house training conducted during the project. McNally was also responsible for the distribution and sale of the digital landbase to outside organizations in addition to representing the County and giving public presentations.



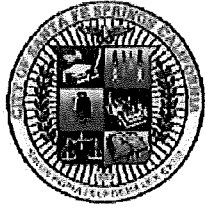
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## **WORK APPROACH**

While a specific scope of services is not presented here, our experience in working with other Public Agency clients indicates that Topographic Surveys make up the vast majority of requested work. The following is a Work Plan for a typical Topographic Survey project for a Street Rehabilitation Project:

### **Topographic Survey / Typical Work Plan for a Street Rehabilitation Project**

1. After receiving a request for a specific Topographic Survey project from the City, HZ will meet with the appropriate City staff to discuss the detailed project scope and timing. Specific limits of the survey and requested features to be located are discussed. The Basis of Bearings should be discussed. Possible options are State Plane Coordinates (Epoch to be determined) and found monuments and recorded Subdivision Mapping (Tract Maps, Parcel Maps, Records of Survey). The Vertical Datum for the project should also be discussed. This can be done on either NGVD29 or NAVD88 Datum.
2. If the project is for a Street Rehabilitation project, then HZ would request a specific basis of stationing to be used to match previous Improvement Plans.
3. If the project consists of Aerial Topographic Mapping as a base plan, then HZ would set and control the aerial targets as configured by our sub-consultant Digital Mapping Inc. (DMI) using the horizontal and vertical control options described above. Typically we provide 1"=40' scale mapping with a one foot contour interval.
4. We would then begin our ground topographic survey and cross-section survey at 25 or 50 foot stations depending on grade or future design requirements with shots at R/W (or join location if beyond R/W), Back of Walk, Top of Curb, Flow Line, Lip of Gutter, Edge of Paving, grade breaks, and median Top of Curb, Flow Line and Lip of Gutter and centerline.
5. All above ground utilities will be located in the project area and identified as to type.
6. If requested, trees and other landscape features can be located with drip lines, and trunk diameters.
7. For driveways, we would typically locate the top and bottom of "X" along the curb line together with shots at the drive way location at the back of walk and/or a centerline profile of the driveway back to a join condition for possible ADA sidewalk improvements. These shots together with the other locations described above, give us the ability to prepare a Digital Terrain Model (DTM) and create a three dimensional surface that can be utilized by the Design Engineers to cut their cross-sections where needed.
8. If Intersection Grid Surveys are required, HZ is equipped with a Reflectorless Total Station with a high tripod setup that can be utilized to 'scan' the intersection from the sidewalk area of the return with no danger to the travelling public or themselves. These scans can be taken at any interval desired to create the end product of a 5 or ten foot grid surface. Depending on the amount of 'crown' of the street, it is sometimes necessary to scan the intersection from opposite corners of the intersection and to merge the two surfaces for greater accuracy.
9. Back in the office we will prepare a Topographic Map as a final product that will contain the centerline of the street with the appropriate stationing and the 'Record' R/W lines of the street, the aerial mapping, the ground design survey shots, and notes describing the dates of survey, the Basis of Bearings, the Bench Mark Data, the date of aerial photography and the signature of the Responsible Charge Professional Land Surveyor in charge of the survey.



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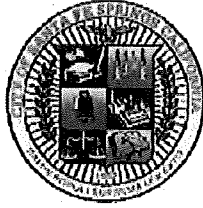
10. Our crews are fully equipped with survey support calculations and the Record alignments of the streets, centerline ties to field monuments and multiple published Bench Marks and are ready to begin work as soon as they arrive at the job. Huitt-Zollars utilizes Trimble S6 and 5603 Robotic Total Stations, R8 GPS Units and Leica Digital levels for our surveys.
11. If necessary, and if not provided by the City or by the General Contractor, Huitt-Zollars will provide traffic control based on the current version of the WATCH traffic control handbook.

The staff types that could possibly work on this type of project would be: 2-person survey crew, 3-person survey crew, Survey Manager, Sr. Project Surveyor, Project Surveyor, Survey Tech and Sr. Project Support.

While a specific scope of services is not presented here, our experience in working with other Public Agency clients indicates that Topographic Surveys make up the vast majority of requested work. The following is a Work Plan for a typical Topographic Survey project for a Street Rehabilitation Project.

**Construction Staking / Work Plan**

12. After receiving a request for a specific project from the City, HZ will meet with the appropriate City staff and the selected contractor to discuss the detailed project scope and timing. Due to widely varying requirements and needs of the individual contractors, we have found it to be very beneficial to discuss the project in detail with them to be able to provide them with the staking that will be most cost effective to streamline the process. This meeting should determine the means of communication and who will be making survey requests and approving survey tasks.
13. Review the Improvement Plans for constructability and coordinate with the City staff or the Engineering Company that prepared the plans with questions and clarifications.
14. Review the Improvement Plans for the items to be staked and prepare a detailed scope of work and provide the City with a cost estimate to complete the work. Our schedule will depend entirely on the schedule of the contractor and their specific survey requests to us.
15. Our crews are fully equipped with survey support calculations and are ready to begin layout as soon as they arrive at the job. We provide survey calculations for alignments or features as necessary to support the field staking operation. This work includes: electronic alignments and coordinate files that can be uploaded into the survey crew's Total Stations. Huitt-Zollars utilizes Trimble S6 and 5603 Robotic Total Stations and Leica Digital levels for our construction layout.
16. If appropriate, prepare survey 'Cut Sheets' in the office for the items to be staked. During this process it allows us to check the Improvement Plans in more detail and look for blunders in grades, percentages and stationing.
17. If necessary, and if not provided by the City or by the General Contractor, Huitt-Zollars will provide traffic control based on the current version of the WATCH traffic control handbook.
18. Provide construction staking at the appropriate offset and alignment as specified for the individual project. Mark the lath witnessing the stakes as appropriate.
19. Provide completed Cut Sheets to the City and the General Contractor for their use in construction.
20. Typically, Curb and Gutter staking will be provided at 25 foot intervals with cut or fill to Top of Curb including all angle points, BC's EC's and points of vertical curve.



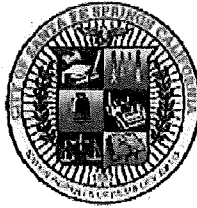
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21. Typically, wet utility staking will be provided at 25 foot intervals (Sewer, and Storm Drain) or at 50 foot intervals (Water) with cut or fill to Flow Line including all angle points, BC's EC's and points of vertical curve.
22. Sewer and Storm Drain laterals to be set at the same time as the mainline staking.

The staff types that could possibly work on this type of project would be: 2-person survey crew, 3-person survey crew, Survey Manager, Sr. Project Surveyor, Project Surveyor, Survey Tech and Sr. Project Support.

**CLIENT REFERENCES**

1. Taig Higgins  
City of Santa Ana  
20 Civic Center Plaza  
Santa Ana, CA 92702  
(714) 647-5071
2. Edwin Norris  
City of Downey  
11111 Brookshire Avenue  
Downey, CA 90241  
(562) 904-7109
3. Joanne Quirk  
OC Parks  
13042 Old Myford Road  
Irvine, CA 92602  
(949) 923-3758
4. Simin Yazdan  
Orange County Transportation Authority  
550 South Main Street  
Orange, CA 92863  
(714) 560-5758
5. Faizi Pourhosseini  
State of California  
Department of General Services  
Real Estate Services Division  
707 3<sup>rd</sup> Street, Suite 4-105  
West Sacramento, CA 95605  
(916) 375-4257



**City of Santa Fe Springs Statement of Qualifications for  
On-Call Surveying Services**

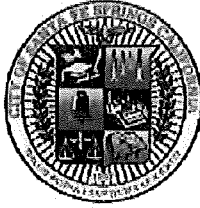
**APPENDICES**

**Quality Control Procedures**

**Our Emphasis on Quality:** Huitt-Zollars is an ISO-9001 Compliant Organization, a nationally-recognized standard for quality procedures and compliance. We employ ISO-9001 procedures within our firm and base our Quality Plan for each contract on these requirements. We will prepare a specific plan for each of the assigned tasks in this contract and submit it to the City Surveyor's office for comment and approval. This plan will be tailored to the specific task to be done due to the fact that most assignments are unique in one form or another. The Plan will include continuous audit procedures during each task order to ensure that the plan is being utilized by Huitt-Zollars.

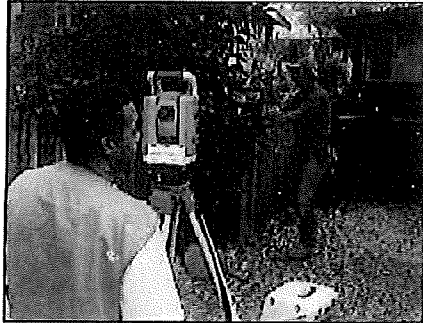
Huitt-Zollars routinely checks its survey instruments against both published Baselines and to our own Baselines as established by us near our office in Irvine. This together with regular maintenance of the equipment by the manufacturer or its representatives insures that the survey equipment is working up to its factory specifications. Office mapping products are prepared with the benefit of Checklists developed by Huitt-Zollars for each of the products that we produce, i.e. Topographic Surveys, ALTA Surveys, Subdivision Mapping, etc. These checklists are used by the Survey Technicians to make sure that all items required for that particular product have been included. These procedures along with a peer review by a Professional Licensed Land Surveyor in the office that is not connected with the project allow us to prepare our products with a minimum of revisions.

We are very familiar with utilizing individual Public Agency procedures, check lists, forms, CADD / Drafting Standards, etc. and these are incorporated into our Quality Control Program, to ensure conformance with existing Public Agency Standards and Procedures.



**City of Santa Fe Springs Statement of Qualifications for  
On-Call Surveying Services**

**Equipment**



Rather than list all of the equipment that we have available to us, the following is a brief explanation of the work that could be required and the equipment that we would use for that work:

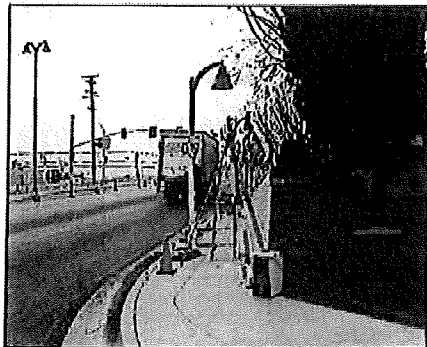
**Boundary Surveys:** We will utilize Trimble S6 and/or Trimble 5603 total stations and/or Trimble R8/5800/5700 GPS receivers.

**Horizontal Control:** Same equipment as Boundary Surveys.

**Vertical Control:** We utilize Trimble and Leica digital levels.

**Global Positioning Systems (GPS) Surveys:** Huitt-Zollars will use Trimble R8/5800/5700 GPS receivers with Trimble Business Center (TBC) software and Star-Net least squares adjustment software in the performance of this type of work.

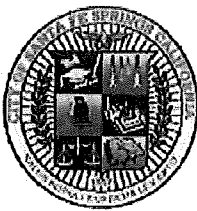
**Topographic Surveys:** Trimble S6 and/or Trimble 5603 total stations and/or Trimble R8/5800 receivers in "RTK" mode with automatic levels and/or Digital level as required. AutoCad "Field to Finish" procedures will be used for connecting lines in the field and automatic layering of points and line work features. Final mapping products can be prepared in Microstation or AutoCad as required.



**HDS Laser Scanning:** We use the Leica ScanStation and have personnel trained on Leica Cyclone, Leica Cloudworx, and Leica TruView software to work with large scan data sets.

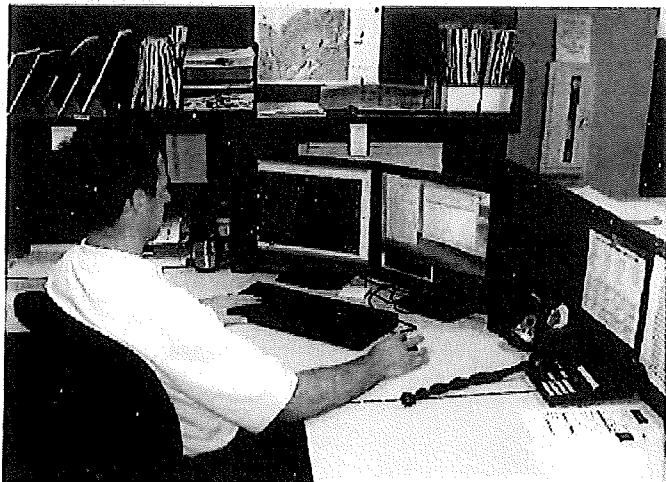
**Construction Staking:** We will use Trimble S6 and/or Trimble 5603 Total Stations with robotics for items such as curb and gutter, utilities, etc. And where applicable for grading we will use Trimble R8/5800/5700 GPS receivers in "RTK" mode. Elevations will be run with automatic or digital levels.

**Record of Survey/R/W Engineering:** Field closures are calculated using the Star-Net adjustment software. Record calculations and boundary analysis are done utilizing AutoCad Land Desktop. Drafting of record of surveys, R/W maps, exhibits for legal descriptions, etc. can be prepared using Micro Station or AutoCad.



## City of Santa Fe Springs Statement of Qualifications for On-Call Surveying Services

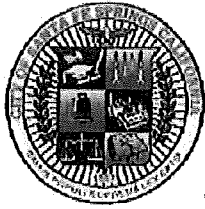
### Computer Capabilities



Huitt-Zollars has a reputation as a leader in the application of computer-aided drafting and design, since implementing early CADD software in the late 1970's. Our first Intergraph CADD system was installed in the mid-1980's. Today, we employ MicroStation, AutoCAD Civil3D design technology and AutoCAD Land Development Desktop with a long list of application software augmenting these CADD packages. The software is used in all phases of design production including surveying, mapping, buildings, land development, land planning, highways, public infrastructure and environmental projects. In-house translation routines provide for direct

translation between MicroStation, AutoCAD, and other CADD applications. We have extensive experience using the current National CAD standards, client-developed CADD standards or we can use our own highly developed CADD standard document, for use by clients that have not adopted their own CADD standard.

Currently, we use MicroStation and AutoCAD on the 64 bit Windows platform as our primary design and drafting system. Recently we have found that CADD data translated between AutoCAD DWG format and MicroStation DGN format tends to be problematic, so we utilize the software base on the project requirements. Huitt-Zollars delivers a quality electronic product that conforms to the project CADD standard. We utilize Trimble Business Center (TBC) software for processing of field survey data and Microsurvey Star Net software for least squares adjustment of survey networks. Our field crews have laptop computers and cellular data air cards that connect them too our servers for efficient data transfers.



City of Santa Fe Springs Statement of Qualifications for  
On-Call Surveying Services

**SCHEDULE OF RATES**

HUITT-ZOLLARS

**CITY OF SANTA FE SPRINGS  
SCHEDULE OF RATES**

Valid through end of Agreement with the exceptions noted below

CLASSIFICATION	REGULAR HOURLY RATE	OVER TIME AT TIME AND ONE HALF HOURLY RATE	OVER TIME AT DOUBLE TIME HOURLY RATE
Licensed Land Surveyor (Responsible Charge Surveyor)	\$190		NA
Licensed Land Surveyor (Senior Project Surveyor)	\$170		NA
Project Surveyor	\$140		NA
Survey Technician	\$120		NA
Technical/Clerical	\$85		NA
2-Man Survey Crew	\$205	\$250	\$295
3-Man Survey Crew	\$250	\$315	\$375

Cost for outside reproduction services and deliveries shall be reimbursed as per the invoices for same, plus a 10% surcharge.

Huitt-Zollars is a signatory firm to the Master Labor Agreement between the International Union of Operating Engineers (Local 12) and the Southern California Association of Civil Engineers and Land Surveyors which has an average yearly increase of approximately 5%. Since these rates are considered by the State to be the 'prevailing wage' for this industry, our 2-Man and 3-Man Survey Crews are subject to the yearly increases effective October 1 of each year and we hereby reserve the right to increase those salaries accordingly.

Regarding overtime rates for Union Survey Crew members, "The first four (4) hours outside the regularly constituted shift shall be at the rate of time and one-half (1 ½). All Additional hours shall be at double (2) time. On Saturday work, the first twelve (12) hours shall be at time and one-half (1 ½) and all additional hours at double (2) time. Sundays shall be double (2) time. Holidays shall be at double (2) time."

August 27, 2013

HUITT-ZOLLARS



## City of Santa Fe Springs

City Council Meeting

October 24, 2013

### **NEW BUSINESS**

Community Facilities District No. 2004-1 (Bloomfield-Florence) – Annual Special Tax Levy Report for Fiscal Year 2012-13

#### **RECOMMENDATION**

That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2004-1 for Fiscal Year 2012-13.

#### **BACKGROUND**

The Mello-Roos Community Facilities Act of 1982 requires that an annual special tax levy report be prepared for each Community Facilities District (CFD). This report must detail the special taxes that are levied within a CFD and any construction activity at the time the report is prepared. The methodology and amounts to be levied were established at the time the CFD was formed.

#### **FISCAL IMPACT**

Repayment of the bonds and payment of services are secured by the special taxes levied on all property within the CFD, other than those properties that are exempt as provided in the respective rate and method of apportionment. Annual administrative expenses are also funded through the annual special tax levy.

#### **INFRASTRUCTURE IMPACT**

Maintenance costs associated with infrastructure within the boundaries of the CFD will be funded by the CFD.

Thaddeus McCormack  
City Manager

#### **Attachment:**

1. Special Tax Levy Annual Report for CFD 2004-1 for Fiscal Year 2012-13

Report Submitted By:

Noe Negrete, Director  
Public Works

Date of Report: October 16, 2013



**Harris & Associates<sup>SM</sup>**

SHAPING THE FUTURE ONE PROJECT AT A TIME<sup>SM</sup>

# **Special Tax Levy Annual Report**

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for

**City of Santa Fe Springs  
Community Facilities District No. 2004-1  
(Bloomfield-Florence)**

**Fiscal Year 2012-13**

Submitted to:  
**City of Santa Fe Springs  
Los Angeles County, California**

**October 7, 2013**

**CITY OF SANTA FE SPRINGS  
COMMUNITY FACILITIES DISTRICT NO. 2004-1  
(Bloomfield-Florence)**

**TABLE OF CONTENTS**

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**APPENDIX**

Exhibit A	Boundary Map
Exhibit B	Rate and Method of Apportionment of Special Taxes
Exhibit C	Reimbursement Agreement
Exhibit D	Debt Service Schedule
Exhibit E	Special Tax Roll

## INTRODUCTION

The City Council of the City of Santa Fe Springs established Community Facilities District No. 2004-1 (Bloomfield-Florence) for the purpose of constructing, maintaining and the administration of certain public improvements. The District established a Rate and Method of Apportionment of Special Tax and a Payment Agreement as shown in the Appendix as Exhibit B.

A map showing the boundaries of CFD No. 2004-1 is included in the Appendix as Exhibit A. In compliance with the proceedings governing the formation of CFD No. 2004-1, the special tax has been levied on each assessable parcel within the District according to the provisions of the Rate and Method of Apportionment of Special Taxes as shown in the Appendix as Exhibit B.

The City of Santa Fe Springs granted the Development Plan Approval ("DPA No. 778-785") authorizing the principle sum of \$700,000 on February 26, 2004. The Payment Agreement that was provided for in the DPA established a 15-year, fully amortized repayment schedule with interest accruing from the date of the loan.

The payments should have commenced in Fiscal Year 2004-05 and continued until Fiscal Year 2018-19. As of the close of Fiscal Year 2009-10, no payments had been received from the property owners in CFD 2004-1.

It was determined by the City Finance Department and legal council to amend the Rate and Method of Apportionment with a revised Payment Schedule to begin collecting payments commencing in Fiscal Year 2011-12. The Amended and Restated Rate and Method of Apportionment of Special Tax was approved in a property owner special election on July 14, 2011. The property owners were offered the option of paying off their portion of the loan interest free (including unpaid interest prior to Amending the District). The following table reflects the paid liens and remaining Principal Balance:

### Payment Summary

Total Original Principal Amount	\$700,000
Total Liens Paid	\$357,536
Remaining Principal Balance	\$342,464
Interest Rate (annual)	5.75%
Repayment Term (in years)	15.00

Building No.	Assessor's Parcel No.	Bldg SqFt	% of Total	Principal Payoff Per Bldg	Liens Paid in 2011	Remaining Principal
1	8011-016-026	19,973	5.32%	\$37,229.32	\$0.00	\$37,229.32
2	8011-016-027	112,014	29.83%	\$208,792.14	\$0.00	\$208,792.14
3	8011-016-030	26,573	7.08%	\$49,531.61	\$49,531.61	\$0.00
4	8011-016-033	35,384	9.42%	\$65,955.16	\$0.00	\$65,955.16
5	8011-016-034	16,356	4.36%	\$30,487.30	\$0.00	\$30,487.30
6	8011-016-035	21,399	5.70%	\$39,887.36	\$39,887.36	\$0.00
7	8011-016-036	45,964	12.24%	\$85,676.09	\$85,676.09	\$0.00
8	8011-016-903	97,877	26.06%	\$182,441.02	\$182,441.02	\$0.00
		375,540	100.00%	\$700,000.00	\$357,536.08	\$342,463.92

The Special Taxes as hereinafter defined shall be levied on all remaining Assessor's Parcels in CFD No. 2004-1 and collected each fiscal year commencing in Fiscal Year 2011-12, in the amounts determined as described below. All of the real property in CFD No. 2004-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The City agreed to waive the interest and administrative cost associated with the District for the years prior to fiscal year 2011-12.

## I. FACILITIES AND SERVICES FINANCED BY THE DISTRICT

The public facilities financed by CFD No. 2004-1 include all or a portion of design, construction, indirect costs (fees) and administration relating to the following improvements: the installation of a new traffic signal and a reclaimed water line to serve the area within the boundaries of CFD No. 2004-1, together with appurtenances and appurtenant work.

### Development Status

Construction has been complete since 2005. The total Assessed Value and number of properties sold since 2004 are shown in the following table.

**TABLE 1  
PARCEL STATUS**

<u>Development Status</u>	<u>Total Parcels FY 2012-13</u>	<u>Total Assessed Value FY 2012-13</u>	<u>Properties Sold Since FY 2011-12</u>
Developed Non-Residential Property	8	\$ 33,721,227	0
Undeveloped Non-Residential Property	0	\$ -	0
<b>Total</b>	<b>8</b>	<b>\$ 33,721,227</b>	<b>0</b>

## II. IMPROVEMENT AREA

The Rate and Method of Apportionment of the Special Tax for Services establishes the apportionment of Special Taxes for Capital Improvements.

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to Special Taxes in accordance with the Rate and Method of Apportionment (RMA).

The Special Tax amount attributed to each parcel is apportioned by the relative square footage of the building on each property. As of the date the district was Amended and Restated in July 2011, all the development was complete and the annualized tax schedule commenced for each property according to the revised payment schedule. The following table represents the annualized tax schedule.

**TABLE 2**

**COMMUNITY FACILITIES DISTRICT**

Address	Bldg SF	Total Obligation	Amortized Annual Expense	Amortized Annual Exp./SF
12661 Corral Pl	19,973	\$37,229.32	\$3,770.85	\$0.1888
12681 Corral Pl	112,014	\$208,792.14	\$21,147.93	\$0.1888
12662 Corral Pl	26,573	Paid 2011	-	
10818 Bloomfield Ave	35,384	\$65,955.16	\$6,680.40	\$0.1888
10838 Bloomfield Ave	16,356	\$30,487.30	\$3,087.97	\$0.1888
10928 Bloomfield Ave	21,399	Paid 2011	-	
10988 Bloomfield Ave	45,964	Paid 2011	-	
12680 Corral Pl	97,877	Paid 2011	-	
	375,540	\$342,463.92	\$34,687.14	

**III. ADMINISTRATIVE FEES**

The Rate and Method of Apportionment of the Special Tax allows for the collection of fees associated with the servicing of the loan.

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to their proportional share of the administrative fee based on the relative square footage of the building on each property in accordance with the Rate and Method of Apportionment. The administrative fee for FY 2012-13 is \$6,630.00. When the District was Amended and Restated in FY 2011-12, four of the original eight properties paid off their apportioned share of the loan and the City agreed to absorb the administrative costs that would have been paid by those four parcels. The remaining administrative fee spread proportionately to the four parcels subject to the levy is \$3,243.62.

The following table represents proportional spread of the administrative fee for FY 2012-13. The fee is subject to increase as set forth in the amended Rate and Method of Apportionment (RMA).

**TABLE 3**

**ADMINISTRATIVE FEE**

Address	Bldg SF	Annual Expense	Annual Exp./SF
12661 Corral Pl	19,973	\$352.61	\$0.01765
12681 Corral Pl	112,014	\$1,977.56	\$0.01765
12662 Corral Pl	26,573	-	
10818 Bloomfield Ave	35,384	\$624.69	\$0.01765
10838 Bloomfield Ave	16,356	\$288.76	\$0.01765
10928 Bloomfield Ave	21,399	-	
10988 Bloomfield Ave	45,964	-	
12680 Corral Pl	97,877	-	
	375,540	\$3,243.62	

## VI. SOURCES AND OBLIGATIONS

A statement showing the Sources and Obligations of special tax funds for CFD No. 2004-1 for Fiscal Year 2012-13 is presented in Table 4. The Special Tax Requirement for Fiscal Year 2012-13 was determined as specified in the adopted Rate and Method of Apportionment of the Special Tax.

**TABLE 4**  
**SOURCES AND OBLIGATIONS**

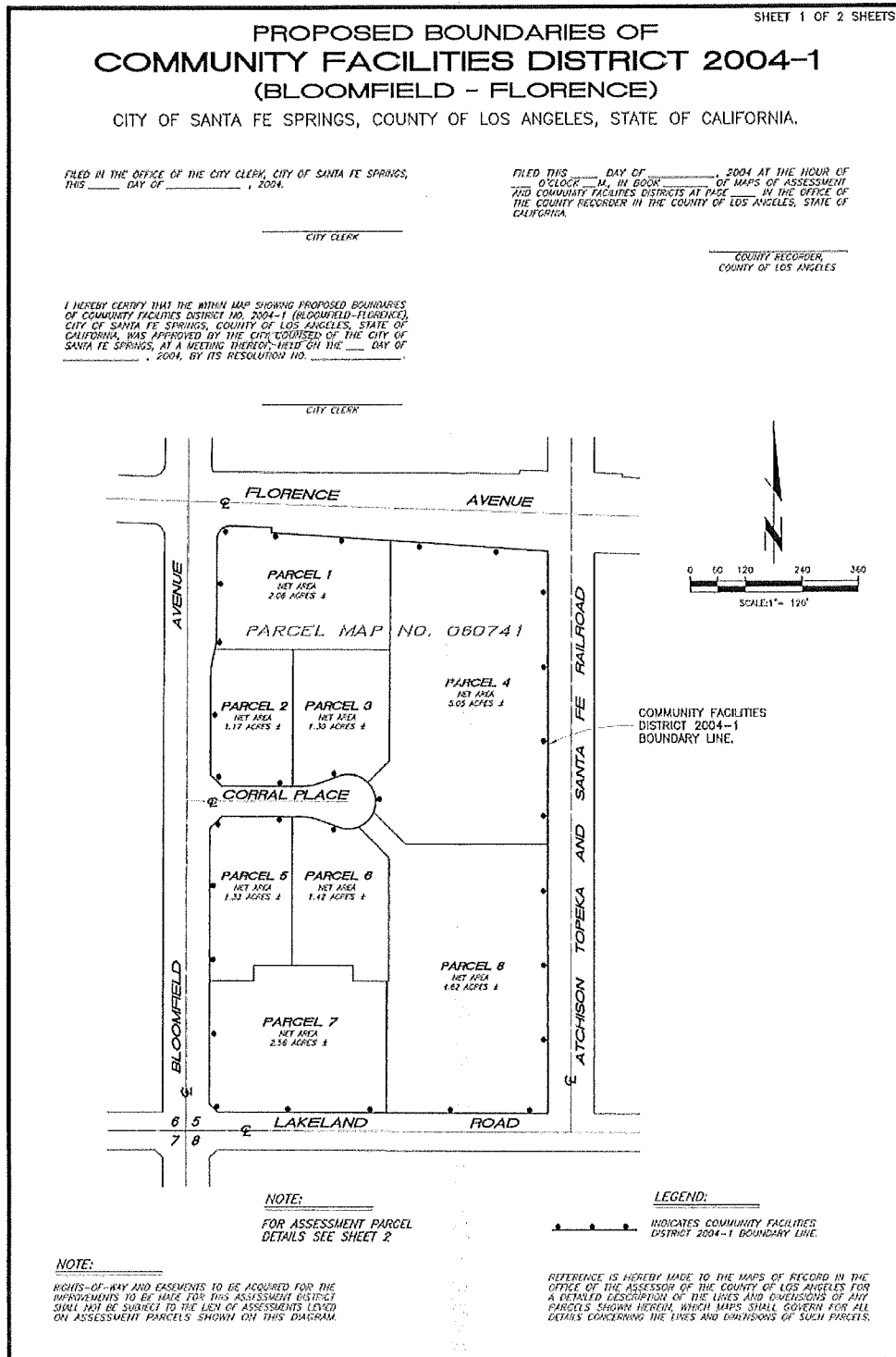
	<b>Fiscal Year 2011-12 <u>Amount</u></b>	<b>Fiscal Year 2012-13 <u>Amount</u></b>
<b><u>Sources</u></b>		
Annual Special Tax Roll		
Developed Property	\$37,867.16	\$37,930.76
Undeveloped Property	\$0.00	\$0.00
Subtotal	\$37,867.16	\$37,930.76
<b>Total Special Taxes From All Sources</b>	<b>\$37,867.16</b>	<b>\$37,930.76</b>
<b><u>Obligations</u></b>		
Debt Service	\$34,687.14	\$34,687.14
Administration and Incidentals	\$3,180.02	\$3,243.62
2012 Fund Balance (Reserve)	\$0.00	\$0.00
Subtotal	\$37,867.16	\$37,930.76
Surplus/(Shortage) to District	\$0.00	\$0.00
<b>Total Obligations For Special Taxes</b>	<b>\$37,867.16</b>	<b>\$37,930.76</b>

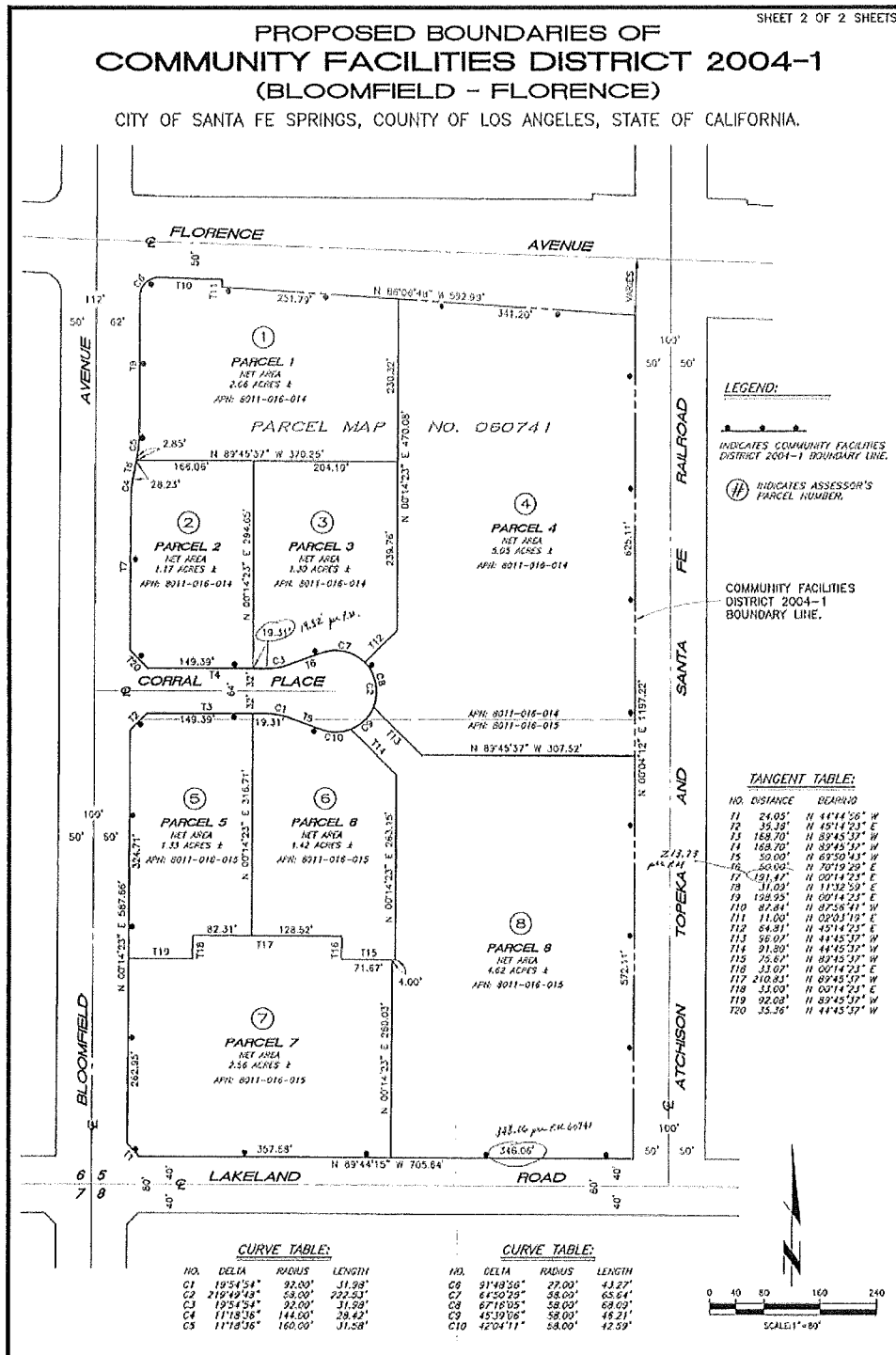
## VII. SPECIAL TAX ROLL

The Special Tax Roll lists the special tax levy on each parcel within the boundaries of CFD No. 2004-1 for Fiscal Year 2012-13. A copy of the Special Tax Roll is included in the Appendix of this report as Exhibit C.

***EXHIBIT A***

***Boundary Map***





***EXHIBIT B***

***Amended and Restated Rate and Method of  
Apportionment of the Special Tax***

**AMENDED AND RESTATED  
RATE AND METHOD OF APPORTIONMENT FOR  
CITY OF SANTA FE SPRINGS  
COMMUNITY FACILITIES DISTRICT NO. 2004-1  
(Bloomfield-Florence)**

This Amended and Restated Rate and Method of Apportionment of Special Tax amends and restates in its entirety that certain Rate and Method of Apportionment of Special Tax (the "Original Rate and Method"). The Original Rate and Method was attached as Exhibit B to the Notice of Special Tax Lien for City of Santa Fe Springs Community Facilities District No. 2004-1 (Bloomfield-Florence) ("CFD No. 2004-1"), which was recorded in the real property records of the County of Los Angeles on November 3, 2004, as Document No. 04-2853634.

The Special Taxes as hereinafter defined shall be levied on all Assessor's Parcels in CFD No. 2004-1 and collected each fiscal year commencing in Fiscal Year 2011-12, in the amounts determined as described below. All of the real property in CFD No. 2004-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

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

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2004-1: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs to the City, CFD No. 2004-1 or any designee thereof of complying with disclosure requirements of the City, CFD No. 2004-1 or obligated persons associated with applicable federal and state securities laws and the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2004-1 or any designee thereof related to any appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated by the CFD Administrator or advanced by the City or CFD No. 2004-1 for any other administrative purposes of CFD No. 2004-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes. The maximum amount for the Administrative Expenses is set at \$6,500 for Fiscal Year 2011-12; the maximum amount for subsequent Fiscal Years shall be equal to (i) the maximum amount for the Administrative Expenses for the previous year plus (ii) the product of multiplying (A) the maximum amount for the Administrative Expenses for the previous year times (B) the annual percentage change (if positive) in CPI for the preceding year ending in March.

**"Annual Debt Service"** means the annual amount of principal and interest required to satisfy the \$700,000 loan amount set forth in the Reimbursement Agreement, over a 15 year period

commencing Fiscal Year 2011-12 (assuming no delinquencies) at an interest rate of 5.75%, assuming level payments.

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

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

**"Building Square Footage"** means the building area as shown on the building permit.

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

**"CFD No. 2004-1"** means City of Santa Fe Springs Community Facilities District No. 2004-1 (Bloomfield-Lakeland).

**"City"** means the City of Santa Fe Springs.

**"City Council"** means the City Council of the City of Santa Fe Springs, acting as the legislative body of CFD No. 2004-1.

**"County"** means the County of Los Angeles.

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

**"Exempt Property"** means all Assessor's Parcels not subject to the Special Tax for Payment Amount as described under Section G.

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

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

**"Parcel"** means Assessor's Parcel.

**"Reimbursement Agreement"** means that certain Reimbursement Agreement, dated as of September 23, 2004, by and between the City and Bloomfield Partners II, LLC, which Reimbursement Agreement is attached as Exhibit A.

**"Proportionately"** means for Taxable Property, in any Fiscal Year, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Taxable Property.

**"Public Property"** means any Assessor's Parcel within the boundaries of CFD No. 2004-1 that is transferred to a public agency or public utility on or after the date of formation of CFD No. 2004-1 and is used for rights-of-way, or any other purpose and is owned by, dedicated or irrevocably offered for dedication to the federal government, the State of California, the County,

the City, a public utility or any other public agency; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use. Privately-owned property that is otherwise constrained by public or utility easements making impractical its utilization for other than the purposes set forth in the easement shall be considered Public Property.

**"Special Tax for Payment Amount"** means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax for Payment Amount Requirement.

**"Special Tax for Payment Amount Requirement"** means that amount required in any Fiscal Year for CFD No. 2004-1 equal to the Annual Debt Service and the maximum amount of Administrative Expenses.

**"Special Taxes"** means, collectively, the Special Tax for Payment Amount and the Special Tax for Maintenance.

**"State"** means the State of California.

**"Taxable Property"** means all of the Assessor's Parcels within the boundaries of CFD No. 2004-1 which are not Exempt Property.

#### **B. CLASSIFICATION OF PROPERTIES**

All Assessor's Parcels shall be classified as Taxable Property or Exempt Property.

Once classified as Taxable Property, a parcel may not be subsequently re-classified or changed to Exempt Property without the Special Tax for Payment Amount being paid off in full in accordance with Section E.

#### **C. SPECIAL TAX FOR PAYMENT AMOUNT RATE**

##### **Maximum Special Tax for Payment Amount**

The Maximum Special Tax for Payment Amount for Assessor's Parcels of Taxable Property shall be calculated for each Fiscal Year as follows:

First, the City shall add the Annual Debt Service plus Administrative Expenses for the Fiscal Year.

Second, the amount calculated in First shall be apportioned to all parcels of Taxable Property Proportionately based on the amount of Building Square Footage.

#### **D. MANNER OF COLLECTION OF SPECIAL TAXES**

The Special Taxes shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2004-1 may directly bill the Special Taxes, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.



**E. PREPAYMENT OF SPECIAL TAX FOR PAYMENT AMOUNT**

The Special Tax for Payment Amount may be prepaid, in whole or in part, at any time.

**F. TERM OF SPECIAL TAX FOR PAYMENT AMOUNT**

The Special Tax for Payment Amount shall be levied on Taxable Property for a period not to exceed 15 years; provided, however, that the Special Tax for Payment Amount may be levied for a longer period of time if, as a result of delinquencies in the payment of the Special Tax for Payment Amount, it has not collected an amount sufficient to pay the Payment Sum (as defined in the Reimbursement Agreement).

**G. EXEMPTIONS**

The CFD Administrator shall classify Assessor's Parcels of Public Property as Exempt Property.

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

At the time CFD No. 2004-1 was originally formed, Assessor's Parcel number 8011-016-903 was not then a publicly owned property. Therefore, in accordance with Section B, this property continues to be considered Taxable Property.

**H. ENFORCEMENT**

If not paid when due, the City shall have the right to foreclose any delinquent Special Tax for Payment Amount by appropriate action in a court of competent jurisdiction, such action to include all court costs, attorney fees and costs of sale.

***EXHIBIT C***  
***REIMBURSEMENT AGREEMENT***

Reimbursement Agreement

REIMBURSEMENT AGREEMENT

This Agreement is made and entered into as of September 23, 2004, by and between the City of Santa Fe Springs ("City"), the Community Development Commission of the City of Santa Fe Springs ("CDC") and Bloomfield Partners II, LLC, a Delaware limited liability company ("Developer").

RECITALS:

A. Developer intends to develop that certain real property located in City, legally described in Exhibit "A" attached hereto (the "Property").

B. On February 23, 2004, City's Planning Commission granted Development Plan Approval No. 778-785 (the "DPA") for Developer's proposed development of the Property (the "Project"); on February 26, 2004, CDC also approved the DPA. A copy of the DPA is attached hereto as Exhibit "B", and is incorporated by reference as though fully set forth herein.

C. The DPA requires that the parties enter into this Agreement.

D. Developer intends to subdivide the Property into eight (8) separate legal parcels.

Based on the Recitals set forth above and the mutual promises set forth below, the parties agree as follows:

1. City shall pay for and contract for the construction of the following items of public infrastructure pertaining to the Project: (a) the new traffic signal to be located at the intersection of Bloomfield Avenue and the new cul-de-sac street (Corral Place) to be constructed to lead into the Property; and (b) the reclaimed water line to be located beneath Bloomfield Avenue (both set forth in DPA Condition No. 30).

2. CDC shall loan to Developer an amount not to exceed \$700,000 (the "Loan"), to be used by Developer to pay for the construction of the following items of public infrastructure and related costs pertaining to the Project: (a) a public cul-de-sac street (DPA Condition No. 2); (b) the resurfacing of portions of the streets adjacent to the Project (DPA Condition No. 5); (c) a sidewalk on Bloomfield Avenue (DPA Condition No. 6); (d) street sign replacements (DPA Condition Nos. 11 and 12—to be performed by City and reimbursed by Developer); (e) re-striping required by traffic study (DPA Condition No. 13); (f) storm drain costs (DPA Condition No. 20); (g) demolition of existing improvements to make way for new public improvements; (h) landscaping within public right-of-way along Bloomfield, Lakeland and Florence; (i) costs associated with the mitigation of environmental impacts; (j) costs for public storm drain facilities; (k) any other public improvements deemed appropriate by mutual agreement of the parties; (l) all permits, fees, soft costs or other costs associated with the public infrastructure, including City art fees; and (m) interest accruing from the date of funding until the date of issuance of the last of the eight building permits.

3. The loan shall bear simple interest at an annual rate of 5.75%. Principal and interest shall be paid on a 15-year, fully amortized schedule with interest accruing from the date of the loan. Funding of the loan from CDC to Developer shall be completed within ten (10) business days of the submission of a written request for such funding from Developer to CDC.

705269.04/OC  
57335-151/9-14-04/vmd/wmd

DPA



Reimbursement Agreement

4. It is the intention of the parties that City will form a Community Facilities District ("CFD") comprised entirely of the eight (8) parcels ("Parcels") to be created by Developer's subdivision of the Property, for the purpose of repaying the Loan. The percentage of the special tax on each subdivided parcel shall be based on the relative size of the building to be constructed on each such parcel. The amount of the special tax for each subdivided parcel shall, in combination with the special tax amounts for the other subdivided parcels, be equivalent to the annual payment obligation of the loan and shall, when delivered to the City, constitute the annual payment of the loan. See the proposed CFD Repayment Allocation Schedule attached as Exhibit "C". It is the intention of the parties that Developer pay the cost of forming such CFD.

5. No funds shall be released until after the CFD is formed. Upon formation of the CFD, the City shall record separate special tax liens against each of the Parcels so the tax can appear on the tax roll. Thereafter, payments on the loan shall be made to City semi-annually, through the property tax bills on the Parcels. The first payment shall be due the later of (i) December 2005 or (ii) the first tax payment date on which the special tax lien is reflected on the tax bills of the Parcels.

6. This Agreement shall be assignable and shall run with the land, inure to the benefit of and be binding upon the parties, and all of their successors and assigns.

7. This document contains the entire agreement of the parties with respect to the subject matter hereof, and supersedes all prior agreements. No amendment hereto, or waiver of any provision hereof, can be made except in a writing executed by both parties.

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


CITY OF SANTA FE SPRINGS

  
Mayor

Attest:

  
City Clerk

COMMUNITY DEVELOPMENT  
COMMISSION OF THE CITY OF SANTA FE  
SPRINGS

  
Chairman

Attest:

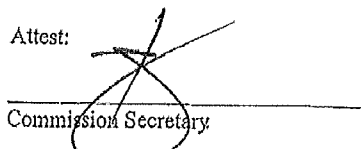
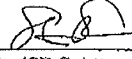
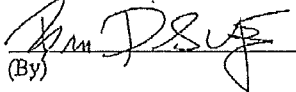
  
Commission Secretary

EXHIBIT C  
Reimbursement Agreement

Approved as to form.

  
\_\_\_\_\_  
City/CDC Attorney

BLOOMFIELD II, LLC, a Delaware limited liability company

  
\_\_\_\_\_  
(By)

Approved as to form.

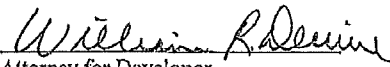
  
\_\_\_\_\_  
Attorney for Developer

EXHIBIT C  
Reimbursement Agreement

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING WEST OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY, AS RECORDED AS PARCEL MAP NO. 06741 IN BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ TO \_\_\_\_\_.

EXCEPT THEREFROM ANY STREETS OF RECORD.

Reimbursement Agreement



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • [www.santafesprings.org](http://www.santafesprings.org)  
February 27, 2004  
Re: Development Plan Approval Case No. 778-785  
Modification Permit Case No. 1154

Peter Rooney  
Sares-Regis Group  
18802 Bardeen Avenue  
Irvine, California 92612-1521

Dear Mr. Rooney:

The Planning Commission and Community Development Commission, at their respective meetings held February 23, 2004 and February 26, 2004, took action on your request for Development Plan Approval Case Nos. 778-785 to allow the construction of eight (8) concrete, tilt-up industrial buildings totaling approximately 383,177 sq ft and a Modification of Property Development Standards (Modification Permit Case No. 1154) to reserve and not provide a portion of the required number of parking spaces on the 19.51-acre property located on the east side of Bloomfield Avenue between Florence Avenue to the north, Lakeland Road to the south and the Burlington Northern Santa Fe Railroad (BNSF) track to the east, in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project Area.

The Planning Commission and Community Development Commission approved your requests subject to the following conditions:

1. The owner and/or developer shall dedicate a street right-of-way easement as required to accommodate construction of a northbound right-turn-only lane on the southeast corner of Bloomfield Avenue and Florence Avenue. Dedication shall be at no cost to the City. The dedicated area shall be kept clear of any permanent structure and shall be landscaped and maintained until such time as the lane is constructed by the City.
2. The owner and/or developer shall construct the new cul-de-sac street in accordance with City requirements and shall dedicate a street right-of-way easement to the City for the new street. All work and dedication is to be done at no cost to the City.

Gustavo R. Velasco, Mayor  
City Council  
Louie González • Ronald S. Kermes • Joseph D. Serano, Sr.  
City Manager  
Frederick W. Latham

Item No.



Reimbursement Agreement

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3. The owner and/or developer shall prepare a Street Improvement Plan for all street improvements to be completed on all street frontages, including new improvements and modifications to existing improvements. This includes the new cul-de-sac street and any changes needed to implement traffic mitigation measures. Said Plan shall be prepared by a Registered Civil Engineer in accordance with City standards and approved by the City Engineer before any street improvements are installed.
4. The owner and/or developer shall install streetlights on the new cul-de-sac in accordance with plans to be prepared by the City and shall reimburse the City for 100% of the actual cost of design, engineering and inspection of the streetlights.
5. The owner and/or developer shall slurry/resurface the Bloomfield Avenue, Lakeland Road and Florence Avenue street frontages to the centerline of each street, excluding intersections and concrete areas, if required, to the satisfaction of the City Engineer.
6. The owner and/or developer shall construct 5-foot-wide meandering sidewalks within a dedicated easement along Bloomfield Avenue.
7. The owner and/or developer shall agree to the addition of a cost-of-living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County.
8. The owner and/or developer shall install all water mains and facilities needed to supply fire, domestic and irrigation water to the site in accordance with City requirements. Minimum water main size is 12-inch diameter. A Water System Plan shall be developed that shows how all systems and buildings will connect to off-site water lines and how all on-site lines serving the site will be located. Water system for the site will need to be supplied through two points of connection to off-site mains. Facilities within dedicated street right-of-way and any on-site facilities to be dedicated to the City must be designed and constructed in accordance with City standards. Said Plan shall be prepared by a Registered Civil Engineer and approved by the Public Works and Fire Departments before any water facilities are installed.
9. The owner and/or developer shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for demolition of any buildings which formerly occupied the site to the extent they generated traffic. If owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for offsite transportation improvements.

Reimbursement Agreement

- face*
10. The owner and/or developer shall agree to participate in a future street maintenance district or other type of benefit assessment district to slurry seal, resurface and reconstruct the street frontage on regular intervals (5-year, 10-year and 20-year intervals, respectively, as determined by the City Engineer). The owner shall retain the right to challenge the costs and method of spreading future assessments.
  11. The owner and/or developer shall reimburse the City for 100% of the actual cost for the installation/replacement of street name signs, traffic control signs and pavement markings. The City will complete the work.
  12. Adequate "on site" parking shall be provided per City requirements, and adjacent public streets, including the new cul-de-sac street, shall be posted "No Stopping Any Time." The City will cause off-site signage to be installed. The cost of sign installation shall be paid by the owner/developer.
  13. A traffic study has been prepared by a Professional Engineer and submitted as required by the City. The traffic study shows the present traffic in the area and projected traffic after the development of the property and includes an analysis of the following intersections: Florence Avenue and Bloomfield Avenue; Florence Avenue and Shoemaker Avenue; Florence Avenue and Norwalk Boulevard; Telegraph Road, Bloomfield Avenue and Santa Fe Springs Road; Telegraph Road and Norwalk Boulevard; Lakeland Road and Norwalk Boulevard; and Florence Avenue and Pioneer Boulevard. Owner and/or developer agree that the improvements and mitigation measures recommended by the study shall be completed to the satisfaction of the City Engineer before the project is occupied.
  14. The owner and/or developer shall agree to modify the southbound left-turn lane on Bloomfield Avenue at the intersection with the proposed cul-de-sac street or implement on-site mitigation measures to limit the number of trucks using the left-turn lane to eliminate the backup of left-turning traffic into the southbound through-lane of Bloomfield Avenue should that situation begin to occur on a regular basis.
  15. The landscape irrigation system shall be connected to the reclaimed water line to be installed by the City. Separate meter(s) shall be installed by owner and/or developer to accommodate connection of irrigation systems to the water line.
  16. Access to the site from existing public streets and any new streets shall be approved by the City Engineer. All points of access must be located, sized and designed to accommodate the volume and type of traffic that will be entering and leaving the site. Access points shall be located so that traffic generated by the development will not adversely affect the flow of traffic on any adjacent City Street.

Reimbursement Agreement

17. A grading plan shall be submitted for drainage approval by the City Engineer. The owner/developer shall pay drainage review fees in conjunction with this submittal. The grading plan shall be prepared by a professional engineer registered in the State of California.
18. A hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be conducted by a Professional Engineer.
19. A soils report shall be prepared and submitted as directed by the City Engineer.
20. A Storm Drain Plan shall be developed that shows all on-site and off-site drainage facilities. The existing drainage ditch located in the southeast corner of the site shall be replaced with an underground system that is not located under any permanent structure. New easements shall be granted to accommodate the new location of this facility. The storm drain system shall be designed and constructed in accordance with City Standards and requirements. Property owner shall obtain a Storm Drain Connection permit for any connection to the City or County storm drain system. Plan shall be prepared by a Registered Civil Engineer and approved by the City Engineer before any storm drain facilities are installed.
21. The east and south frontages of the development shall be designed to accommodate the future grade separation on Lakeland Road at the BNSF Railroad. Areas needed for temporary or permanent easements shall be kept clear of any permanent structures. Owner shall be entitled to the full use of said easement areas until such time as construction is ready to begin and shall be compensated for said easements by separate agreement prior to the beginning of construction.
22. The owner and/or developer shall install all sewer mains and facilities needed to supply sewer service to the site in accordance with City requirements. A Sewer System Plan shall be developed that shows how all systems and buildings will connect to off-site sewer lines and how all on-site lines serving the site will be located. A sewer study shall be submitted to document how sewer mains have been sized. Facilities within dedicated street right-of-way and any on-site facilities to be dedicated to the City must be designed and constructed in accordance with City standards. Said Plan shall be prepared by a Registered Civil Engineer and approved by the City Engineer before any sewer facilities are installed.
23. The owner and/or developer shall comply with all requirements of, make application to, and pay all fees required by the County Sanitation Districts of Los Angeles County to provide for sewer service to the project site.



Reimbursement Agreement

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24. Upon completion of public improvements constructed by developers, the developer's civil engineer shall submit Mylar record drawings and AutoCAD V.14 drawing files to the office of the City Engineer.
25. Final parcel map checking of \$3,900 plus \$260 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
26. No common driveways shall be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, streetlights, water meters, etc.
27. All known abandoned oil wells, pipelines, tanks and related lines, between the existing curb and right-of-way, and within the right-of-way line, excluding the two utility casings in Bloomfield Avenue, and one utility casing in Lakeland Road, and within the areas to be dedicated for the right-turn-only lane, new cul-de-sac street, and meandering sidewalk easement, that hinder construction of improvements within those areas shall be removed unless otherwise approved by the City Engineer.
28. Developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMP's) on all construction sites in accordance with Chapter 52 of the City Code. The owner/developer will also be required to submit a Certification for the project and may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP). Projects over 5 acres in size will be required to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB). The owner/developer can obtain the current application packet by contacting the SWRCB, Division of Water Quality at (916) 657-1977 or by downloading the forms from their website, at <http://www.swrcb.ca.gov/stormwater/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMP's to mitigate (infiltrate or treat) the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
29. The owner and/or developer shall provide at no cost to the City one Mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

Reimbursement Agreement

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35. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact Recycling Coordinator, Department of Planning and Development at (562) 868-0511.
36. That the owner/developer shall comply with Public Resource Code, Section 42900 et. seq. (California Solid Waste Reuse Recycling Access Act of 1991 (Act) relating to providing adequate areas for collection and loading of recyclable materials in development projects.
37. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.
38. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system.
39. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study.
40. That the interior gates or fences are not permitted across required Fire Department access roadways.
41. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant.
42. That the minimum width of required Fire Department access roadways shall be not less than twenty-six (26) feet with a minimum clear height of thirteen (13) feet six (6) inches. Internal driveways shall have a turning radius of not less than fifty-two (52) feet.
43. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
44. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
45. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

Reimbursement Agreement

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46. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- A. Owner/developer shall obtain a "Closure Letter," "No Further Action Letters" or other appropriate documentation certifying that the required soil remediation standards have been achieved shall be secured from the Los Angeles Regional Water Quality Control Board.
  - B. Owner/developer shall submit a soils management plan (SMP) which addresses site monitoring and potential soil remediation activities during site development is required. The SMP must be approved by the Fire Department prior to the issuance of a grading permit. A final SMP report must be submitted and approved once the grading is complete.
  - C. Permits and approvals. Owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals, which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
  - D. Covenants.
    - 1. Owner/developer shall provide a written covenant to the Planning Commission that, except as may be revealed by the environmental remediation described above and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
    - 2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

Reimbursement Agreement

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3. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
4. Owner/developer understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees, will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
47. That all known abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
48. That the owner shall require all tenants, prior to occupancy, to acquire a Business Operations Tax Certificate (BOTC) from the Department of Finance and submit an approved Statement of Intended Use Form to the Santa Fe Springs Fire Department.
49. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations.
50. That the owner shall comply with all conditions, limitations and requirements of the approved Industrial Wastewater Discharge Permit in addition to applicable sections of the Wastewater Ordinance and Chapter 97 of the City Code, as it relates to industrial waste disposal. The owner/operator shall submit an Industrial Wastewater Discharge Permit Application prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.

Reimbursement Agreement

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51. That the owner shall comply with for the Regional Water Quality Control Board's Stormwater Pollution Prevention Plan permit requirements.
52. That the owner/developer shall submit for approval to the Police Services Department of the City a lighting and security plan for the property. The lighting shall be installed to provide adequate lighting throughout the property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance.
53. That the owner/developer shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day.
54. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
55. That all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development.
56. That the owner/developer shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage.
57. That the owner shall be responsible for his tenants and require that all work is performed inside the building. No portion of the required off-street parking area shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning and Development and the Fire Marshall.

EXHIBIT C  
Reimbursement Agreement

58. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of vehicles and indicate that vehicles will be removed at the owner's expense and that a citation may be issued for the violation. The sign shall also contain the telephone number of the local law enforcement agency. The lettering within the sign shall not be less than one inch in height.
59. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and may result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
60. That the location of electrical transformers shall be subject to the approval of the Planning Department.
61. That all fences, walls, signs and similar improvements for the proposed development shall be subject to the approval of the Fire Department and the Department of Planning and Development.
62. That pursuant to the sign standards of the Zoning Ordinance and related sign guidelines of the City, a comprehensive sign program for the proposed development shall be prepared and submitted to the Director of Planning and Development for approval. All signs shall be installed in accordance with the approved sign program.
63. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development.
64. That the "mainline railroad right-of-way," which is considered as a "public way" as per Los Angeles County Building Code Manual No. 505.1, Article 1, and is located adjacent to Buildings 4 and 8 as depicted on the approved site plan dated February 17, 2004, for the proposed development, may be used to increase the basic allowable area of Buildings 4 and 8, as per Section 505.1 of the Los Angeles County Building Code (2002 Edition).
65. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning and Development.

Reimbursement Agreement

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66. That the development shall otherwise be substantially in accordance with the plot plan, floor plan and elevations submitted by the owner and on file with the case.
67. That Development Plan Approval Case Nos. 778-785 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Commission may deem to impose.
68. That Development Plan Approval Case Nos. 778-785 shall not be effective for any purpose until the owner/developer has filed with the City of Santa Fe Springs an affidavit stating he/she is aware of and accepts all of the conditions of approval.
69. That the owner/developer agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Development Plan Approval Case Nos. 778-785 when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding and shall cooperate fully in the defense thereof.

Your attention is called to the fact that this approval is not effective until an affidavit has been signed and notarized to indicate your willingness to accept and abide by the conditions of this approval. Two copies of an affidavit are enclosed for this purpose. One copy is to be returned to this office upon completion; the second copy is for your files.

The Zoning Ordinance sets forth an appeal period of fourteen days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

***EXHIBIT D***

***Debt Service Schedule***

EXHIBIT D  
Debt Service Schedule

\$342,464 Principal Amount  
5.75% Interest Rate  
FY 25-26 last year of collection  
15 years of payment left  
0.101287 level debt factor (A/P)  
\$34,687 total annual installment due

Fiscal Year	Beginning Principal Balance	Principal	Interest	Principal + Interest Amount
FY 11-12	\$342,464	\$14,995	\$19,692	\$34,687
FY 12-13	\$327,469	\$15,857	\$18,830	\$34,687
FY 13-14	\$311,612	\$16,769	\$17,918	\$34,687
FY 14-15	\$294,843	\$17,733	\$16,954	\$34,687
FY 15-16	\$277,109	\$18,753	\$15,934	\$34,687
FY 16-17	\$258,356	\$19,831	\$14,856	\$34,687
FY 17-18	\$238,525	\$20,971	\$13,716	\$34,687
FY 18-19	\$217,554	\$22,177	\$12,510	\$34,687
FY 19-20	\$195,377	\$23,452	\$11,235	\$34,687
FY 20-21	\$171,925	\$24,801	\$9,886	\$34,687
FY 21-22	\$147,124	\$26,227	\$8,460	\$34,687
FY 22-23	\$120,896	\$27,735	\$6,952	\$34,687
FY 23-24	\$93,161	\$29,330	\$5,357	\$34,687
FY 24-25	\$63,831	\$31,016	\$3,671	\$34,687
FY 25-26	\$32,815	\$32,800	\$1,887	\$34,687

***EXHIBIT E***  
***Special Tax Roll***

**EXHIBIT E**  
**Special Tax Roll**

**Exhibit E**  
**SPECIAL TAX ROLL**

<b>APN</b>	<b>Building Square Feet</b>	<b>Total Special Tax Amount FY 2012-13</b>
8011-016-026	19,973	\$4,123.46
8011-016-027	112,014	\$23,125.49
8011-016-033	35,384	\$7,305.09
8011-016-034	16,356	\$3,376.72
	183,727	\$37,930.76





# City of Santa Fe Springs

City Council Meeting

October 24, 2013

## NEW BUSINESS

Community Facilities District No. 2002-1 (Bloomfield-Lakeland) - Annual Special Tax Levy Report for Fiscal Year 2012-13

### RECOMMENDATION

That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2002-1 for Fiscal Year 2012-13.

### BACKGROUND

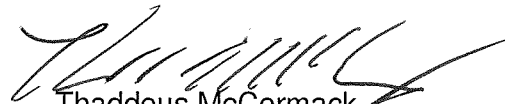
The Mello-Roos Community Facilities Act of 1982 requires that an annual special tax levy report be prepared for each Community Facilities District (CFD). This report must detail the special taxes that are levied within a CFD and any construction activity at the time the report is prepared. The methodology and amounts to be levied were established at the time the CFD was formed.

### FISCAL IMPACT

Repayment of the bonds and payment of services are secured by the special taxes levied on all property within the CFD, other than those properties that are exempt as provided in the respective rate and method of apportionment. Annual administrative expenses are also funded through the annual special tax levy.

### INFRASTRUCTURE IMPACT

Maintenance costs associated with infrastructure within the boundaries of the CFD will be funded by the CFD.

  
Thaddeus McCormack  
City Manager

### Attachment:

1. Special Tax Levy Annual Report for CFD 2002-1 for Fiscal Year 2012-13

Report Submitted By:

Noe Negrete, Director  
Public Works

Date of Report: October 16, 2013



**Harris & Associates<sup>SM</sup>**

SHAPING THE FUTURE ONE PROJECT AT A TIME<sup>SM</sup>

# **Special Tax Levy Annual Report**

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for

**City of Santa Fe Springs  
Community Facilities District No. 2002-1  
(Bloomfield-Lakeland)**

**Fiscal Year 2012-13**

Submitted to:  
**City of Santa Fe Springs  
Los Angeles County, California**

**October 7, 2013**

**CITY OF SANTA FE SPRINGS  
COMMUNITY FACILITIES DISTRICT NO. 2002-1  
(Bloomfield-Lakeland)**

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**APPENDIX**

Exhibit A	Boundary Map
Exhibit B	Rate and Method of Apportionment of Special Taxes
Exhibit C	Payment Agreement
Exhibit D	Debt Service Schedule
Exhibit E	Special Tax Roll

## INTRODUCTION

The City Council of the City of Santa Fe Springs established Community Facilities District No. 2002-1 (Bloomfield-Lakeland) for the purpose of constructing, maintaining and the administration of certain public improvements. The District established a Rate and Method of Apportionment of Special Tax and a Payment Agreement as shown in the Appendix as Exhibit B.

A map showing the boundaries of CFD No. 2002-1 is included in the Appendix of this report as Exhibit A. In compliance with the proceedings governing the formation of CFD No. 2002-1, the special tax has been levied on each assessable parcel within the District according to the provisions of the Rate and Method of Apportionment of Special Taxes as shown in the Appendix as Exhibit B.

The City of Santa Fe Springs granted the Development Plan Approval ("DPA No. 737-739") authorizing the principle sum of \$800,000 on March 14, 2002. The Payment Agreement that was provided for in the DPA established a repayment period that was to commence the 1st day of the month following the Permit Anniversary Date and continue until the Payment Sum has been paid in full (approximately 175 months or 14.5 years).

The payments should have commenced in Fiscal Year 2003-04 and continued until Fiscal Year 2016-17 (established by the Permit Issue dates according to the Rate and Method of Apportionment). As of the close of Fiscal Year 2009-10, no payments had been received from the property owners in CFD 2002-1.

It was determined by the City Finance Department and legal council to amend the Rate and Method of Apportionment with a revised Payment Schedule to begin collecting payments commencing in Fiscal Year 2011-12. The Amended and Restated Rate and Method of Apportionment of Special Tax was approved in a property owner special election on July 14, 2011.

The Special Taxes as hereinafter defined shall be levied on all Assessor's Parcels in CFD No. 2002-1 and collected each fiscal year commencing in Fiscal Year 2011-12, in the amounts determined as described below. All of the real property in CFD No. 2002-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

The City agreed to waive the interest and maintenance cost associated with the District for the years prior to fiscal year 2011-12. The annual street maintenance will continue as originally established in the Rate and Method of Apportionment and will also be levied on the county tax bill as long as the City provides for the maintenance of streets within the District.

### I. FACILITIES AND SERVICES FINANCED BY THE DISTRICT

The public facilities financed by CFD No. 2002-1 include all or a portion of design, construction, indirect costs (fees) and administration relating to the following improvements: the grading and construction of streets, curbs, gutters, sidewalks, street lighting, storm drainage, water, sewer and utility improvements (both on and off-site) to serve the area within the boundaries of CFD No. 2002-1, together with appurtenances and appurtenant work.

In addition to the improvements above, the CFD is anticipated to cover the on-going costs for maintenance services and administration of those improvements.

### Development Status

Construction was completed for the whole project on May 16, 2003. The total Assessed Value and number of properties sold since 2003 are shown in the following table.

**TABLE 1  
PARCEL STATUS**

<u>Development Status</u>	<u>Total Parcels FY 2012-13</u>	<u>Total Assessed Value FY 2012-13</u>	<u>Properties Sold Since FY 2011-12</u>
Developed Non-Residential Property	3	\$ 36,326,402	0
Undeveloped Non-Residential Property	0	\$ -	0
<b>Total</b>	<u><u>3</u></u>	<u><u>\$ 36,326,402</u></u>	<u><u>0</u></u>

## **II. IMPROVEMENT AREA**

The Rate and Method of Apportionment of the Special Tax for Services establishes the apportionment of Special Taxes for Capital Improvements.

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to Special Taxes in accordance with the Rate and Method of Apportionment (RMA).

The Special Tax amount attributed to each parcel is apportioned by the relative square footage of the building on each property. As of the date the district was Amended and Restated in July 2011, all the development was complete and the annualized tax schedule commenced for each property according to the revised payment schedule. The following table represents the annualized tax schedule.

**TABLE 2  
COMMUNITY FACILITIES DISTRICT**

<b>Address</b>	<b>Bldg SF</b>	<b>Total Obligation</b>	<b>Amortized Annual Expense</b>	<b>Amortized Annual Exp./SF</b>
11020 Bloomfield	84,651	\$148,410.28	\$15,032.03	\$0.1776
11130 Bloomfield	240,252	\$421,210.24	\$42,663.12	\$0.1776
11320 Bloomfield	131,405	\$230,379.48	\$23,334.45	\$0.1776
	456,308	\$800,000.00	\$81,029.60	

### III. SPECIAL TAX FOR SERVICES

The Rate and Method of Apportionment of the Special Tax for Services establishes the apportionment of Street Maintenance Services.

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to their proportional share of the Street Maintenance Services based on the relative square footage of the building on each property in accordance with the amended Rate and Method of Apportionment. The annual Street Maintenance Service for fiscal year 2012-13 was \$5,508.00 which included a CPI increase of 2.0% over fiscal year 2011-12.

The following table represents the proportional spread of maintenance services tax and administrative fees for fiscal year 2012-13.

**TABLE 3**

#### STREET MAINTENANCE

Address	Bldg SF	Annual Expense	Annual Exp./SF
11020 Bloomfield	84,651	\$1,021.80	\$0.01207
11130 Bloomfield	240,252	\$2,900.03	\$0.01207
11320 Bloomfield	131,405	\$1,586.16	\$0.01207
	456,308	\$5,507.99	

### IV. ADMINISTRATIVE FEES

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to their proportional share of the Administrative Fees based on the relative square footage of the building on each property in accordance with the amended Rate and Method of Apportionment. The annual Administrative Fee was \$6,630.00 which included a CPI increase of 2.0% over fiscal year 2011-12.

The following table represents the proportional spread of the administrative fees for fiscal year 2012-13.

**TABLE 4**

#### ANNUAL ADMINISTRATION FEE

Address	Bldg SF	Annual Administration	Annual Exp./SF
11020 Bloomfield	84,651	\$1,229.95	\$0.01453
11130 Bloomfield	240,252	\$3,490.78	\$0.01453
11320 Bloomfield	131,405	\$1,909.27	\$0.01453
	456,308	\$6,630.00	

## V. SOURCES AND OBLIGATIONS

A statement showing the Sources and Obligations of special tax funds for CFD No. 2002-1 for Fiscal Year 2012-13 is presented in Table 4. The Special Tax Requirement for Fiscal Year 2012-13 was determined as specified in the adopted Rate and Method of Apportionment of the Special Tax.

**TABLE 5**  
**SOURCES AND OBLIGATIONS**

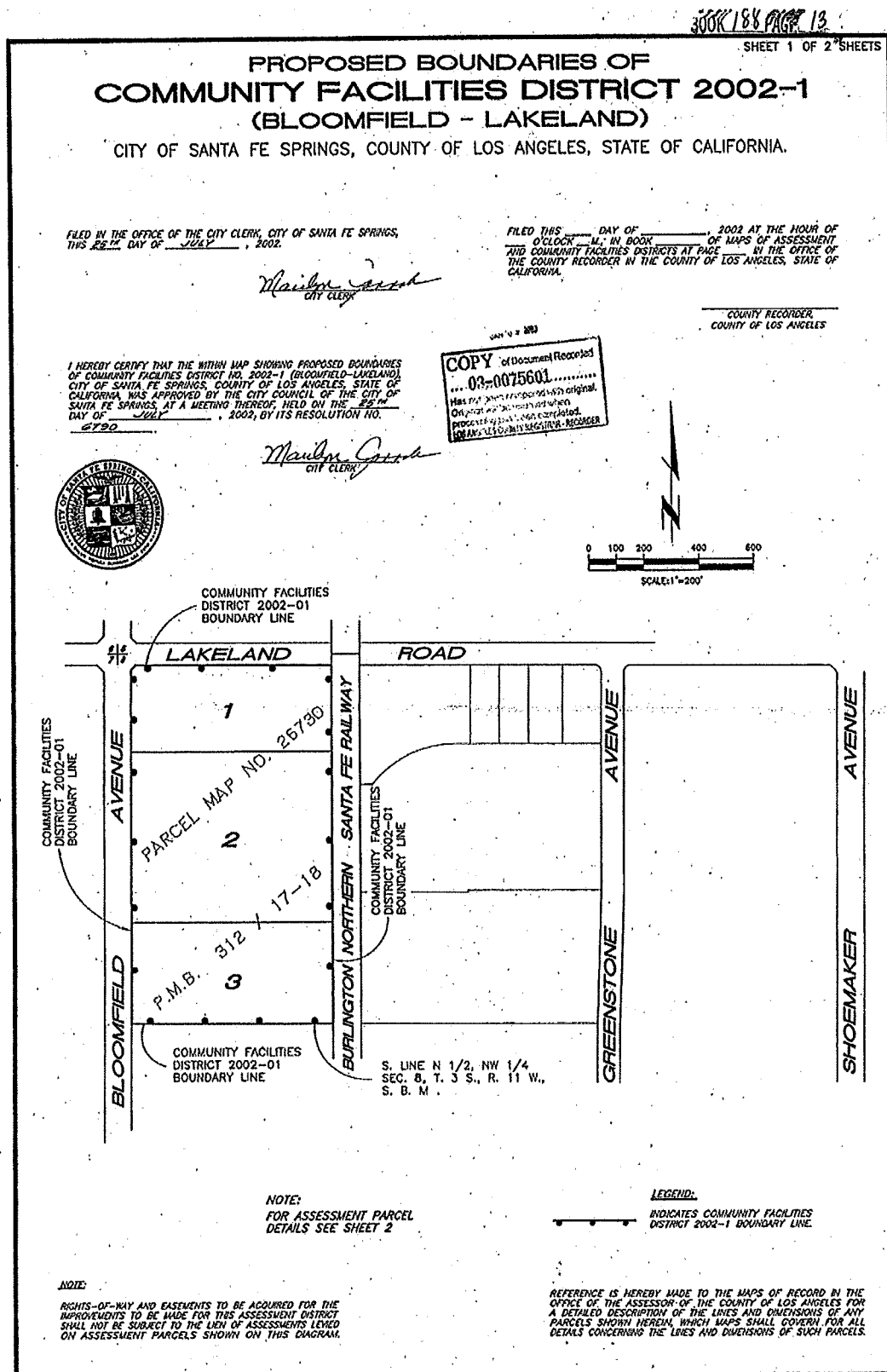
<u>Sources</u>	<b>Fiscal Year 2011-12 <u>Amount</u></b>	<b>Fiscal Year 2012-13 <u>Amount</u></b>
Annual Special Tax Roll		
Developed Property	\$92,929.60	\$93,167.60
Undeveloped Property	\$0.00	\$0.00
Subtotal	<u>\$92,929.60</u>	<u>\$93,167.60</u>
<b>Total Special Taxes From All Sources</b>	<b><u>\$92,929.60</u></b>	<b><u>\$93,167.60</u></b>
<u>Obligations</u>		
Debt Service	\$81,029.60	\$81,029.60
Special Tax for Maintenance Services	\$5,400.00	\$5,508.00
Administration and Incidentals	\$6,500.00	\$6,630.00
2012 Fund Balance (Reserve)	\$0.00	\$0.00
Subtotal	<u>\$92,929.60</u>	<u>\$93,167.60</u>
Surplus/(Shortage) to District	\$0.00	\$0.00
<b>Total Obligations For Special Taxes</b>	<b><u>\$92,929.60</u></b>	<b><u>\$93,167.60</u></b>

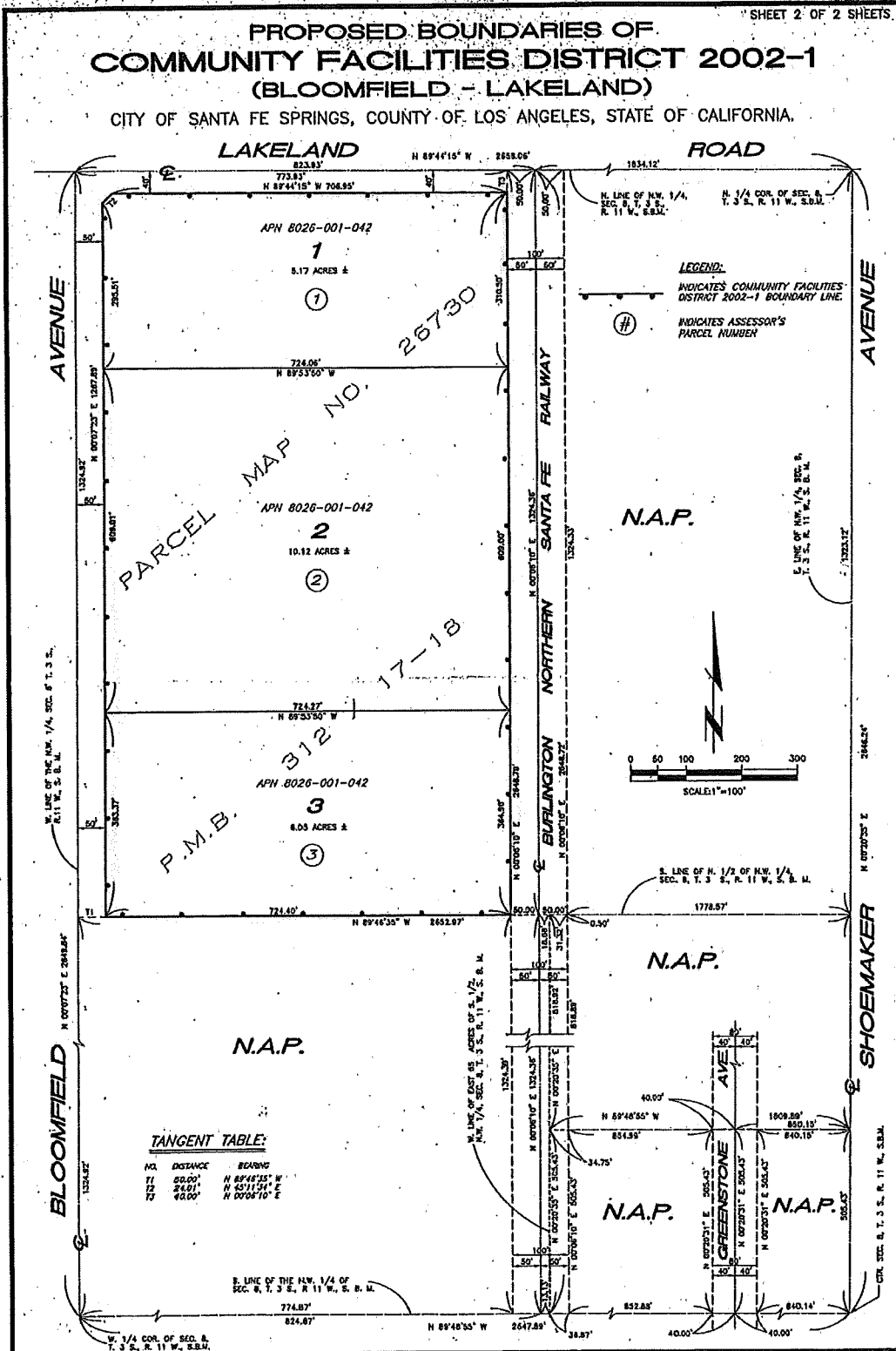
## VI. SPECIAL TAX ROLL

The Special Tax Roll lists the special tax levy on each parcel within the boundaries of CFD No. 2002-1 for Fiscal Year 2012-13. A copy of the Special Tax Roll is included in the Appendix of this report as Exhibit E.

***EXHIBIT A***

***Boundary Map***





***EXHIBIT B***

***Amended and Restated Rate and Method of  
Apportionment of the Special Tax***

**Rate and Method of Apportionment of Special Tax**

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**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

This Amended and Restated Rate and Method of Apportionment of Special Tax amends and restates in its entirety that certain Rate and Method of Apportionment of Special Tax (the "Original Rate and Method"). The Original Rate and Method was attached as Exhibit B to the Notice of Special Tax Lien for City of Santa Fe Springs Community Facilities District No. 2002-1 (Bloomfield-Lakeland) ("CFD No. 2002-1"), which was recorded in the real property records of the County of Los Angeles on January 9, 2003, as Document No. 03-0077048.

The Special Taxes as hereinafter defined shall be levied on all Assessor's Parcels in CFD No. 2002-1 and collected each fiscal year commencing in Fiscal Year 2011-12, in the amounts determined as described below. All of the real property in CFD No. 2002-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

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

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2002-1: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs to the City, CFD No. 2002-1 or any designee thereof of complying with disclosure requirements of the City, CFD No. 2002-1 or obligated persons associated with applicable federal and state securities laws and the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2002-1 or any designee thereof related to any appeal of the Special Tax; and the City's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated by the CFD Administrator or advanced by the City or CFD No. 2002-1 for any other administrative purposes of CFD No. 2002-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes. The maximum amount for the Administrative Expenses is set at \$6,500 for Fiscal Year 2011-12; the maximum amount for subsequent Fiscal Years shall be equal to (i) the maximum amount for the Administrative Expenses for the previous year plus (ii) the product of multiplying (A) the maximum amount for the Administrative Expenses for the previous year times (B) the annual percentage change (if positive) in CPI for the preceding year ending in March.

**"Annual Debt Service"** means the annual amount of principal and interest required to satisfy the \$800,000 loan amount set forth in the Payment Agreement, over a 15 year period commencing Fiscal Year 2011-12 (assuming no delinquencies) at an interest rate of 5.75%, assuming level payments.

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

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

**Rate and Method of Apportionment of Special Tax**

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**"Building Square Footage"** means the building area as shown on the building permit.

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

**"CFD No. 2002-1"** means City of Santa Fe Springs Community Facilities District No. 2002-1 (Bloomfield-Lakeland).

**"City"** means the City of Santa Fe Springs.

**"City Council"** means the City Council of the City of Santa Fe Springs, acting as the legislative body of CFD No. 2002-1.

**"County"** means the County of Los Angeles.

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

**"Exempt Property"** means all Assessor's Parcels not subject to the Special Tax for Payment Amount as described under Section I.

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

**"Maintenance Expenses"** means the expenses of the City, whether incurred by the City or designee of the City, or both, in the furnishing of services (as defined in Section 53317 of the Act) and materials for maintenance of certain streets as specified in condition No. 26 of the Development Plan Approval No. 737-739 approved by the City's Community Development Commission on March 14, 2002 and attached as Exhibit B to the Payment Agreement. The maximum amount for Maintenance Expenses, including reserve funding, is set at \$5,400 for Fiscal Year 2011-12; the maximum amount for subsequent Fiscal Years will be equal to (i) the Maintenance Expenses for the previous year plus (ii) the product of multiplying (A) the Maintenance Expenses for the previous year times (B) the annual percentage change (if positive) in CPI for the preceding year ending in March.

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

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

**"Parcel"** means Assessor's Parcel.

**"Payment Agreement"** means that certain Payment Agreement, dated as of March 28, 2002, by and between the City and Bloomfield Partners, LLC, which Payment Agreement is attached as Exhibit A.

**"Proportionately"** means for Taxable Property, in any Fiscal Year, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Taxable Property.

**Rate and Method of Apportionment of Special Tax**

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**"Public Property"** means any Assessor's Parcel within the boundaries of CFD No. 2002-1 that is transferred to a public agency or public utility on or after the date of formation of CFD No. 2002-1 and is used for rights-of-way, or any other purpose and is owned by, dedicated or irrevocably offered for dedication to the federal government, the State of California, the County, the City, a public utility or any other public agency; provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in accordance with its use. Privately-owned property that is otherwise constrained by public or utility easements making impractical its utilization for other than the purposes set forth in the easement shall be considered Public Property.

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

**"Special Tax for Maintenance Requirement"** means that amount required in any Fiscal Year for CFD No. 2002-1 equal to the maximum amount for Maintenance Expenses and the maximum amount of Administrative Expenses.

**"Special Tax for Payment Amount"** means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Special Tax for Payment Amount Requirement.

**"Special Tax for Payment Amount Requirement"** means that amount required in any Fiscal Year for CFD No. 2002-1 equal to the Annual Debt Service.

**"Special Taxes"** means, collectively, the Special Tax for Payment Amount and the Special Tax for Maintenance.

**"State"** means the State of California.

**"Taxable Property"** means all of the Assessor's Parcels within the boundaries of CFD No. 2002-1 which are not Exempt Property.

**B. CLASSIFICATION OF PROPERTIES**

All Assessor's Parcels shall be classified as Taxable Property or Exempt Property.

Once classified as Taxable Property, a parcel may not be subsequently re-classified or changed to Exempt Property without the Special Tax for Payment Amount being paid off in full in accordance with Section E. The Special Tax for Maintenance cannot be prepaid and any parcel of Taxable Property that is re-classified as Exempt Property with respect to the Special Tax for Payment Amount shall remain subject to the Special Tax for Maintenance.

**C. SPECIAL TAX FOR PAYMENT AMOUNT RATE**

**Maximum Special Tax for Payment Amount**

The Maximum Special Tax for Payment Amount for Assessor's Parcels of Taxable Property shall be calculated for each Fiscal Year as follows:

First; the City shall calculate the Annual Debt Service for the Fiscal Year.

Second, the amount calculated in First shall be apportioned to all parcels of Taxable Property Proportionately based on the amount of Building Square Footage.

**Rate and Method of Apportionment of Special Tax**

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**D. MANNER OF COLLECTION OF SPECIAL TAXES**

The Special Taxes shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2002-1 may directly bill the Special Taxes, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

**E. PREPAYMENT OF SPECIAL TAX FOR PAYMENT AMOUNT**

The Special Tax for Payment Amount may be prepaid, in whole or in part, at any time.

**F. TERM OF SPECIAL TAX FOR PAYMENT AMOUNT**

The Special Tax for Payment Amount shall be levied on Taxable Property for a period not to exceed 15 years; provided, however, that the Special Tax for Payment Amount may be levied for a longer period of time if, as a result of delinquencies in the payment of the Special Tax for Payment Amount, it has not collected an amount sufficient to pay the Payment Sum (as defined in the Payment Agreement).

**G. SPECIAL TAX FOR MAINTENANCE RATE**

**Maximum Special Tax for Maintenance**

Commencing with Fiscal Year 2011-12 and for each subsequent Fiscal Year, the Council shall levy the Special Tax for Maintenance on all Assessor's Parcels of Taxable Property up to the applicable Maximum Special Tax for Maintenance to fund the Special Tax for Maintenance Requirement.

The Special Tax for Maintenance Requirement shall be apportioned to all parcels of Taxable Property Proportionately based on the amount of Building Square Footage.

**H. TERM OF SPECIAL TAX FOR MAINTENANCE**

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

If the levy of the Special Tax for Maintenance is repealed by initiative or any other action participated in by the owners of the Assessor's Parcels in CFD 2002-1, the City shall have no obligation to provide the services for which the Special Tax for Maintenance was levied.

**I. EXEMPTIONS**

The CFD Administrator shall classify Assessor's Parcels of Public Property as Exempt Property.

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

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Rate and Method of Apportionment of Special Tax

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**J. ENFORCEMENT**

If not paid when due, the City shall have the right to foreclose any delinquent Special Tax for Payment Amount by appropriate action in a court of competent jurisdiction, such action to include all court costs, attorney fees and costs of sale.

***EXHIBIT C***  
***PAYMENT AGREEMENT***

PAYMENT AGREEMENT

This Payment Agreement ("Agreement") is made and entered into as of March 28, 2002, by and between the City of Santa Fe Springs ("City"), and Bloomfield Partners, LLC, a Delaware limited liability company (together with its successor and assigns, "Developer").

Recitals

- A. Developer intends to develop that certain real property located in City, legally described in Exhibit "A", attached hereto (the "Property").
- B. On March 11, 2002, City's Planning Commission granted Development Plan Approval ("DPA No. 737-739") for Developer's proposed development of the Property (the "Project"); on March 14, 2002, the Community Development Commission of the City of Santa Fe Springs also approved DPA No. 737-739. A copy of DPA No. 737-739 is attached hereto as Exhibit "B", and is incorporated by reference as though fully set forth herein.
- C. DPA No. 737-739 provides that the parties may enter into this Agreement.
- D. Developer intends to apply for a subdivision of the Property ("Proposed Subdivision"), pursuant to which the Property would be divided into three (3) separate legal parcels. A number of the conditions contained in DPA No. 737-739, including, but not limited to, those described in Section 1 below, were imposed in anticipation of said Proposed Subdivision (the "Proposed Subdivision Conditions").
- E. The conditions imposed in conjunction with DPA No. 737-739 were intended to address all impacts anticipated by the City and likely to arise in connection with the full permitting and development of the Project ("Anticipated Impacts").

Based on the Recitals set forth above and the mutual promises set forth below, the parties agree as follows:

1. Developer shall pay to City the principal sum of \$800,000.00 (the "Payment Sum") in accordance with the provisions of this Agreement, which payment shall constitute full satisfaction of the following, except as set forth in Sections 2 and 3, below:
  - (i) Developer's obligations set forth in DPA No. 737-739 Condition Nos. 5, 6, 7, 14, 21, 22, 25, 26.a and 27, as well as similar conditions that may be imposed in respect of the Anticipated Impacts, including similar conditions that may be imposed in respect of the Proposed Subdivision Conditions. Developer shall not be obligated to construct any of the items described in such conditions, and City holds Developer harmless from and against such obligations, notwithstanding: (a) the fact that the Payment Sum has not yet been fully paid (so long as Developer is making payments in accordance with Section 4 below); and (ii) the failure of City to commence or complete such construction (although the City shall have no obligation to Developer to undertake such construction).



Payment Agreement

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(ii) Developer's obligation to pay any City imposed fees or charges in connection with the planning, permitting, or inspection of the Project (collectively, the "Project Fees"), including, without limitation, fees and charges in respect of (a) the City's review, processing and approval of any building, grading, drainage, utility, street and sidewalk, subdivision (including, without limitation, any filing fees or map checking fees required in connection with the Proposed Subdivision), environmental compliance (including, without limitation, any fees required in connection with soil or methane gas monitoring programs), excavation or similar plans, (b) any applications for building, mechanical, electrical, plumbing, structural, occupancy, environmental, or similar permits, (c) any building, grading, fire, health and safety, street and sidewalk or other inspections; and (d) any development impact fees, including the City's Heritage Artwork in Public Places Program. .

2. In the event that the total amount chargeable to Developer in Project Fees exceeds \$300,000.00, then Developer shall pay to City the amount by which such Project Fees exceed \$300,000.00, prior to the issuance of any building permits for the Project. The payment of such amount shall be a condition precedent to the issuance of any such permits by City. Such payment shall be separate from, and in addition to, the payment of \$800,000.00, as described in Section 1, above.

3. As to DPA No. 737-738 Condition No. 25, the payment described in Section 1, above, satisfies Developer's obligations, except that it does not satisfy the obligation to agree to adjustments to the existing Street Light Assessment District, as set forth in Condition No. 25.

4. Developer shall pay the Payment Sum to City in accordance with the following:

A. Interest shall accrue at a fixed annual rate of Five and Three Quarters Percent (5.75%), which both the City and Developer agree is the Prime Rate plus One Hundred (100) basis points on the date of this Agreement, and shall be payable in installments as set forth in Section 4B. Interest shall begin to accrue as of the first date any Project Fees would have otherwise been due and payable to the City but for the agreements set forth herein.

B. Developer shall make monthly installment payments of principal and interest of \$6,750.00 ("Installment Payments"), beginning and continuing as provided in Section 4.C. That portion of the Installment Payments not allocated to accrued interest under Section 4.A shall be allocated to the principal amount of the Payment Sum. The parties hereto estimate that the term of the Installment Payments will be 175 months.

C. Payment of Installment Payments shall begin on the first day of the month following the Permit Anniversary Date, and shall continue on the first day of each month thereafter until the Payment Sum has been paid in full.

EXHIBIT C  
Payment Agreement

D. As used herein, "Permit Anniversary Date" shall mean the date 12 months following issuance of first building permit for development of the Property.

E. It is expressly stipulated and agreed to be the intent of the parties at all times to comply with applicable state law regarding prevailing wages (including, but not limited to, California Labor Code Sections 1720 and 1771) and that this Section shall control every other covenant and agreement in this Agreement and other related documents between the parties regarding the interest rate paid thereunder. If the applicable prevailing wages law, for any reason, is ever found or judicially interpreted to: (i) render the interest rate under this Agreement to be a public works and/or paid for in whole or in part out of public funds (and such interest rate does not comply with any de minimus exception under the applicable prevailing wages law); and/or (ii) subject the terms of this Agreement to prevailing wages, then it is the parties' express intent that (1) Bloomfield Partners LLC shall immediately pay to the City of Santa Fe Springs, as to all payments previously made under this Agreement, the difference between the interest rate paid pursuant to this Agreement and the appropriate interest rate which would not subject this Agreement to prevailing wages, and (2) the provisions of this Agreement and other related documents immediately be deemed reformed to reflect the appropriate interest rate, without the necessity of the execution of any new documents, so as to not subject the terms of this Agreement to the applicable prevailing wages law.

Upon the commencement of Installment Payments, the parties agree to execute and deliver in a timely fashion an agreement which specifically sets forth the remaining term of the Developer's obligations to make Installment Payments under Section 4B above. Further, upon full repayment of the Payment Sum, City shall provide to Developer, at Developer's request, a letter or similar document reasonably acceptable to Developer, confirming that the Developer's payment obligations under this Section 4 are satisfied.

5. In the event that the City approves the Proposed Subdivision, the Payment Sum shall be apportioned between the newly created parcels, based on the relative square footage of the building to be built on each parcel. As of the date of the recording of the final parcel map for the Proposed Subdivision, the owner of each newly created parcel shall be separately obligated to pay to City its apportioned share of the Payment Sum, and shall be relieved of any liability to pay sums allocable to any other parcel owner. In no event shall a default by one parcel owner be attributable to any other parcel owner.

6. Developer shall secure the Payment Sum by providing City with security as follows: a letter of credit in favor of the City obtained by Developer in the amount of \$800,000. The form of the letter of credit and any letter of credit agreement necessary to describe the security arrangement shall be proposed by Developer and approved by the City Attorney, which approval shall not be unreasonably withheld. The letter of credit or letter of credit agreement shall contain customary provisions releasing the security provided thereby proportionately as the principal amount of the Payment Sum is reduced.



The letter of credit or letter of credit agreement shall also contain provisions permitting the Developer to replace existing security with other security of comparable value, subject to approval by the City Attorney, which approval shall not be unreasonably withheld. The approval and perfecting of such security is a condition precedent to City's issuance of any building permits for the Project.

7. Developer and City have agreed to form a Community Facilities District No. 2002-1 (the "Community Facilities District"). After the Ordinance of the City Council of the City of Santa Fe Springs levying special taxes within such Community Facilities District becomes effective, City acknowledges and agrees that all of Developer's obligations under this Agreement, except as specifically provided in this Section 7 (collectively referred to herein as the "Payment Amount") shall be deemed fully satisfied and complied with including, without limitation, Developer's obligation (i) to pay the Payment Sum to the City or to satisfy the DPA Conditions as described in Section 1, (ii) to provide security for the Payment Sum under Section 6, and any letter of credit issued pursuant thereto shall be released by the City and terminated immediately upon formation of the Community Facilities District, and (iii) to comply with the conditions set forth in DPA No. 737-739 Condition No. 26. Provided, however, Developer acknowledges and agrees that notwithstanding formation of the Community Facilities District, Developer shall not be relieved of its obligation to pay to the City (a) Project Fees in excess of \$300,000 as, and to the extent, described in Section 2 above, or (b) the amount equal to any adjustments to the existing Street Light Assessment District as, and to the extent, described in Section 3 above.

8. This Agreement shall be assignable by Developer and (subject to Section 5 above) shall run with the land, inure to the benefit of and be binding upon the parties, and all of their successors and assigns. In the event of an assignment of all or any portion of Developer's obligations, the assignor shall be relieved of liability as to that portion assigned, but only if the security described in Section 6, above, is left in place, or replaced with equivalent security, or the obligation is deemed satisfied pursuant to Section 7 above.

9. This Agreement contains the entire agreement of the parties with respect to the subject matter hereof, and supersedes all prior agreements. No amendment hereto, or waiver of any provision hereof, can be made except in a writing executed by both parties.

10. This Agreement shall be governed by the laws of the State of California.

11. If any lawsuit, arbitration, or other action is brought by either party against the other party, the prevailing party shall be entitled to recover the reasonable attorneys' fees and court costs it incurred in connection therewith.

EXHIBIT C  
Payment Agreement

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

City of Santa Fe Springs

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk


Approved as to form:

\_\_\_\_\_  
City Attorney

Bloomfield Partners LLC, a Delaware  
limited liability company

By: Calsmart L.L.C., a Delaware limited liability company  
its Manager

By: RREEF America, L.L.C., a Delaware limited liability company  
its authorized agent

By: 



LEGAL DESCRIPTION OF PROPERTY

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH; RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING WEST OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY,

EXCEPT THEREFROM THE FOLLOWING THREE (3) STRIPS OF LAND:

STRIP NO. 1; BLOOMFIELD AVENUE:

BEING THE WEST 50.00 FEET OF SAID NORTHWEST QUARTER, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE THEREOF.

STRIP NO. 2; LAKELAND ROAD:

BEING THE NORTH 40.00 FEET OF SAID NORTHWEST QUARTER, MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

STRIP NO. 3; CORNER CUT-OFF:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID STRIP NO. 2 WITH THE EAST LINE OF SAID STRIP NO. 1;

THENCE SOUTHERLY 17.00 FEET ALONG SAID EAST LINE;

THENCE NORTHEASTERLY IN A DIRECT LINE TO A POINT ON SAID SOUTH LINE, DISTANT EAST THEREON, 17.00 FEET FROM THE POINT OF BEGINNING OF THIS STRIP;

THENCE WESTERLY ALONG SAID SOUTH LINE 17.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

DESCRIBED PARCEL CONTAINS 21.35 ACRES MORE OR LESS.

615539.08/OC  
87335.2620-21-02/11/13





March 12, 2002

Sares Regis Group  
Attn: Peter Rooney  
18802 Bardeen Avenue  
Irvine, CA 92612-1521

**RE: Development Plan Approval Case No. 737-739**

Dear Mr. Rooney:

The Planning Commission, at their regular meeting of March 11, 2002, acted on your request for approval of development plans to allow the construction of three concrete tilt-up industrial buildings totaling approximately 455,783 sq ft in area on a 21.32-acre property located on the southeast corner of Bloomfield Avenue and Lakeland Road in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project.

The Planning Commission subsequently approved your request for Development Plan Approval for the proposed industrial buildings and related improvements subject to the following list of conditions:

**SUGGESTED CONDITIONS OF APPROVAL**

1. The owner/developer shall construct a meandering sidewalk within a dedicated easement along Bloomfield Avenue frontage.
2. The owner/developer shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner/developer will receive credit for demolition of any buildings which formerly occupied the site.
3. Existing public fire hydrants shall be upgraded, if required by the City Engineer.

Louie Gonzalez, Mayor • Ronald S. Kernes, Mayor Pro-Tempore  
City Council  
George Minneman • Benny Putnam • Gustavo R. Velasco  
City Manager  
Frederick W. Latham

Payment Agreement

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4. Adequate "on-site" parking shall be provided per City requirements, and streets shall be posted "No Stopping Any Time." The cost of sign installation shall be paid by the owner/developer.
5. The owner/developer shall provide \$50,000 to the City to mitigate traffic impacts from this development to the Bloomfield Avenue intersections at Telegraph Road, Florence Avenue and Lakeland Road.
6. The landscape irrigation system shall be connected to a reclaimed water distribution system when available in the street. Separate meter(s) shall be installed for landscape irrigation systems. Owner/Developer shall provide funds to design and construct a 6" reclaimed water distribution pipeline along frontage of development.
7. Point of access to each parcel shall be approved by the City Engineer. Owner/developer shall be responsible for the cost of the design and construction of raised landscaped medians adjacent to the property on Bloomfield Avenue, as approved by the City Engineer.
8. Sanitary sewers shall be constructed in accordance with City specifications to serve subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
9. The owner/developer shall comply with all requirements of the Department of County Engineer-Facilities, make application for and pay the sewer maintenance fee.
10. No common driveways shall be allowed unless approved by the City Engineer. If proposed driveways conflict with existing fire hydrants, street lights, water meters, etc., owner/developer shall pay for relocation.
11. Owner/developer's general contractor shall implement storm water and urban runoff pollution prevention controls and Best Management Practices (BMP's) on construction sites in accordance with Chapter 52, Storm Water Runoff, of the City Code (Ordinance 851). The contractor may also be required to file a Notice of Intent (NOI) with the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan (SWPPP) as specified in the State of California General Permit for Storm Water Discharges associated with the construction activities in accordance with the NPDES mandate to protect receiving waters and storm drains from construction activity, related erosion and pollution. A copy of the September 8, 1992 instructions and NOI form are available from the

Payment Agreement

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Public Works Department. In addition, this project shall conform to Ordinance 915, which amends Chapter 52 "Stormwater/Urban Runoff" of the City Code and implements the requirements of the approved Standard Urban Stormwater Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMP's to mitigate (infiltrate or treat) the first 3/4" of runoff from all storm events and to control peak flow discharges.

12. Planning and Development and Public Works Departments shall approve the location of double-check valves. All sprinkler plans shall have a stamp of approval from Planning and Development prior to Fire Department submittal. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of City Water Department. The valve on water main line shall be operated only by the City upon approval of test results.
13. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project construction waste per approval of the Department of Planning and Development.
14. The Owner/Developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 755.
15. The owner/developer shall comply with the requirements of Ordinance 829 with respect to Oil and Gas Regulations.
16. Prior to issuance of building permits, the applicant shall comply with the following environmental assessment conditions to the satisfaction of the City of Santa Fe Springs:
  - A. Environmental Audit. Recognizing that NFA letters have been issued by both the DTSC and RWQCB and a large volume of site assessment work has already been performed, only limited additional assessment work will be required. This additional assessment shall focus on properly closing the six (6) UST's that were previously removed but not closed. A Soil Management Plan for mitigating contamination in excess of City standards must be submitted and approved by the Fire Department.
  - B. Permits and Approval. Owner/developer shall, at its own expense, secure or cause to be secured any and all permits which may be required by the City in furtherance of complying with Paragraph 16 (A) set forth herein. Permits shall be secured prior to beginning work related to the permitted activity.

C. Covenants.

1. Owner/developer shall provide a written covenant to the Planning Commission that, except as revealed in previous studies as part of DTSC and RWQCB NFA certification and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know or have reasonable cause to believe that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
3. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
4. Owner/developer understands and agrees that any representations, actions or approvals by the City, except to the extent that it acts as the lead environmental agency, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City,

Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

17. Owner/Developer agrees to comply with all portions of Cleanup and Abatement Order Nos. 85-18 and 97-118 issued by the Regional Water Quality Control Board (RWQCB) as it relates to this property.
18. Not used.
19. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations.
20. That the subject property shall submit an Industrial Wastewater Discharge Permit Application prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
21. In order to meet the current public health and safety standards relating to emergency response and to provide for safety of responders and the community at large, the owner/developer shall install one (1) Emergency traffic signal control device (Opticom) to aid in the rapid and safe response of emergency vehicles at the intersection of Bloomfield Avenue and Lakeland Road.
22. The owner/developer shall install two 4-inch schedule 80 PVC ducts and appurtenances encased in concrete along the eastside of Bloomfield Avenue from a point 1,300 feet south of Lakeland Road centerline. Said ducts for future fiber optic system shall be placed in locations designed by the City Engineer.
23. The owner/developer, or successors in interest, shall be obligated to pay for a portion of the cost of undergrounding existing overhead utilities on Bloomfield Avenue and Lakeland Road adjacent to the subject property. The owner/developer, or successors in interest, shall satisfy said obligation by paying to the City an amount equal to the fair market value of the property to be acquired from owner/developer, or successors in interest, in fee or in easement, by CalTrans, the BNSF Railroad, or other public or

Payment Agreement

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quasi-public agency, for construction of a grade separation on Lakeland Road at the BNSF railroad crossing. Payment shall be provided per terms of the "Agreement" between the Sares-Regis Goup (owner/developer) and the City.

24. The owner/developer shall remove the existing wall along Bloomfield Avenue at the south end of the property.
25. The owner/developer shall pay to the City the entire costs of design, engineering, installation and inspection of five (5) street lights on Bloomfield Avenue. The City shall design and cause construction of the street lighting system (\$25,000 Estimated Cost). The owner/developer shall also agree to the addition of a cost of living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County.
26. The owner/developer shall enter into an agreement with the City for the City to maintain the south half of Lakeland Road between Bloomfield Avenue and the easterly property line at the BNSF right-of-way and the east half of Bloomfield Avenue between the southerly property line and Lakeland Road. Maintenance may include slurry seal every five years, resurfacing approximately every ten years and reconstruction at the end of twenty years, if needed, as determined by the City Engineer as reasonably related to the condition of the individual roadway. This condition may be satisfied by the creation of assessment districts, Mello-Roos Districts or other methods of financing approved by the City pursuant to the Agreement, or eliminated in any areas constructed with Portland Cement Concrete (PCC) pavement. (\$27,000 Estimated Annual Cost)
- 26a. The owner/developer shall pay \$96,500 for past and immediate resurfacing of the Lakeland Road and the Bloomfield Avenue frontage to the street centerline, the funding of which shall be provided per terms of the Agreement.
27. The developer shall pay to the City one-fourth (1/4) of any and all costs to construct a Portland cement concrete street intersection at Bloomfield Avenue and Lakeland Road.
28. Owner/developer may defer completion of satisfaction of Conditions 5, 6, 7, 14, 21, 22, 25, 26, 26a .and 27, as numbered above, contingent on owner/developer entering into an agreement with the City regarding such performance. Entry into such agreement shall be a condition precedent to the issuance of any necessary permits (e.g., building permits) or other approvals (e.g., parcel map) for development of the subject property. Such agreement shall: (a) require developer

to provide adequate security for such performance in a form approved by the City, which approval will not be unreasonably withheld; (b) provide for interest, at a market rate, on developer's financial obligations to the City; (c) provide for completion of performance or repayment within seven (7) years of the date of approval hereof unless otherwise approved by the City; and (d) provide for the potential, with the City's approval, of incorporating work into street maintenance, landscaping or lighting districts.

29. A grading plan shall be submitted for drainage approval by the City Engineer. The site is subject to storm water retention, and the drainage plan shall incorporate retention on site. The owner/developer shall pay drainage review fees in conjunction with this submittal. The hydrology study to be conducted shall evaluate the amount and disposition of storm water on the subject property. The hydrology study shall be conducted by a Professional Engineer and subject to the approval of the City Engineer. The grading plan shall also accommodate the existing drainage from the railroad right-of-way at southeast portion of property.
30. The owner/developer shall pay to the City a one-time cost (not to exceed \$2,500) for the replacement of street name signs, traffic control signs, raised pavement markers and pavement markings, as required by the City Engineer.
31. Land and access rights shall be reserved for a future grade separation on Lakeland Road between Bloomfield Avenue and the BNSF Railroad. Sufficient right-of-way includes: construction easement, utilities easement and slope easement along Lakeland Road frontage and railroad shoofly along portion of east property line. Project design shall accommodate the future grade separation. No permanent structure shall be placed within the reservation area.
32. All buildings shall be protected by an approved automatic sprinkler system.
33. All buildings that are to be used for high-piled storage shall be equipped with required access doors as per Article 81 of the Uniform Fire Code.
34. Interior gates or fences are not permitted across required fire access roadways.
35. On-site fire hydrants must be provided along required Fire Department access roads. Minimum flow shall be 2500 GPM.

36. The minimum width of required Fire Department access roadways shall be not less than twenty-six (26) feet. Internal driveways shall have a turning radius of not less than fifty-two (52) feet.
37. Prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. Plan must be between 20 and 40 scale. Include on plan all entrance gates that will be installed.
38. Knox boxes are required on all new construction. All entrance gates shall also be equipped with Knox boxes.
39. That an "Owners' Association" or a Community Association shall be created with CC&R's stipulating maintenance requirements for landscape maintenance, including the pedestrian walkways, if the property is subdivided. Levels of maintenance shall be to the highest of standards as required by the City, and all maintenance costs shall be borne by the Association.
40. That the applicant shall submit for approval a detailed Xeriscape landscape and irrigation system for the on-site and parkway landscape areas for the development design pursuant to the Landscape Design Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials to be used.
41. That no portion of the required off-street parking and loading areas shall be used for outdoor storage, manufacturing or similar uses at any time, unless approved by the Director of Planning and Development.
42. That all fences, walls, signs and similar improvements for the proposed development shall be subject to the approval of the Director of Planning and Development.
43. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development.
44. That a security and lighting plan for the proposed industrial development shall be submitted to the Department of Police Services for review and approval.
45. That all truck yard areas shall be screened from the public streets in the area by a decorative screen wall subject to the approval of the Director of Planning and Development.

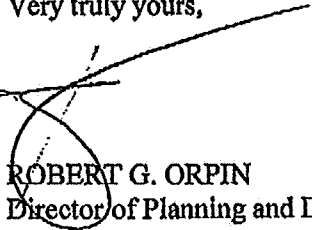
46. The applicant understands that other than indicated within these conditions, the applicant shall comply with the requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code and all other applicable regulations as pertain to this property.
47. That Development Plan Approval Case No. 737-739 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Board deems necessary to impose.
48. That Development Plan Approval Case No. 737-739 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he is aware of and accepts all the conditions of this approval.

Your attention is called to the fact that this approval is not effective until an affidavit has been signed and notarized to indicate your willingness to accept and abide by the conditions of approval. **Two copies of an affidavit are enclosed for this purpose. One copy should be returned to this office upon completion; the other copy is for your files.**

The Zoning Ordinance sets forth an appeal period of four (14) days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

If you have any questions regarding this matter, please feel free to call me at (562) 868-0511, Ext. 211.

Very truly yours,



ROBERT G. ORPIN  
Director of Planning and Development

cc: City Council  
Frederick W. Latham, City Manager  
Marina Sueiro, Director of Intergovernmental Relations  
Building Division  
Fire Department  
Property Maintenance Officer  
Sue Janikowski, Assistant Planner  
Monica Mendoza, Planning Intern

Payment Agreement

MAY 01 '02 09:55AM SARES-REGIS GROUP (949) 756-5955

P.12/12

ACCEPTANCE OF CONDITIONS  
IN DEVELOPMENT PLAN APPROVAL CASE

**AFFIDAVIT**

I Dwight L. Merriman, HEREBY STATE THAT I am the owner, or the authorized agent of the owner, of property involved in Development Plan Approval Case No. 737-739.

I FURTHER STATE THAT I have read, understand and accept, and will comply with all the conditions of approval established by the Planning Commission at its meeting of March 14, 2002.

I AM ALSO AWARE THAT if any of the provisions of this approval are violated or held to be invalid, or any law, statute or ordinance is violated, the Permit shall be void and the privileges granted thereunder shall lapse.

signature

title (if any)

company name (if any)

mailing address

city, state, zip

phone

STATE OF CALIFORNIA )  
COUNTY OF San Francisco ) ss.

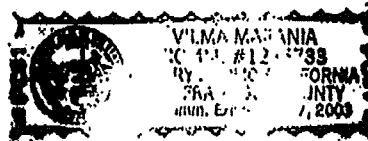
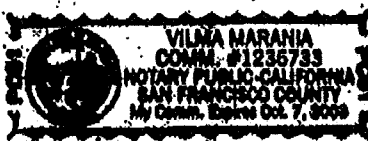
On May 13, 2002 before me, Vilma Marania, Notary Public,  
personally appeared Dwight L. Merriman  
Name(s) of signer(s)

- ☒ personally known to me  
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument,

WITNESS my hand and official seal.

Notary Public



***EXHIBIT D***  
***Debt Service Schedule***

Debt Service Schedule

\$800,000 Principal Amount  
5.75% Interest Rate  
FY 25-26 last year of collection  
15 years of payment left  
0.101287 level debt factor (A/P)  
\$81,030 total annual installment due

Fiscal Year	Beginning Principal Balance	Principal	Interest	Principal + Interest Amount
FY 11-12	\$800,000	\$35,030	\$46,000	\$81,030
FY 12-13	\$764,970	\$37,044	\$43,986	\$81,030
FY 13-14	\$727,927	\$39,174	\$41,856	\$81,030
FY 14-15	\$688,753	\$41,426	\$39,604	\$81,030
FY 15-16	\$647,328	\$43,808	\$37,222	\$81,030
FY 16-17	\$603,520	\$46,327	\$34,703	\$81,030
FY 17-18	\$557,193	\$48,991	\$32,039	\$81,030
FY 18-19	\$508,203	\$51,808	\$29,222	\$81,030
FY 19-20	\$456,395	\$54,787	\$26,243	\$81,030
FY 20-21	\$401,609	\$57,937	\$23,093	\$81,030
FY 21-22	\$343,672	\$61,268	\$19,762	\$81,030
FY 22-23	\$282,404	\$64,791	\$16,239	\$81,030
FY 23-24	\$217,614	\$68,517	\$12,513	\$81,030
FY 24-25	\$149,097	\$72,456	\$8,574	\$81,030
FY 25-26	\$76,642	\$76,623	\$4,407	\$81,030

***EXHIBIT E***  
***Special Tax Roll***

EXHIBIT E  
Special Tax Roll

Exhibit E  
SPECIAL TAX ROLL

APN	Building Square Feet	Total Special Tax Amount FY 2012-13
8026-001-069	84,651	\$17,283.79
8026-001-070	240,252	\$49,053.93
8026-001-071	131,405	\$26,829.88
	456,308	\$93,167.60





# City of Santa Fe Springs

City Council Meeting

October 24, 2013

## NEW BUSINESS

Street Light Construction at 13700 Firestone Boulevard (Le Fiell Manufacturing) - Authorization to Advertise Request for Bids

### RECOMMENDATION

That the City Council take the following actions:

1. Approve the Request for Bids; and
2. Authorize the City Engineer to advertise for construction bids.

### BACKGROUND

In conjunction with the widening of the I-5 Freeway by Caltrans and the subsequent relocation of the adjacent frontage road, Firestone Boulevard, modifications were made to some of the buildings located at 13700 Firestone Boulevard, fronting the Le Fiell Manufacturing (Le Fiell) site. The Conditions of Approval for the subject parcel map require the property owner to install street lighting along the Firestone Boulevard frontage of the site.

The project Bid Documents are complete and the Public Works Department is ready to advertise for the construction bids for this project, upon City Council approval of the Request for Bids. A copy of the Request for Bids is attached for your review and approval.

### FISCAL IMPACT

The installation of the street lights is fully funded by the owner of the Le Fiell site and there is no requirement for a City match. There will be additional energy and maintenance costs to the City associated with the installation of nine (9) street lights.

### INFRASTRUCTURE IMPACT

The project will result in the improvement of light levels for motorists and pedestrians that drive and walk along this section of Firestone Boulevard.

  
Thaddeus McCormack  
City Manager

### Attachment:

1. Request for Bids

Report Submitted By: Noe Negrete, Director  
Department of Public Works



Date of Report: October 17, 2013



# City of Santa Fe Springs

City Council Meeting

October 24, 2013

## NEW BUSINESS

### Authorize the Disposal of Surplus Vehicles & Equipment by Way of Public Auction

#### RECOMMENDATION

That the City Council authorize the City Manager or his designee to dispose of three (3) surplus vehicles, one (1) utility trailer, and five (5) miscellaneous pallets of obsolete IT equipment by way of public auction.

#### BACKGROUND

There are three vehicles, one trailer and obsolete IT equipment that are no longer needed and eligible for disposal and sale. Units 458 & 624 are budgeted for 13/14 replacement; units 466 & 28 are damaged beyond repair. In general the replacement plan criteria for the disposal of vehicles are 10 years of age and/or 100,000 miles.


Over time, obsolete IT equipment including computers (with hard drives removed), printers, monitors, keyboards, etc. are collected and palletized for disposal.

Following is a detailed listing of the items that will be sent to public auction:

Unit	Year	Dept.	Make/Model	VIN#	Mileage
458	1995	PW	Chevy C3500 Boom Truck	1GBKC34N4SJ106038	106,404
466	1996	PW	Ford F250 Utility Truck	1FTHX25H1TEA41852	93,125
624	2003	PW	Ford F150 Pickup	2FDPF17M03CA74233	129,598
28	1965	PW	Utility Trailer	S1299	N/A
----	-----	IT	(5) Pallets Misc. IT Equipment	N/A	N/A

#### FISCAL IMPACT

Proceeds from the sale of vehicles and equipment are recognized as revenue and deposited into the appropriate budget accounts.

  
Thaddeus McCormack  
City Manager



# *City of Santa Fe Springs*

City Council Meeting

October 24, 2013

## **NEW BUSINESS**

Authorize the Purchase of Two Hundred Fifty (250) Copies of Microsoft Office Pro Plus 2013 Computer Software from GovConnection

### **RECOMMENDATION**

That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$77,919.20 to GovConnection for the acquisition of two-hundred fifty (250) copies of Microsoft Office Pro Plus 2013.

### **BACKGROUND**

As of April 2014, Microsoft will no longer provide ongoing support for the Microsoft Office 2003 software suite (Word, Excel, PowerPoint, Outlook, and Access) currently installed and used in all of the City's personal computers. Unfortunately, after 11 years of software support the scheduled end will allow malicious malware, viruses, and hackers to exploit the vulnerabilities in the programs. In preparation, Staff completed an analysis and recommendation in late 2012. It indicated that in order to meet the April 2014 deadline, a large-scale software purchase and upgrade was needed. In July of this year, the Council identified this as a priority and approved funding of the software upgrade through the City's Capital Improvement Program (CIP) prioritization process.

If approved, the Information Technology (IT) Services Division will be replacing the existing 2003 software with Microsoft's latest Office Professional Plus 2013 version. The Director of Technology Services requests authorization to purchase the above from GovConnection based on the bids received (see below). Pricing is based on the Microsoft Government rate.

#### **VENDOR**

GovConnection  
CDWG  
Provantage

#### **BID AMOUNT**

\$77,919.20  
\$78,835.34  
\$82,737.70

### **FISCAL IMPACT**

The purchase will be made by a previously approved CIP funding allocation.

Thaddeus McCormack  
City Manager

#### **Attachments:**

Bid Summary  
GovConnection Quote

## Bid Summary for CIP Project –Microsoft Office 2003 – Software Replacement

### GovConnection

Model	Quantity	Unit Price	Total
MS Office Professional Plus 2013	200	\$340.83	\$68,166.00
MS Office Professional Plus 2013 Acad.	50	\$66.39	\$3,319.50
<i>Sub Total</i>			<i>\$71,485.50</i>
<i>Sales Tax (9%)</i>			<i>\$6,433.70</i>
<b>GovConnection Bid Total</b>			<b>\$77,919.20</b>

### CDWG

Model	Quantity	Unit Price	Total
MS Office Professional Plus 2013	200	\$344.87	\$68,974.00
MS Office Professional Plus 2013 Acad.	50	\$67.04	\$3,352.00
<i>Sub Total</i>			<i>\$72,326.00</i>
<i>Sales Tax (9%)</i>			<i>\$6,509.34</i>
<b>GovConnection Bid Total</b>			<b>\$78,835.34</b>

### Provantage

Model	Quantity	Unit Price	Total
MS Office Professional Plus 2013	200	\$361.78	\$72,356.00
MS Office Professional Plus 2013 Acad.	50	\$65.98	\$3,299.00
<i>Sub Total</i>			<i>\$75,655.00</i>
<i>Shipping</i>			<i>\$273.75</i>
<i>Sales Tax (9%)</i>			<i>\$6,808.95</i>
<b>GovConnection Bid Total</b>			<b>\$82,737.70</b>



7503 Standish Place  
Rockville, MD 20855

## QUOTATION

Quote # 23480993.02

PLEASE REFER TO THE ABOVE  
QUOTE NUMBER WHEN ORDERING

Date: August 23, 2013  
Valid through: September 22, 2013  
Account #: Los Angeles

Account Executive: Kevin Baldwin  
Phone: (800) 800-0019 ext. 75054  
Fax: 603-683-0847  
Email: kbaldwin@govconnection.com

### QUOTE PROVIDED TO:

AB#: 6014477  
CITY OF SANTA FE SPRINGS  
FINANCE DEPARTMENT  
11710 TELEGRAPH RD  
SANTA FE SPRINGS, CA 90670

### SHIP TO:

AB#: 8337097  
CITY OF SANTA FE SPRINGS  
ALEX TONG  
CITY HALL  
11710 TELEGRAPH RD  
SANTA FE SPRINGS, CA 90670

DELIVERY		FOB		TERMS		CONTRACT ID #	
1-30 Days A/R/O		Destination		NET 30			
* Line #	Qty	Item #	Manuf. Part #	Description	Price	Ext	
1	200	15103361	79P-04712	Corp. Select Office Professional Plus 2013 Level D License Only Microsoft Select	\$340.83	\$68,166.00	
	Lines: 1				Total Merchandise	\$68,166.00	
					Fee		
					Ship Via: Small Pkg Ground Service Level	. pounds	
					Shipping and Handling	\$0.00	
					Tax		
					<b>TOTAL</b>	<b>\$68,166.00</b>	
					* Lease for as low as:		



7503 Standish Place  
Rockville, MD 20855

## QUOTATION

Quote # 23487630.01

PLEASE REFER TO THE ABOVE  
QUOTE NUMBER WHEN ORDERING

Date: August 23, 2013  
Valid through: September 22, 2013  
Account #: Los Angeles

Account Executive: Kevin Baldwin  
Phone: (800) 800-0019 ext. 75054  
Fax: 603-683-0847  
Email: kbaldwin@govconnection.com

### QUOTE PROVIDED TO:

AB#: 6014477  
CITY OF SANTA FE SPRINGS  
FINANCE DEPARTMENT  
11710 TELEGRAPH RD  
SANTA FE SPRINGS, CA 90670

### SHIP TO:

AB#: 13319917  
Santa Fe Springs City Library  
11700 Telegraph Rd  
SANTA FE SPRINGS, CA 90670

DELIVERY		FOB		TERMS		CONTRACT ID #	
1-30 Days A/R/O		Destination		NET 30			
* Line #	Qty	Item #	Manuf. Part #	Description		Price	Ext
1	50	15107791	79P-04730	Edu Open Licensing Office Professional Plus 2013 License Only Microsoft Mob Academic Licensing		\$66.39	\$3,319.50
	Lines: 1					Total Merchandise	\$3,319.50
						Fee	
						Ship Via: Small Pkg Ground Service Level	. pounds
						Shipping and Handling	\$0.00
						Tax	
						<b>TOTAL</b>	<b>\$3,319.50</b>
						* Lease for as low as:	



**NEW BUSINESS**

Authorize the Purchase of Ninety-Five (95) Personal Computers from Golden Star Technology, Inc. (GST)

**RECOMMENDATION**

That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$115,213 to Golden Star Technology, Inc. (GST) for the acquisition of ninety-five (95) Hewlett Packard personal computers.

**BACKGROUND**

As of April 2014, Microsoft will no longer support the Windows XP operating system currently installed and used in all of the City's personal computers (PCs). Windows XP is the PC's software foundation that "runs" the PC and is essential for the operation of all other software programs. Unfortunately, after nearly 13 years of software support, the scheduled end will allow malicious malware, viruses, and hackers to exploit vulnerabilities in the program. In preparation, over the last two years, the City's Information Technology Division has assessed all of the City's 235 PCs and updated the software for over half of the PCs as part of the City's ongoing PC replacement program. It is now necessary to replace the remaining 95 PCs with newer PCs running the Windows 7 Operating System. Staff completed an analysis in late 2012, and determined that to meet the upcoming April 2014 deadline a capital project was necessary. In July of this year, the Council allocated funding for the rest of the computer replacements through the City's Capital Improvement Program (CIP) prioritization process.

The Director of Technology Services engaged Hewlett Packard's Government Services division in requesting their "Big Deal" program volume pricing. It is available to agencies that are planning to purchase more than 75 PC units at one time. The pricing is significantly cheaper than any government contract pricing for individual PCs. The Director of Technology Services requested bids from four vendors for the 95 computers and received three responses (see below).

The Director of Technology Services requests approval to purchase the PCs from Golden State Technology, Inc (GST) based on the bids received. Pricing for all vendors (except Hewlett Packard's) is based on the "Big Deal" pricing. Hewlett Packard's pricing is based on their government contract pricing.



# *City of Santa Fe Springs*

City Council Meeting

October 24, 2013

## **VENDOR**

Golden State Technology (GST)  
GovConnection  
GovPlace  
Hewlett Packard (WSCA contract – B26164-CA)  
CDWG

## **BID AMOUNT**

\$115,213.00  
\$119,791.00  
\$132,560.57  
\$168,289.46  
No bid submitted

## **FISCAL IMPACT**

The purchase will be funded by a previously approved CIP Project and from the City's non-recurring budgeted activity.

  
Thaddeus McCormack  
City Manager

## **Attachments:**

Bid Summary  
GST Quote

## Bid Summary for CIP Project –Microsoft XP Computer Replacement

### Golden Star Technology, Inc (GST)

Model	Quantity	Unit Price	Total
HP Eliteone 800 G1 AIO NT	90	\$1,125.00	\$101,250.00
HP Eliteone 800 G1 TWR	5	\$890.00	\$4,450.00
<i>Sub Total</i>			<i>\$105,700.00</i>
<i>Sales Tax (9%)</i>			<i>\$9,513.00</i>
<b>GST Bid Total</b>			<b>\$115,213.00</b>

### GovConnection

Model	Quantity	Unit Price	Total
HP Eliteone 800 G1 NT AIO	90	\$1,170.00	\$105,300.00
HP Eliteone 800 G1 MT	5	\$920.00	\$4,600.00
<i>Sub Total</i>			<i>\$109,900.00</i>
<i>Sales Tax (9%)</i>			<i>\$9,891.00</i>
<b>GovConnection Bid Total</b>			<b>\$119,791.00</b>

### GovPlace

Model	Quantity	Unit Price	Total
HP Eliteone 800 G1 AIO NT	90	\$1,294.28	\$116,485.20
HP Eliteone 800 G1 TWR	5	\$1,026.00	\$5,130.00
<i>Sub Total</i>			<i>\$121,615.20</i>
<i>Sales Tax (9%)</i>			<i>\$10,945.37</i>
<b>GovPlace Bid Total</b>			<b>\$132,560.57</b>

### CDWG

Model	Quantity	Unit Price	Total
HP Eliteone 800 G1 AIO NT	90		
HP Eliteone 800 G1 MT	5		
<i>Sub Total</i>			
<i>Sales Tax (9%)</i>			
<b>CDWG Bid Total</b>			<b>Did not submit</b>

### Hewlett Packard (WSCA)

Model	Quantity	Unit Price	Total
HP Eliteone 800 G1 AIO NT	90	\$1,650.20	\$148,518.00
HP Eliteone 800 G1 TWR	5	\$1,175.20	\$5,876.00
<i>Sub Total</i>			<i>\$154,394.00</i>
<i>Sales Tax (9%)</i>			<i>\$13,895.46</i>
<b>GovPlace Bid Total</b>			<b>\$168,289.46</b>



Golden Star Technology, Inc.  
DBA: GST  
13043 166th Street, Cerritos  
CA 90703, USA  
t. 800-833-0128 f. 562-345-8714  
<http://www.gstes.com>

## Quotation

Date Oct 4, 2013	Expiration Date Nov 3, 2013
Doc #	GSTQ100957
GST Sales Rep Rafael Castaneda 562-345-8737 <a href="mailto:rcastaneda@gstes.com">rcastaneda@gstes.com</a>	

### Customer Info

City of Santa Fe Springs  
Alex Tong  
11710 Telegraph Road  
Santa Fe Springs, CA 90670  
United States

Phone 562-868-0511  
Fax

### Bill To

City of Santa Fe Springs  
Alex Tong  
11710 Telegraph Road  
Santa Fe Springs, CA 90670  
United States

Phone 562-868-0511  
Fax

### Ship To

City of Santa Fe Springs  
Alex Tong  
11710 Telegraph Road  
Santa Fe Springs, CA 90670  
United States

Phone 562-868-0511  
Fax

P.O. Number	Terms	Ship Via	Carrier Account #
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Net 30

Item	Description	MFR	Part #	List Price	Qty	Tax	U. Price	Total
1	HP EliteDesk 800 G1 TWR		C8N27AV	\$1,560.00	5	Y	\$890.00	\$4,450.00
2	Single Unit (TWR) Packaging		C8N62AV	\$0.00	5	N	\$0.00	\$0.00
3	HP EliteDesk 800 TWR STD Chassis		C8N19AV	\$0.00	5	N	\$0.00	\$0.00
4	Win8 Pro 64 downgrade to Win7 Pro 64		D3T31AV#ABA	\$0.00	5	N	\$0.00	\$0.00
5	Intel Core i7-4770 3.4G 8M HD 4600 CPU		C8N49AV	\$0.00	5	N	\$0.00	\$0.00
6	8GB DDR3-1600 DIMM (2x4GB) RAM		C8G40AV	\$0.00	5	N	\$0.00	\$0.00
7	500GB 7200 RPM SATA 2.5 SED HDD		C8N00AV	\$0.00	5	N	\$0.00	\$0.00
8	NVIDIA GeForce GT 630 DP PCIe FH x16 Win		D1S86AV	\$0.00	5	N	\$0.00	\$0.00
9	HP USB Keyboard - ME		E0N04AV#ABA	\$0.00	5	N	\$0.00	\$0.00

### Terms and Conditions

This price list is a quotation only and is not an order or offer to sell. No contract for sale will exist unless and until a purchase order has been issued by you and accepted by Golden Star Technology ("GST"). The prices contained in this quote may not be relied upon as the price at which GST will accept an offer to purchase products unless expressly agreed to by GST in writing. Products quoted were selected by GST based on specifications available at the time of the quotation. Product specifications may be changed by the manufacturer without notice. It is your responsibility to verify product conformance to specifications of any subsequent contract. All products are subject to availability from the manufacturer.

Item	Description	MFR	Part #	List Price	Qty	Tax	U. Price	Total
10	HP USB Mouse		C8N39AV	\$0.00	5	N	\$0.00	\$0.00
11	Slim SuperMulti ODD		C8N65AV	\$0.00	5	N	\$0.00	\$0.00
12	3/3/3 TWR Warranty		C8M87AV#ABA	\$0.00	5	N	\$0.00	\$0.00
13	HP EliteDesk 800 Country Kit		C8N24AV#ABA	\$0.00	5	N	\$0.00	\$0.00
14	HP Standard Extended service		ZD011A	\$0.00	5	N	\$0.00	\$0.00
15	HP 5y NextBusDay Onsite/DMR DT Only SVC		UE334E	\$0.00	5	N	\$0.00	\$0.00

Kevin Patel/Sales Manager  
GST/Information Technology  
13043 166th Street/Cerritos, CA 90703  
Mobile: 714-310-9945

<b>SubTotal</b>	\$4,450.00
<b>Taxable</b>	\$4,450.00
<b>Tax (9.00 %)</b>	\$400.50
<b>Shipping</b>	\$0.00
<b>Total</b>	<b>\$4,850.50</b>

Thank you! We value your business and look forward to working with you.

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Golden Star Technology, Inc.  
DBA: GST  
13043 166th Street, Cerritos  
CA 90703, USA  
t. 800-833-0128 f. 562-345-8714  
<http://www.gstes.com>

## Quotation

Date Oct 4, 2013	Expiration Date Nov 3, 2013
Doc #	GSTQ100959
GST Sales Rep Rafael Castaneda 562-345-8737 rcastaneda@gstes.com	

### Customer Info

City of Santa Fe Springs  
Alex Tong  
11710 Telegraph Road  
Santa Fe Springs, CA 90670  
United States

Phone 562-868-0511  
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Santa Fe Springs, CA 90670  
United States

Phone 562-868-0511  
Fax

P.O. Number	Terms	Ship Via	Carrier Account #
-------------	-------	----------	-------------------

Net 30

Item	Description	MFR	Part #	List Price	Qty	Tax	U. Price	Total
1	HP EliteOne 800 G1 AIO NT 23	Hewlett Packard	D0A59AV	\$2,215.01	90	Y	\$1,125.00	\$101,250.00
2	Energy Star Label		QY447AV	\$0.00	90	N	\$0.00	\$0.00
3	Win8 Pro 64 downgrade to Win7 Pro 64		D3T68AV	\$0.00	90	N	\$0.00	\$0.00
4	Intel Core i7-4770S 3.1G 8M HD 4600 CPU		D9E58AV	\$0.00	90	N	\$0.00	\$0.00
5	8GB DDR3-1600 SODIMM (2x4GB) RAM		D0A54AV	\$0.00	90	N	\$0.00	\$0.00
6	500GB 7200 RPM SATA 2.5 SED HDD		D0A42AV	\$0.00	90	N	\$0.00	\$0.00
7	HP USB Keyboard - ME		E0H22AV	\$0.00	90	N	\$0.00	\$0.00
8	HP USB Mouse		C8N39AV	\$0.00	90	N	\$0.00	\$0.00
9	Slim SuperMulti ODD		D0A79AV	\$0.00	90	N	\$0.00	\$0.00

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Item	Description	MFR	Part #	List Price	Qty	Tax	U. Price	Total
10	HP SD MCR		D0A62AV	\$0.00	90	N	\$0.00	\$0.00
11	HP 3/3/3 AiO Warranty		D0P47AV	\$0.00	90	N	\$0.00	\$0.00
12	2013 Tilt/Swivel/Recline/HAS 800/600		D0A27AV	\$0.00	90	N	\$0.00	\$0.00
13	HP EliteOne 800 G1 AiO Country Kit		D0P50AV	\$0.00	90	N	\$0.00	\$0.00
14	Microsoft Lync Label		A3D07AV	\$0.00	90	N	\$0.00	\$0.00
15	HP Standard Extended service		ZD011A	\$0.00	90	N	\$0.00	\$0.00
16	HP 5y NextBusDay Onsite/DMR DT Only SVC		UE334E	\$0.00	90	N	\$0.00	\$0.00

Kevin Patel/Sales Manager  
GST/Information Technology  
13043 166th Street/Cerritos, CA 90703  
Mobile: 714-310-9945

**SubTotal** \$101,250.00  
**Taxable** \$101,250.00  
**Tax (9.00 %)** \$9,112.50  
**Shipping** \$0.00

**Total** \$110,362.50

Thank you! We value your business and look forward to working with you.

#### Terms and Conditions

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# *City of Santa Fe Springs*

City Council Meeting

October 24, 2013

## **PRESENTATION**

Proclamation Declaring October 2013 as "National Breast Cancer Awareness Month" in Santa Fe Springs

## **RECOMMENDATION**

The Mayor may wish to call upon Julie Herrera, Public Relations Specialist, to assist with the presentation.

## **BACKGROUND**

October is National Breast Cancer Awareness Month; a national campaign dedicated to educating the public about the importance of early detection. The Abby Barraza Foundation annually joins this campaign, and the City's efforts, by playing a role in educating women in our community and raising awareness. This year, in partnership with the foundation, the City kicked off Breast Cancer Awareness Month in Santa Fe Springs by "Painting the Town Pink." Monique Barraza, Director and Founder of the Abby Barraza Foundation, has been invited to tonight's Council meeting to accept the proclamation.

Thaddeus McCormack  
City Manager



# City of Santa Fe Springs

City Council Meeting

October 24, 2013

## **PRESENTATION**

Proclamation Declaring October 20-26, 2013 "Fire Prevention Week"

### **RECOMMENDATION**

The Mayor may wish to call upon Fire Chief Mike Crook, Sparky the Fire Dog, and members of the Department of Fire-Rescue to accept the proclamation.

### **BACKGROUND**

Since 1922, Fire Prevention Week has been celebrated in October. Originally, Fire Prevention Week was established to commemorate the Great Chicago Fire in 1871 that tragically took over 250 lives and burned over 17,400 structures. In 1962, the focus of Fire Prevention week changed and henceforth has been observed to remind the public of the importance of fire prevention.

Each year people are injured and killed in fire related accidents and disasters. These injuries, deaths, and losses of property can be reduced and even prevented by making our homes safe from fire.

The Department of Fire-Rescue teamed up with Police Services and other City Departments on Saturday, October 5, 2013, for the Public Safety Expo. Tours of Fire Station 4 were conducted for our residents including safety tips from our fire personnel regarding fire safety.

The Department of Fire-Rescue encourages everyone to take personal steps to "Stay Fire Smart and Don't Get Burned!" by identifying ways to keep your homes and workplace safer. Fire Prevention Week also serves as a reminder to practice your fire escape plan and make sure your smoke detectors are functioning properly.

Thaddeus McCormack  
City Manager

Attachment:  
Proclamation

## **Fire Prevention Week Proclamation**

**WHEREAS**, the City of Santa Fe Springs Department of Fire-Rescue has been committed to ensuring the safety and security of all those living, working, and passing through our City daily for over 50 years; and,

**WHEREAS**, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and,

**WHEREAS**, cooking is the leading cause of fires and home fire injuries, while heating equipment and smoking are the leading cause of home fire deaths; and,

**WHEREAS**, the Santa Fe Springs Department of Fire-Rescue is responsive to public education measures and dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education, as it has been found that residents who have planned and practiced a home escape plan will be more likely to survive a fire; and,

**WHEREAS**, the 2013 Fire Prevention Week serves to remind us all of simple actions we can take to stay safer from fire during Fire Prevention Week and year-round,

**NOW, THEREFORE**, I, Richard Moore, Mayor of the City of Santa Fe Springs, on behalf of the City Council, do hereby proclaim October 20-26, 2013, as

### **Fire Prevention Week in the City of Santa Fe Springs**

and urge all people to protect their homes and families by heeding the important safety messages of Fire Prevention Week 2013, and to support the public safety activities and efforts of the City's fire and emergency services.

Dated this 24<sup>th</sup> day of October, 2013.

\_\_\_\_\_  
Richard J. Moore, Mayor

ATTEST:

\_\_\_\_\_  
Anita Jimenez, Deputy City Clerk



# *City of Santa Fe Springs*

City Council Meeting

October 24, 2013

## **PRESENTATION**

Introduction of New Department of Police Services Employees

## **RECOMMENDATION**

The Mayor may wish to call upon Dino Torres, Director of Police Services, to introduce the newest Department of Police Services members.

Margarita Munoz, Management Assistant  
Ryan Igros, PSO Apprentice  
Christopher Simpson, PSO Apprentice  
Steven Rickert, Jr., PSO Apprentice  
Brian Butkiewicz, PSO Apprentice  
Brenda Sanchez, PSO Apprentice  
Brenda Knight, PSO Apprentice  
David Meza, PSO Apprentice  
Maxwell Lubliner, PSO Apprentice

  
Thaddeus McCormack  
City Manager



**PRESENTATION**

Presentation on Ridgeline Waste Water Treatment Facility and Recent Odor Issues

**RECOMMENDATION**

That the Mayor call upon the City Manager and Fire Chief for the Presentation.

**BACKGROUND**

As the Council and the Community are painful aware, the City once again experienced a proliferation of foul and extremely pungent, rotten-egg odors over the past week. The odors emanated from the waste water treatment facility (Ridgeline) on the site of the former Powerine Refinery, in and around Bloomfield and Florence Ave. Both the City and the South Coast Air Quality Management District (AQMD) were deluged with phone calls and complaints.

Ridgeline had been treating waste water in an old treatment system, using storage tanks from the old oil refinery. The company has been in the process of transitioning to a new "state-of-the-art" treatment system that does not utilize the old oil refinery tanks. The Council will recall that the old system failed in late July/early August resulting in odor issues similar to the ones we are now experiencing.

Since then, the company has not been allowed to take on or treat water in their old system. The City, South Coast Air Quality Management District (AQMD), and County Sanitation Districts have been working with the company to expedite the new, state-of-the-art treatment system. In the meantime, the untreated water awaiting treatment has grown stagnant and has created the most recent odor episodes.

On Wednesday, October 16, the AQMD, in partnership with the City, issued Ridgeline an enforcement order to mitigate the problem as quickly as possible. Prior to the issuance of that order, the City, AQMD, and County Sanitation Districts staff worked collaboratively in an attempt to institute measures to deal with and lessen the odors, as well as expedite the permitting of the system, so that the odorous water could be treated and discharged as quickly as possible. As of this writing (October 17), the odors emanating from the facility have abated significantly.

City Staff is prepared to give a more detailed presentation of the situation at the City Council meeting on October 24. As well, representatives from Ridgeline will be available to answer questions and to discuss their long-term plans for the facility, including the recent enforcement odor and the removal of the old Refinery tanks.

Thaddeus McCormack  
City Manager



# City of Santa Fe Springs

Council Meeting

October 24, 2013

## APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

Committee	Vacancy	Councilmember
Beautification	3	González
Beautification	1	Moore
Beautification	2	Rios
Community Program	2	Moore
Community Program	2	Rios
Community Program	3	Rounds
Community Program	5	Trujillo
Family & Human Services	1	Trujillo
Historical	1	Moore
Historical	2	Rios
Historical	2	Rounds
Historical	3	Trujillo
Parks & Recreation	1	González
Parks & Recreation	1	Rios
Senior Citizens	1	González
Senior Citizens	1	Rios
Senior Citizens	2	Rounds
Senior Citizens	3	Trujillo
Sister City	1	González
Sister City	1	Moore
Sister City	1	Rios
Sister City	2	Rounds
Sister City	1	Trujillo
Youth Leadership	3	Moore
Youth Leadership	2	Trujillo

**Recent Activity:** Amanda Tomsick resigned from the Sister City Committee. Ralph Aranda was appointed to the Parks & Recreation Committee. Ciani Hernandez was appointed to the Youth Leadership Committee. David Diaz-Infante submitted an application to the Community Program, Family & Human Services, and Parks & Recreation Committees.

  
Thaddeus McCormack  
City Manager

### Attachments:

Committee Lists

Prospective Member List

Report Submitted by: Anita Jimenez  
Deputy City Clerk

Date of Report: October 16, 2013

## **Prospective Members for Various Committees/Commissions**

### **Beautification**

### **Community Program**

David Diaz-Infante

### **Family & Human Services**

David Diaz-Infante

### **Heritage Arts**

### **Historical**

### **Personnel Advisory Board**

### **Parks & Recreation**

David Diaz-Infante

### **Planning Commission**

### **Senior Citizens Advisory**

### **Sister City**

### **Traffic Commission**

### **Youth Leadership**

Ciani Hernandez

## BEAUTIFICATION COMMITTEE

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

9:30 a.m., Town Center Hall

Qualifications: 18 Years of

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
<b>Gonzalez</b>	Vacant	(14)
	Irene Pasillas	(14)
	Vacant	(14)
	May Sharp	(15)
	Vacant	(15)
<b>Moore</b>	Juliet Ray	(14)
	Paula Minnehan	(14)
	Annie Petris	(15)
	Guadalupe Placensia	(15)
	Vacant	(15)
<b>Rios</b>	Mary Reed	(14)
	Charlotte Zevallos	(14)
	Vacant	(14)
	Vada Conrad	(15)
	Vacant	(15)
<b>Rounds</b>	Sadie Calderon	(14)
	Rita Argott	(14)
	Mary Arias	(15)
	Marlene Vernava*	(15)
	Debra Cabrera	(15)
<b>Trujillo</b>	Mary Jo Haller	(14)
	Eleanor Connelly	(14)
	Margaret Bustos*	(14)
	Rosalie Miller	(15)
	A.J. Hayes	(15)

*\*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.
<b>Gonzalez</b>	Jeanne Teran	(14)
	Miguel Estevez	(14)
	Kim Mette	(14)
	Cecilia Leader	(15)
	Frank Leader	(15)
<b>Moore</b>	Vacant	(14)
	Margaret Palomino	(14)
	Mary Jo Haller	(15)
	Vacant	(15)
	Bryan Collins	(15)
<b>Rios</b>	Francis Carbajal	(14)
	Mary Anderson	(15)
	Dolores H. Romero*	(15)
	Vacant	(14)
	Vacant	(15)
<b>Rounds</b>	Mark Scoggins*	(14)
	Marlene Vernava*	(14)
	Vacant	(14)
	Vacant	(15)
	Vacant	(15)
<b>Trujillo</b>	Vacant	(14)
	Vacant	(14)
	Vacant	(14)
	Vacant	(15)
	Vacant	(15)

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# FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jul., Aug., Sept., and Dec., at 5:30 p.m., Gus Velasco 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	(14)
	Josephine Santa-Anna	(14)
	Angelica Miranda	(15)
Moore	Arcelia Miranda	(14)
	Martha Villanueva	(15)
	Margaret Bustos*	(15)
Rios	Lydia Gonzales	(14)
	Manny Zevallos*	(15)
	Gilbert Aguirre*	(15)
Rounds	Annette Rodriguez	(14)
	Janie Aguirre*	(15)
	Ted Radoumis	(15)
Trujillo	Dolores H. Romero*	(14)
	Gloria Duran*	(14)
	Vacant	(15)

Organizational Representatives: Nancy Stowe  
Evelyn Castro-Guillen  
Elvia Torres  
(SPIRITT 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 Gus Velasco  
Neighborhood Center Room 1

Membership:        9 Voting Members  
                         6 Non-Voting Members

APPOINTED BY	NAME	TERM EXP.
Gonzalez	Gloria Duran*	6/30/2014
Moore	May Sharp	6/30/2014
Rios	Paula Minnehan	6/30/2014
Rounds	A.J. Hayes	6/30/2014
Trujillo	Amparo Oblea	6/30/2014

## Committee Representatives

Beautification Committee	Marlene Vernava*	6/30/2015
Historical Committee	Larry Oblea	6/30/2015
Planning Commission	Manuel Zevallos*	6/30/2015
Chamber of Commerce	Tom Summerfield	6/30/2015

## Council/Staff Representatives

Council	Richard Moore
Council Alternate	Laurie Rios
City Manager	Thaddeus McCormack
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

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## HISTORICAL COMMITTEE

Meets Quarterly - The 2nd Tuesday of Jan. and the 1st Tuesday of April, July, and Oct., at 5:30 p.m., Carraige Barn

Membership: 20

APPOINTED BY	NAME	TERM EXPIRATION YR.
<b>Gonzalez</b>	Ed Duran	(14)
	Gilbert Aguirre*	(15)
	Janie Aguirre*	(15)
	Sally Gaitan	(15)
<b>Moore</b>	Astrid Gonzalez	(14)
	Tony Reyes	(14)
	Amparo Oblea	(15)
	Vacant	(15)
<b>Rios</b>	Vacant	(14)
	Hilda Zamora	(14)
	Vacant	(15)
	Larry Oblea	(15)
<b>Rounds</b>	Vacant	(14)
	Vacant	(14)
	Mark Scoggins*	(15)
	Janice Smith	(15)
<b>Trujillo</b>	Vacant	(14)
	Vacant	(14)
	Merrie Hathaway	(15)
	Vacant	(15)

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## 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.
<b>Gonzalez</b>	Jennie Carlos	(14)
	Frank Leader	(14)
	Brandy Ordway-Roach	(15)
	Raul Miranda, Jr.	(14)
	Vacant	(15)
<b>Moore</b>	Jimmy Mendoza	(14)
	John Salgado	(14)
	Janet Rock	(15)
	Ralph Aranda	(15)
	Sheila Archuleta	(15)
<b>Rios</b>	Lynda Short	(14)
	Bernie Landin	(14)
	Vacant	(14)
	Sally Gaitan	(15)
	Fred Earl	(15)
<b>Rounds</b>	Kenneth Arnold	(14)
	Richard Legarreta, Sr.	(14)
	Luigi Trujillo	(14)
	Angelica Miranda	(15)
	Mark Scoggins*	(15)
<b>Trujillo</b>	Miguel Estevez	(14)
	Andrea Lopez	(14)
	A.J. Hayes	(15)
	Jesus Mendoza	(15)
	Arcelia Miranda	(15)

*\*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	6/30/2017
	Ron Biggs	6/30/2017
Personnel Advisory Board	Jim Contreras	6/30/2013
Firemen's Association	Jim De Silva	6/30/2017
Employees' Association	Anita Ayala	6/30/2017

## PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,  
Council Chambers

Membership: 5

### APPOINTED BY

### NAME

Gonzalez

Jaime Velasco

Moore

Manny Zevallos

Rios

Michael Madrigal

Rounds

Susan Johnston

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.,  
Gus Velasco Neighborhood Center

Membership: 25

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Gloria Duran*	(14)
	Josephine Santa-Anna	(14)
	Vacant	(15)
	Janie Aguirre*	(15)
	Ed Duran	(15)
Moore	Yoshi Komaki	(14)
	Yoko Nakamura	(14)
	Paul Nakamura	(14)
	Astrid Gonzales	(15)
	Pete Vallejo	(15)
Rios	Vacant	(14)
	Louis Serrano	(14)
	Vacant	(14)
	Amelia Acosta	(15)
	Jessie Serrano	(15)
Rounds	Vacant	(14)
	Vacant	(14)
	Gloria Vasquez	(15)
	Lorena Huitron	(15)
	Berta Sera	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Gilbert Aguirre*	(15)
	Margaret Bustos*	(15)
	Vacant	(15)

*\*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.
<b>Gonzalez</b>	Vacant	(14)
	Kimberly Mette	(14)
	Jimmy Mendoza	(15)
	Dominique Velasco	(14)
	Lucy Gomez	(15)
<b>Moore</b>	Martha Villanueva	(14)
	Vacant	(14)
	Mary K. Reed	(15)
	Peggy Radoumis	(15)
	Jeannette Wolfe	(15)
<b>Rios</b>	Charlotte Zevallos	(14)
	Francis Carbajal	(14)
	Marlene Vernava*	(15)
	Doris Yarwood	(15)
	Vacant	(15)
<b>Rounds</b>	Manny Zevallos*	(14)
	Susan Johnston	(14)
	Vacant	(14)
	Ted Radoumis	(15)
	Vacant	(15)
<b>Trujillo</b>	Rigo Estrada	(14)
	Andrea Lopez	(14)
	Dolores H. Romero*	(15)
	Marcella Obregon	(15)
	Vacant	(15)

*\*Asterisk indicates person currently serves on three committees.*

# TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

Membership: 5

## APPOINTED BY

## NAME

Gonzalez

Ruben Madrid

Moore

Lillian Puentes

Rios

Sally Gaitan

Rounds

Ted Radoumis

Trujillo

Greg Berg

# YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Council Chambers

Membership: 20

APPOINTED BY	NAME	TERM EXPIRATION YR.
Gonzalez	Dominique Walker	()
	Victoria Molina	()
	Felipe Rangel	(14)
	Victor Garza	(14)
Moore	Destiny Cardona	(14)
	Vacant	()
	Vacant	()
	Vacant	()
Rios	Precious Ramirez	(14)
	Danielle Garcia	(14)
	Marisa Gonzalez	(15)
	Joshua Rojo	(14)
Rounds	Gabriel Perez	(16)
	Jesus Ramirez	(14)
	Laurence Ordaz	(16)
	Ciani Hernandez	(15)
Trujillo	Paul Legarreta	(17)
	Vacant	()
	Cameron Velasco	(16)
	Vacant	()