



NOTICE AND CALL OF SPECIAL MEETINGS OF THE SANTA FE SPRINGS SUCCESSOR AGENCY AND CITY COUNCIL

TO THE MEMBERS OF THE SUCCESSOR AGENCY AND CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AND TO THE CITY CLERK:

NOTICE IS HEREBY GIVEN that Special Meetings of the Santa Fe Springs City Council is hereby called to be held on Thursday, June 12, 2014, commencing at 5:00 p.m. in the Council Chambers at City Hall, 11710 Telegraph Road, Santa Fe Springs, California 90670.

AGENDA

JUNE 12, 2014 – 5:00 P.M.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Juanita A. Trujillo, Mayor
Laurie M. Rios, Mayor Pro Tem
Richard J. Moore, Councilmember
William K. Rounds, Councilmember
Jay Sarno, Councilmember

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

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.

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.

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

Richard J. Moore, Councilmember
William K. Rounds, Councilmember
Jay Sarno, Councilmember
Laurie M. Rios, Mayor Pro Tem
Juanita Trujillo, Mayor

SUCCESSOR AGENCY

UNFINISHED BUSINESS

3. Resolution No. SA-2014-003 – Approving a Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5

Recommendation: That the Successor Agency: 1). Hear a presentation on the draft Long-Range Management Plan; and 2). Adopt Resolution No. SA-2014-003, approving a Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5.

CITY COUNCIL

4. CITY MANAGER REPORT

5. 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 of Minutes

A. Minutes of the May 8, 2014 Regular City Council Meeting

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

Conference and Meeting Reports

B. Councilmember Moore's Attendance at the International Council of Shopping Centers (ICSC) Conference

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

C. Councilmember Rounds' Attendance at the International Council of Shopping Centers (ICSC) Conference

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

D. Councilmember Sarno's Attendance at the International Council of Shopping Centers (ICSC) Conference

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

E. Mayor Trujillo's Attendance at the International Council of Shopping Centers (ICSC) Conference

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

PUBLIC HEARINGS

6. Alcohol Sales Conditional Use Permit Case No. 36

Request for approval of Alcohol Sales Conditional Use Permit Case No. 36 to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 36, and thereafter close the Public Hearing; and 2). Approve Alcohol Sales Conditional Use Permit Case No. 36, subject to a compliance review in one (1) year, to ensure that the use is still operating in strict compliance with the conditions of approval.

7. Alcohol Sales Conditional Use Permit Case No. 37

Request for approval of Alcohol Sales Conditional Use Permit Case No. 37 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as Wing Stop in the C-4, Community Commercial, Zone at 13345 Telegraph Road, Unit M. (Luthra Wings, Inc.)

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 37, and thereafter close the Public Hearing; 2). That the City Council approve Alcohol Sales Conditional Use Permit Case No. 37, subject to a compliance review in one (1) year, to ensure that the use is still operating in strict compliance with the conditions of approval.

8. Entertainment Conditional Use Permit Case No. 15

Request for approval of Entertainment Conditional Use Permit Case No. 15 to conduct and maintain an entertainment use involving live performances at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

Recommendation: That the City Council: 1). Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 15, and thereafter close the Public Hearing; and 2). That the City Council approve Entertainment Conditional Use Permit Case No. 15 subject to the conditions of approval contained within this report.

ORDINANCE FOR PASSAGE

9. Ordinance No. 1056/Zone Change Case No. 135

A request by the applicant, Mission Linen Supply, to change the zoning designation for the properties located at 11904 and 11920 Washington Boulevard within the Washington Boulevard Redevelopment Project Area from M-1-BP, Light Manufacturing– Buffer Parking to M-1, Light Manufacturing.

Note: The Zone Change request is being processed in conjunction with Tentative Parcel Map 72616, a request to consolidate four contiguous parcels (APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024) into one lot. (Mission Linen Supply).

Recommendation: That the City Council: 1). Find that Zone Change Case No. 135 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; 2). Find that Zone Change Case No. 135 involving the proposed Change of Zone from M-1-BP, Light Manufacturing-Buffer Parking zone to M-1, Light Manufacturing zone is consistent with the City's General Plan; 3). Find that the 3.009± acres property is suitable for the requested Change of Zone from M-1-BP, Light Manufacturing-Buffer Parking to M-1, Light Manufacturing; and 4). Adopt Ordinance No. 1056 and pass its final reading on Zone Change Case No. 135.

ORDINANCES FOR INTRODUCTION

10. Ordinance No. 1057 – An Ordinance of the City of Santa Fe Springs Repealing Chapter 101 of the City Code (Local Regulation of Sex Offenders)

Recommendation: That the City Council waive further reading and introduce Ordinance No. 1057 which repeals Chapter 101 of the City Code pertaining to local regulation of sex offenders.

NEW BUSINESS

11. Introduction and Discussion of City's Proposed Fiscal Years 2014-2015 and 2015-2016 Budget and Related Items

Recommendation: That the City Council provide Staff with direction regarding revenue and expenditure matters included in the Fiscal Years 2014-2015 and 2015-2016 Proposed Budget.

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

Recommendation: That the City Council authorize the disposal of eight (8) surplus vehicles, and authorize the City Manager or his designee to proceed with the disposal of the vehicles by way of public auction.

13. Fire Station No. 3 Roof Improvements (15517 Carmenita Road) - Authorization to Advertise

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

14. Approval of Proposed Modifications to the Utility Users Tax (UUT) Funded Capital Improvement Plan (CIP) List

Recommendation: That the City Council: 1). Approve reallocating the following projects from UUT-Funded CIP Project List to the Bond Funded CIP Project List: Child Care Center Playground, Dog Park, Fire Station No. 4 - Roof Improvement/EOC, Fire Station Headquarters - Replace Generator, Police Services Center - Replace Generator; and 2). Approve adding the following projects to UUT- Funded CIP Project List: Bartley Avenue Street Improvements, Fire Station No. 4 Water/Plumbing Repairs & Landscape Improvements, Fire Station Headquarters – Parking Lot Slurry Seal.

15. Approval of Bond-Funded Capital Improvement Plan (CIP) Project List

Recommendation: That the City Council approve the list of Bond-funded CIP projects recommended by the City Council CIP Subcommittee.

16. Authorize the Purchase of Digital Recorders and Dictation/Transcription Equipment for the Santa Fe Springs Policing Team

Recommendation: That the City Council: 1). Approve utilizing existing funds from the City's General Fund reserve to purchase digital recorders and dictation/transcription equipment and software from Versatile Information Products Inc., in the amount of \$17,344.24; and 2). Authorize the Director of Purchasing Services to issue the purchase order as needed to facilitate the purchase of digital recorders and dictation/transcription equipment and software from Versatile Information Products Inc.

17. Law Enforcement Agreement Between Cities of Whittier and Santa Fe Springs

Recommendation: That the City Council approve the attached Law Enforcement Agreement Between the Cities of Whittier and Santa Fe Springs.

18. Overview of the Pan Pacific Fiber, Inc. Fire Incident

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

CLOSED SESSION

19. CONFERENCES WITH LABOR NEGOTIATORS

(Section 54957.6)

Agency Designated Representatives: City Manager, Assistant City Manager/Director of Finance, Human Resources Manager, City Attorney

Employee Organizations: Santa Fe Springs City Employees' Association and Santa Fe Springs Firefighters' Association

20. CONFERENCES WITH LABOR NEGOTIATORS

(Section 54957.6)

Agency Designated Representatives: City Manager, City Attorney, Labor Negotiator (Chris Birch)

Employee Organization: Santa Fe Springs Executive, Management and Confidential Employees' Association

21. PUBLIC EMPLOYMENT

Section 54957

Title: City Attorney

Please note: *Item Nos. 22 – 37 will commence in the 7:00 p.m. hour.*

22. INVOCATION

23. PLEDGE OF ALLEGIANCE

INTRODUCTIONS

24. Representatives from the Chamber of Commerce

25. Representatives from the Youth Leadership Committee

26. ANNOUNCEMENTS

PRESENTATIONS

27. 2014 Teachers of the Year

28. St. Paul High School Girls Softball Team

29. Recognize and Acknowledge the Gymnastic Program, Coaches, and Gymnasts

30. Every 15 Minutes

31. Proclaiming World Elder Abuse Awareness Day

City of Santa Fe Springs

Special Meetings

June 12, 2014

32. Introduction of New Santa Fe Springs Department of Fire-Rescue Environmental Protection Inspector I Kevin Yang and Part Time Fire Housing Inspector Leah Snyder

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSION

33. Designation of Voting Delegate/Alternate for the League of California Cities Annual Conference – September 3-5, 2014, Los Angeles

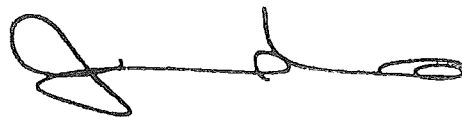
34. Committee Appointments

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.

EXECUTIVE TEAM REPORTS

ADJOURNMENT

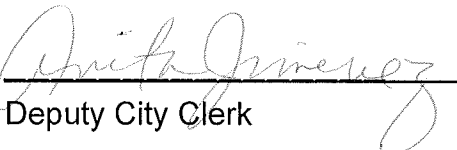
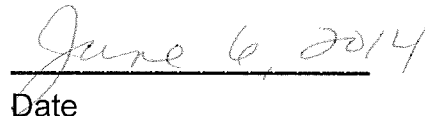


Juanita Trujillo, Mayor
City of Santa Fe Springs, California



Anita Jimenez, CMC, Deputy City Clerk

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.


Deputy City Clerk
Date



UNFINISHED BUSINESS

Resolution No. SA-2014-003 – Approving a Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5

RECOMMENDATION:

That the Successor Agency take the following actions:

1. Hear a presentation on the draft Long Range Property Management Plan; and
2. Adopt Resolution No. SA-2014-003, approving a Long Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5.

BACKGROUND


Assembly Bill 1484 specifically under Health and Safety Code Section 34191.5 (b) requires Successor Agencies to prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agencies. Also pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must submit the LRPMP to the Oversight Board and Department of Finance (DOF) no later than six months following the issuance by the DOF to the Successor Agency of the Finding of Completion pursuant to Health and Safety Code Section 34179.7.

The LRPMP's purpose is to address the disposition and use of non-housing real properties of the former Santa Fe Springs Community Development Commission (RDA). The LRPMP is subject to approval by the Oversight Board and the State of California Department of Finance (DOF) and is required to include the following information pertaining to all real property assets of the Successor Agency:

- Date of acquisition
- Value at time of purchase
- Estimated current value
- Purpose for which the property was acquired;
- Parcel data;
- Estimate of lease rental or other revenues generated by the property;
- History of environmental contamination;
- Description of property's potential for transit-oriented development;
- History of development proposals and activity;
- Recommended use or disposition of all the properties owned by the Successor Agency.

At the March 27, 2014, City Council meeting, the Successor Agency authorized the Successor Agency to enter into an agreement with Tierra West Advisors, Inc., to prepare the City's LRPMP. Since that time, Staff has been working with the firm to prepare the LRPMP. As of this writing, a preliminary draft has been completed.

At the May 22 Successor Agency meeting, the Successor Agency heard a report on the statutory requirements of the LRPMP. At tonight's Study Session the Successor Agency will have an opportunity to review the final draft. After approval by the Successor Agency, the LRMP will be submitted to the Oversight Board for its consideration, and finally to the DOF. The experience of other agencies leads us to believe that it is unlikely that the DOF will approve the document on its first review. More likely, the disposition of the properties that the Successor Agency desires to retain for development will be negotiated back and forth over the next few months.



Thaddeus McCormack
City Manager

Attachments:

Long-Range Property Management Plan
Resolution No. SA-2014-003

RESOLUTION NO. SA-2014-003

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to AB X1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Act") the Redevelopment Agency of the City of Santa Fe Springs (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of Santa Fe Springs, acting in a separate limited capacity elected to serve as the Successor Agency of the Dissolved RDA; and

WHEREAS, pursuant to the Dissolution Act the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health & Safety Code Section 34179; and

WHEREAS, the real property and specified other assets of the Dissolved RDA were transferred to the ownership and control of the Successor Agency as of February 1, 2012 pursuant to Health & Safety Code 34175(b); and

WHEREAS, the Properties were acquired by the Dissolved RDA for redevelopment with uses consistent with, and for projects indentified in, the Redevelopment Plan; and

WHEREAS, on December 5, 2013, the Successor Agency received its Finding of Completion letter from the California Department of Finance (the "DOF") pursuant to Health & Safety Code Section 34179.7, confirming that the Successor Agency had made the specified required payments under the Dissolution Act; and

NOW, THEREFORE, the Successor Agency does hereby resolve as follows:

SECTION 1. The recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Successor Agency hereby approves the Long-Range Property Management Plan (LRPMP) in the form attached hereto as Exhibit "A".

SECTION 3. The Successor Agency's staff is hereby authorized and directed to submit the LRPMP to the Oversight Board and the DOF for the approval in accordance with Health & Safety code Section 34191.5(b).

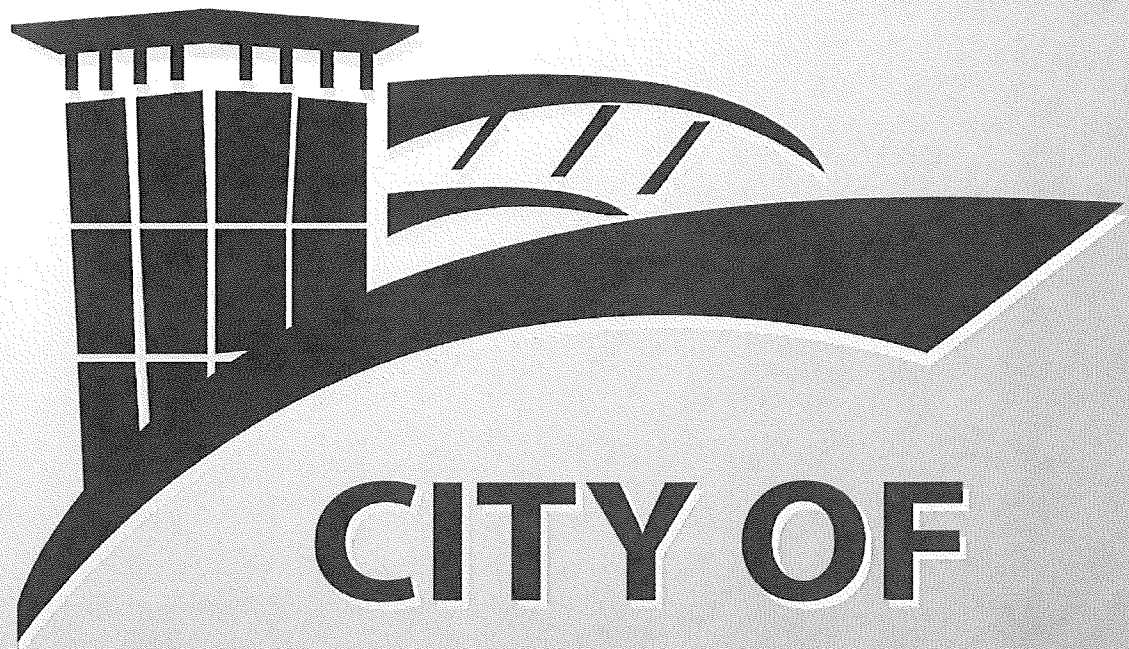
SECTION 4. Upon approval of the LRPMP by the Oversight board and the DOF, the Successor Agency authorizes and directs the City Manager, or his designee, to dispose of and use the Properties and any disposition proceeds in accordance with the LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Properties and any disposition proceeds in accordance with the terms approved in the PMP and this Resolution. The Successor Agency will enter into compensation agreements with the appropriate taxing entities for the properties or assets the Successor Agency retains intended for future redevelopment and will provide payments to those taxing entities in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained for future development at such time as they are developed. If no other agreement is reached on valuation of the retained assets, the value will be the fair market value as of the 2011 property tax lien date as determined by an independent appraiser and approved by the Oversight Board.

APPROVED AND ADOPTED this _____ day of June 2014.

Mayor

Attest:

Deputy City Clerk



CITY OF SANTA FE SPRINGS

**Long-Range Property Management Plan
DRAFT**

Prepared by **Tierra West Advisors, Inc.**
May 22, 2014

ACKNOWLEDGEMENTS

City of Santa Fe Springs

Successor Agency to the Community Development Commission/ Redevelopment Agency of the City of Santa Fe Springs

Successor Agency Board Members

Juanita A. Trujillo, Mayor
Laurie M. Rios, Mayor Pro Tem
Richard J. Moore, Councilmember
William K. Rounds, Councilmember
Jay Sarno, Councilmember

Oversight Board of the Successor Agency to the Community Development Commission/ Redevelopment Agency of the City of Santa Fe Springs

Oversight Board Members

Gerald M. Caton, Chair
Leighton Anderson, Vice Chair
Mike Foley, Board Member
Louie Gonzalez, Board Member
Cuong Nguyen, Board Member
Harry Stone, Board Member
Noorali Delawalla, Board Member

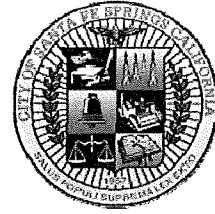
Successor Agency Staff

Thaddeus McCormack, City Manager
Wayne M. Morrell, Director of Planning
Jose A. Gomez, Director of Finance
Anita Jimenez, Deputy City Clerk
Rafael Garcia, Planner

Tierra West Advisors, Inc.

Rose Acosta Yonai, Sonia Arteaga Shurlock, Lauren Yonai
Walter Lauderdale, John Yonai
Graphics: Ana Española, Jason Chiang





May 22, 2014

Subject: Long- Range Property Management Plan

Honorable Chair and Members of City of Santa Fe Springs Successor Agency Board and the Oversight Board:

On June 27, 2012 Assembly Bill 1484 ("AB 1484") was introduced by the California State Legislature and signed into law by the Governor to address issues and ambiguities arising from the implementation of Assembly Bill x1 26 ("ABx1 26"). AB 1484 not only provides clarification but also imposes several new obligations on both Successor Agencies and Oversight Boards.

AB 1484 also added Section 34191.5 to the Health and Safety Code which requires a Successor Agency to prepare a long-range property management plan that identifies all Successor Agency real estate assets along with their proposed disposition strategies. Specifically, AB 1484 requires that the report contain the following information for each parcel:

- A. The date of acquisition of the parcel, the value of the property at the time of acquisition, and an estimate of the current value of the property;
- B. The purpose for which the property was acquired;
- C. Parcel data including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan;
- D. An estimate of the current value of the property (including any appraisal information if available);
- E. An estimate of any lease, rental or other revenue generated by the property along with a description of the contract terms;
- F. A history of any environmental contamination (including designation as a Brownfield site), any related environmental studies, and history of any remedial actions taken;
- G. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency;
- H. A description of previous development proposals, including rental or lease property.

In addition to the information required by AB 1484, we have included staff's recommendations regarding the disposition of each property.

Sincerely,
TIERRA WEST ADVISORS, INC.

A handwritten signature in black ink, appearing to read "John N. Yonai".
John N. Yonai
Chairman/Principal

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INTRODUCTION

This document constitutes the Long-Range Property Management Plan (LRPMP) of the Successor Agency (Successor Agency) of the former Community Development Commission of the City of Santa Fe Springs (Former CDC) and its redevelopment project area (see **Figure 1**), prepared in accordance with Health and Safety Code Section 34191.5.

The Former CDC was dissolved on October 1, 2011, pursuant to ABx1 26 (as amended by AB 1484). These Redevelopment Dissolution Statutes govern the dissolution of the Former CDC, which includes the disposition of its former real property. At the time of its dissolution, the Former CDC owned thirty-nine (39) parcels of real property (collectively, the Properties, and individually, a Property), which are the subject of and are fully described in this LRPMP. **Figure 2** provides a general location map of the Properties within Santa Fe Springs.

The Properties are located within the boundaries of the former Consolidated Redevelopment Project Area (Project Area) and are subject to the provisions of the Consolidated Redevelopment Plan for the respective Project Area, the Santa Fe Springs General Plan, and the City's zoning and land use regulations, as set forth in City codes and ordinances (the Redevelopment Plan is described further in the LRPMP).

The Successor Agency is now responsible for the disposition of the Properties in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Sections 34191.1, 34191.3, 34191.4(a), 34191.5.

The LRPMP is being presented for consideration of approval on May 22, 2014 to the Santa Fe Springs Successor Agency (i.e., Santa Fe Springs City Council serving in its separate capacity as the governing board of the Successor Agency). The Successor Agency obtained a "finding of completion" from the California Department of Finance (DOF) on December 5, 2013 (**Appendix A**), pursuant to Health and Safety Code Section 34179.7 that entitles the Successor Agency to submit this LRPMP for approval by the Oversight Board and DOF. On May 28, 2014, the LRPMP will be presented to the Oversight Board of the Successor Agency (Oversight Board), which was established pursuant to the Redevelopment Dissolution Statutes, for consideration of approval. If both the Successor Agency and the Oversight Board approve the LRPMP, it will be transmitted to the DOF for approval on June 4, 2014.

In accordance with Health and Safety Code Section 34191.5(c), Part I of the LRPMP contains an inventory of the required descriptive information related to each of the Properties and Part II addresses and sets forth the proposed plan for disposition and uses of each of the Properties. Accompanying the LRPMP is the information checklist required by the DOF (**Appendix B**), and the optional DOF tracking worksheet (attached to the transmittal of this LRPMP to the DOF).

The remaining sections of the LRPMP are organized as follows:

- Background
- Overview of Santa Fe Springs and its Redevelopment History
- Part I: Property Inventory; and
- Part II: Property Disposition and Use



BACKGROUND

On June 27, 2012, Assembly Bill 1484 ("AB 1484") was passed by the California Legislature and signed by the Governor. AB 1484 makes several substantive and technical amendments to ABx1 26, the bill enacted in late June 2011 that directed the dissolution of all of California's redevelopment agencies. As a budget "trailer bill," a bill providing appropriations related to the Budget Bill, AB 1484 took immediate effect upon signature by the Governor.

AB 1484 required those involved in the process of winding down redevelopment to learn and implement significant new rules of conduct just as they were beginning to adapt to and implement the already complex rules mandated by ABx1 26. Although AB 1484 establishes a separate legal status of the Successor Agency, several provisions expose the dissolved CDC's sponsoring community city and/or county ("Sponsoring Community") to penalties and liabilities for the actions and inactions of the *separate entity* that is the Successor Agency.

Consistent with State Legislation ABx1 26 (the "Dissolution Act") and AB 1484, this Long-Range Property Management Plan (the "Plan") sets forth the strategy and

process for the City of Santa Fe Springs' Successor Agency ("Successor Agency") to dispose of former Santa Fe Springs Redevelopment Agency real property assets ("Assets" or "Asset") within its Community Redevelopment Property Trust Fund (the "Trust"). The Successor Agency's goal is to dispose of the Assets expeditiously and in a manner aimed to maximize value to the taxing entities, while still advancing the planning objectives for which the properties were originally acquired.

Based on the above premise, and with the approval of the Successor Agency and Oversight Board, all Assets will undergo a disposition evaluation process to determine if the properties should be: 1) transferred to the Santa Fe Springs Housing Authority for a governmental purpose; 2) transferred to the City of Santa Fe Springs for a governmental purpose; 3) transferred/sold to the City of Santa Fe Springs for redevelopment activities; 4) retained by the Successor Agency to fulfill an enforceable obligation; 5) offered for sale to adjoining property owners or tenants; 6) offered for sale to persons on established interest lists; or 7) listed for sale with an approved broker on the open market.



OVERVIEW OF THE CITY OF SANTA FE SPRINGS AND ITS REDEVELOPMENT HISTORY

City Background

The City of Santa Fe Springs is located about 13 miles southeast of downtown Los Angeles, at the convergence of the I-605 (San Gabriel River) and I-5 (Santa Ana) Freeways. Neighboring communities include Whittier, Cerritos, La Mirada, Norwalk, Downey, and Pico Rivera. Major north-south streets in Santa Fe Springs include Pioneer Boulevard, Norwalk Boulevard, and Carmenita Road. Major east-west streets include Slauson Avenue, Telegraph Road, Imperial Highway, and Rosecrans Avenue. The Santa Fe Springs and Southern Pacific rail lines also traverse the City.

Santa Fe Springs has long served as one of the key industrial cities of the Los Angeles region. The City came into this role with the discovery of oil in the early part of the last century, and by 1923 it was the largest producer of oil in the State of California. Since then, the range of industrial enterprises has multiplied. Oil is now but a part of the diversified industrial base of the City, where over 82% of the land base is zoned for industrial use. The City's 2014 residential population was 17,349, 18% higher than its residential population in 1970 (14,750). Virtually all of the residential land is located in the western half of Santa Fe Springs, along the San Gabriel River.

The City of Santa Fe Springs and the CDC have been involved in redevelopment since 1966, with a primary focus on three (3) goals including 1) elimination of blight, 2) economic development assistance, and 3) the creation and maintenance of affordable housing. These goals have been substantively achieved through efforts since 1966,

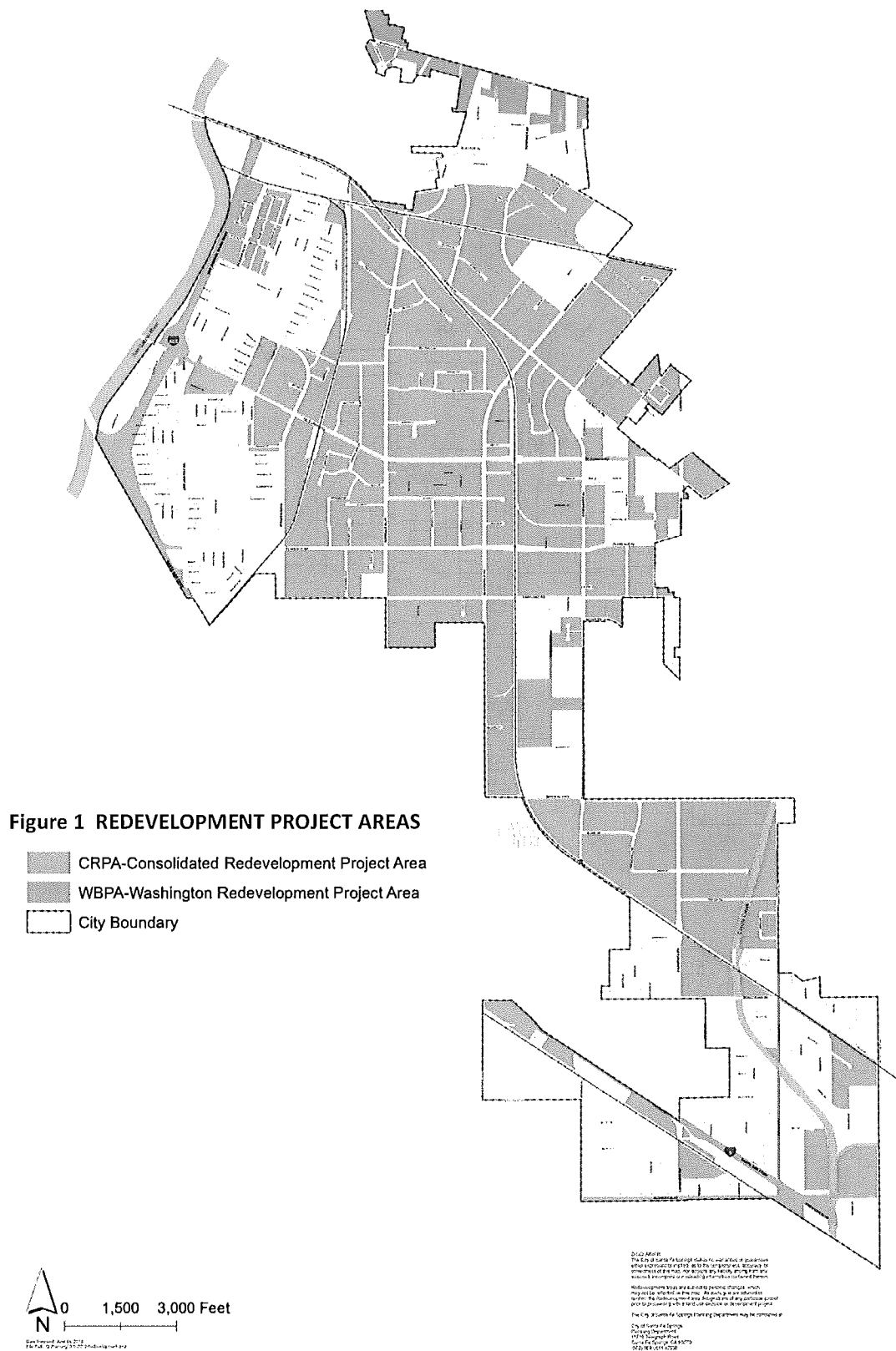
and the CDC has also had significant success with the remediation of contaminated soils on industrial parcels.

Redevelopment Background

In 1961, the City of Santa Fe Springs (the "City"), acting pursuant to the California Community Redevelopment Law, Section 33000 et seq. of the California Health and Safety Code (the "Redevelopment Law"), activated the Redevelopment Agency of the City of Santa Fe Springs (the "Agency") by a resolution of the City Council of the City (the "City Council"). Under the terms of this resolution the City Council declared itself to be the governing body of the Agency.

Thereafter, pursuant to Ordinance No. 815, adopted by the City Council on October 8, 1992, and Part 1.7 (commencing with Section 34100) of the Health and Safety Code of the State of California, the City Council duly established the Commission as successor to the Agency in order to provide the City with the option of operating and governing the Agency and the City's housing authority under a single operating entity and board. Although the Commission is an entity distinct from the City, certain City personnel provide staff support for the Commission. The Commission pays a portion of the City's personnel and pension costs based upon the time spent on Commission business by specific employees.





At one time, there were four (4) separate redevelopment project areas in the City:

- Flood Ranch Project, initially formed on April 14, 1966
- Pioneer-Telegraph Redevelopment Project, initially formed on June 8, 1972
- Norwalk Boulevard Redevelopment Project, initially formed on July 31, 1972
- Oil Field Redevelopment Project, initially formed on August 9, 1973

In 1980, the original project areas were merged into one (1) project area named the Consolidated Redevelopment Project. The original Consolidated Redevelopment Project consisted of approximately 2,090 acres of land. On July 16, 1986, the Washington Boulevard Redevelopment Project was formed.

Since then, the Consolidated Redevelopment Project has been amended as follows:

- Amendment No. I to the Consolidated Redevelopment Project ("Amendment No. I," referred to in the Fiscal Consultant's Report as the "1982 Annex") was adopted on July 9, 1981 and enlarged the Consolidated Redevelopment Project Area by the addition of more than 1,337 acres of land.
- On November 11, 1990, Amendment No. III to the Consolidated Redevelopment Project ("Amendment No. III," referred to in the Fiscal Consultant's Report as the "1992 Annex") was approved enlarging the Consolidated Redevelopment Project Area by 22.6 acres.

The Consolidated Redevelopment Project, as amended, contains approximately 3,450 acres of land. The four (4) initial redevelopment project areas, together with land added by Amendment No. I and Amendment No. III, are sometimes referred to as the "Component Project Areas."



PART I: INVENTORY AND PROFILE OF PROPERTIES

The following is the required inventory information for each of the thirty-nine (39) properties transferred from the Former CDC to the Successor Agency. This inventory is organized to address the specific LRPMP inventory subsections listed in Health and Safety Code Section

34191.5(c)(1), with each item corresponding to the specific letter of this section of the Health and Safety Code (e.g., item “(A)” provides the required information from HSC Section 34191.5(c)(1)(A) and so forth). These thirty-nine (39) Properties are described below:

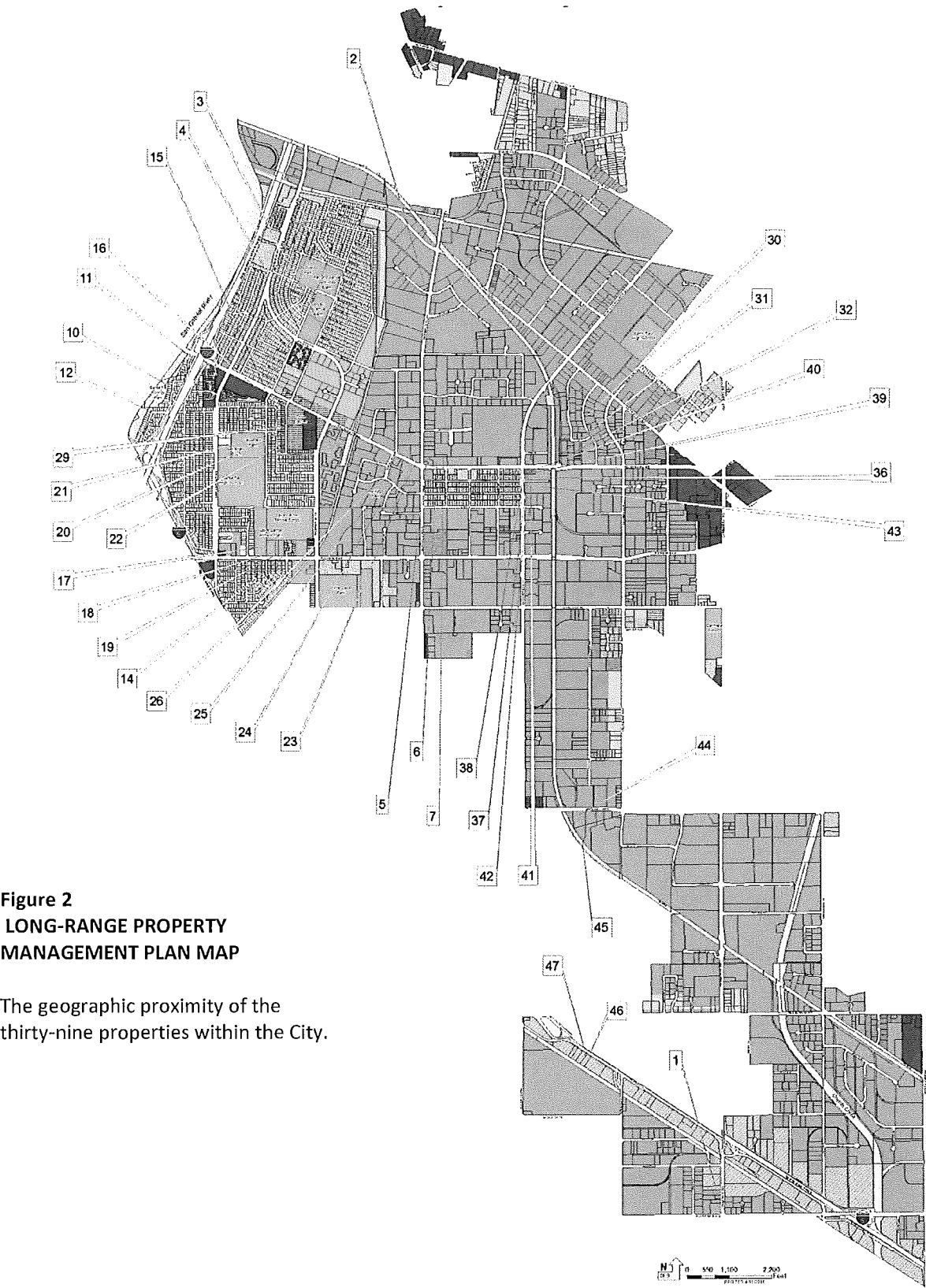
PROPERTIES TRANSFERRED FROM THE FORMER CDC TO THE SUCCESSOR AGENCY

ASSET	LOCATION DESCRIPTION		USE CATEGORY
	Address	Assessor Parcel Number	
Property 1	15517 Carmenita Road	7005-004-904	Governmental Use
Property 2	No Site Address	8002-015-900	Governmental Use
Property 3	No Site Address	8005-008-900	Governmental Use
Property 4	No Site Address	8005-011-900	Governmental Use
Property 5	No Site Address	8005-015-907	Governmental Use
Property 6	No Site Address	8005-015-909	Governmental Use
Property 7	No Site Address	8005-015-910	Governmental Use
Property 10	No Site Address	8007-001-905	Governmental Use
Property 11	No Site Address	8007-001-907	Governmental Use
Property 12	11045 Davenrich St	8007-014-905	Governmental Use
Property 14	No Site Address	8008-001-919	Governmental Use
Property 15	No Site Address	8008-004-901	Governmental Use

Property 16	No Site Address	8008-004-902	Governmental Use
Property 17	No Site Address	8008-017-925	Governmental Use
Property 18	No Site Address	8008-017-926	Governmental Use
Property 19	No Site Address	8008-017-927	Governmental Use
Property 20	No Site Address	8008-023-900	Governmental Use
Property 21	10202 Flallon Ave	8008-023-901	Governmental Use
Property 22	10211 Pioneer Blvd	8008-029-903	Governmental Use
Property 23	No Site Address	8009-007-915	Governmental Use
Property 24	No Site Address	8009-007-926	Governmental Use
Property 25	No Site Address	8009-007-927	Governmental Use
Property 26	No Site Address	8009-007-928	Governmental Use
Property 29	No Site Address	8009-026-900	Governmental Use
Property 30	No Site Address	8011-002-901	Future Development
Property 31	No Site Address	8011-002-902	Future Development
Property 32	No Site Address	8011-002-903	Future Development
Property 36	No Site Address	8011-018-900	Future Development
Property 37	No Site Address	8011-018-901	Future Development
Property 38	No Site Address	8011-018-902	Future Development
Property 39	No Site Address	8011-018-903	Future Development
Property 40	No Site Address	8011-018-904	Future Development
Property 41	No Site Address	8011-018-905	Future Development
Property 42	No Site Address	8011-018-906	Future Development
Property 43	No Site Address	8011-019-911	Future Development
Property 44	12800 Imperial Hwy	8045-001-905	Governmental Use
Property 45	No Site Address	8045-001-906	Governmental Use
Property 46	No Site Address	8082-002-914	Sale of Property
Property 47	No Site Address	8082-002-915	Governmental Use

Source: Tierra West Advisors, Inc.





PROFILE OF PROPERTIES

The following is a description of property and environmental setting for each of the thirty-nine properties transferred from the Former CDC to the Successor Agency. Each parcel is divided into three categories: a) governmental use, b) future development properties, and c) sale of property. Specifically, pursuant to AB 1484, the report contains the following information for each parcel:

- A. **Acquisition Information:** the date of acquisition of the parcel, the value of the property at the time of acquisition, and an estimate of the current value of the property;
- B. **Purpose of Acquisition:** the purpose for which the property was acquired;
- C. **Parcel Data:** address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan;
- D. **Current Value:** an estimate of the current value of the property (including any appraisal information if available);
- E. **Revenue Generated:** An estimate of any lease, rental or other revenue generated by the property along with a description of the contract terms;
- F. **Environmental Contamination or Remediation:** a history of any environmental contamination (including designation as a Brownfield site), any related environmental studies, and history of any remedial actions taken;
- G. **Potential for Transit-Oriented Development and the Advancement of the Planning Objectives:** a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency;
- H. **History of Development Proposals and Activity:** a description of previous development proposals, including rental or lease property.



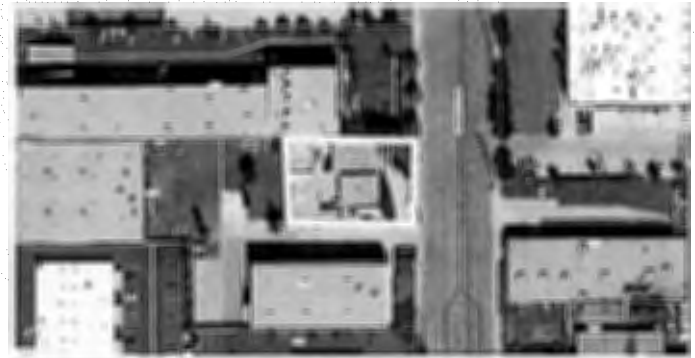
A. GOVERNMENTAL USE PROPERTY

PROPERTY 1

SFS FIRE STATION #3

Site Address: 15517 Carmenita Road

Assessor Parcel Number: 7005-004-904



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired March 28, 1996. The value of the property at the time of the purchase was \$109,313. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a fire station. The site is currently occupied by the Santa Fe Springs Fire Station Number 3. |
| C. Parcel Data | The property address is 15517 Carmenita Road, Santa Fe Springs, California. The Assessor Parcel number is 7005-004-904. The lot size is 14,575 square feet or 0.33 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a fire station. |



PROPERTY 2

LANDSCAPED STRIP

No Site Address

Assessor Parcel Number: 8002-015-900



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on February 24, 2006. The value of the property at the time of purchase was \$17,184. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a roadway greenbelt. The parcel is currently a landscaped strip. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8002-015-900. The lot size is 1,432 or 0.03 acres. The current zoning is Manufacturing and Industrial (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There has been no history of previous development proposals this site other than a roadway greenbelt. |



PROPERTY 3

OPEN SPACE PARKETTE

No Site Address

Assessor Parcel Number: 8005-008-900



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on July 29, 1975. The value of the property at the time of purchase was \$43,124. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a roadway/parkway. The property is currently a landscaped open space parkette. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8005-008-900. The lot size is 21,562 or 0.49 acres. The current zoning is Limited Manufacturing (ML). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than an open space parkette. |



PROPERTY 4

LANDSCAPE MEDIAN

No Site Address

Assessor Parcel Number: 8005-011-900



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on June 16, 1982. The value of the property at the time of purchase was \$2,366. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a roadway greenbelt. The site is a landscaped median. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8005-011-900. The lot size is 1,183 or 0.02 acres. The current zoning is Multi-Family Residential (R3-PD). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity at this site other than as a roadway greenbelt. |



PROPERTY 5

HERITAGE SPRINGS COURTYARD

No Site Address

Assessor Parcel Number: 8005-015-907



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on December 15, 1998. The value of the property at the time of purchase was \$80,480. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a landscaped courtyard. The property was purchased to facilitate the construction of a portion of the pedestrian bridge that spans across the intersection of Telegraph Road and Norwalk Boulevard to link the building to the Heritage Springs Office Complex and auxiliary parking. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8005-015-907. The lot size is 10,060 or 0.23 acres. The current zoning is Manufacturing and Industrial (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity at this site other than a landscaped courtyard/open space. |



PROPERTY 6

HERITAGE SPRINGS PARKING LOT

No Site Address

Assessor Parcel Number: 8005-015-909



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on December 15, 1998. The value of the property at the time of acquisition was \$761,728. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a landscaped parking lot. The site is currently a parking lot used to serve the Heritage Springs Corporate Center. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8005-015-909. The lot size is 95,216 or 2.18 acres. The current zoning is Manufacturing and Industrial (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There have are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as landscaped parking lot. |



PROPERTY 7

N.S. HERITAGE SPRINGS PARKING

No Site Address

Assessor Parcel Number: 8005-015-910



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on October 23, 2000. The value of the property at the time of purchase was \$185,220. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a landscaped parking lot. The site is currently a parking lot used to serve the Heritage Springs Corporate Center. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8005-015-910. The lot size is 18,522 or 0.42 acres. The current zoning is Manufacturing and Industrial (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a landscaped parking lot. |

PROPERTY 10

SFS Park Portion/Cedardale

No Site Address

Assessor Parcel Number: 8007-001-905



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on July 29, 1992. The value of the property at the time of acquisition was \$33,925. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a landscaped open space park. The site is a portion of the Santa Fe Springs Park. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8007-001-905. The lot size is 6,785 or 0.15 acres. The current zoning is Light Agriculture (A-1). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than landscaped open space park land. |



PROPERTY 11

WEST ENTRANCE MONUMENT SIGN

No Site Address

Assessor Parcel Number: 8007-001-907



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on September 26, 1984. The value of the property at the time of acquisition was \$17,991. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a governmental landscaped area for the City's "Welcome to Santa Fe Springs" sign. The site contains the City of Santa Fe Springs west entrance monument sign fountain. This project was funded under the City's capital improvements plan. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8007-001-907. The lot size is 5,997 or 0.13 acres. The current zoning is Light Agriculture (A-1). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as the landscaped area for the city welcome sign. |



PROPERTY 12

SFS PARK PARKING LOT/CEDARDALE

Site Address: 11045 Davenrich Street

Assessor Parcel Number: 8007-014-905



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on July 10, 1992. The value of the property at the time of acquisition was \$42,455. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a parking lot for the Santa Fe Springs Park. The site is a paved parking lot. The property was once a multi-family residential structure which was acquired to provide parking for visitors of the Santa Fe Springs Park. |
| C. Parcel Data | The property address is 11045 Davenrich Street, Santa Fe Springs, CA. The assessor's parcel number is 8007-014-905. The lot size is 8,491 or 0.19 acres. The current zoning is Single Family Residential (R-1). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | The site was once occupied by a multi-family residential unit. To date, there is no history of previous development proposals or activity for this site other than as a parking lot to serve the Santa Fe Springs Park. |

PROPERTY 14

LANDSCAPE STRIP LAKE CENTER PARK

No Site Address

Assessor Parcel Number : 8008-001-919



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on December 29, 1993. The value of the property at the time of acquisition was \$1.9 million. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a pocket park. The site is a landscaped strip of Lake Center Park. The City purchased a dilapidated structure, demolished it and built residential housing units which were sold. The City kept this remnant median piece in an agreement to construct a pocket park. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8008-001-919. The lot size is 3,140 or 0.07 acres. The current zoning is Multi-family Residential (R-3-PD). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than a pocket park. |



PROPERTY 15

PARKWAY FOR POLICE SERVICE

No Site Address

Assessor Parcel Number: 8008-004-901



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on August 30, 1991. The value of the property at the time of acquisition was \$21,480. |
| B. Purpose of Acquisition | The property was acquired for governmental use as open space for the Police Center. The site is a landscaped parkway for the police services building. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8008-004-901. The lot size is 4,296 or 0.09 acres. The current zoning is Community Commercial (C-4-PD). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a landscaped parkway. |

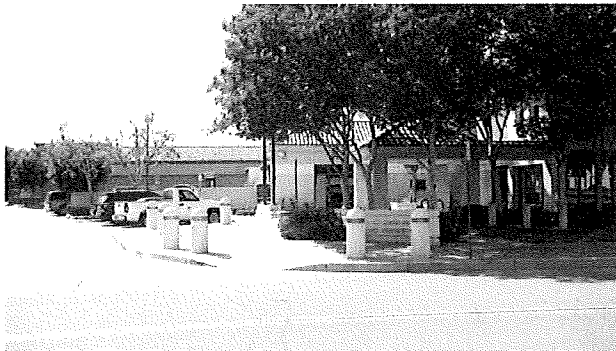


PROPERTY 16

POLICE SERVICE CENTER

Site Address: 11576 Telegraph Road

Assessor Parcel Number: 8008-004-902



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on August 30, 1991. The value of the property at the time of acquisition was \$63,615. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a police service center. The site contains a police services center. |
| C. Parcel Data | The official property address is 11576 Telegraph Road, Santa Fe Springs, California. The assessor's parcel number is 8008-004-902. The lot size is 12,723 or 0.29 acres. The current zoning is Community Commercial (C-4-PD). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a police service center. |

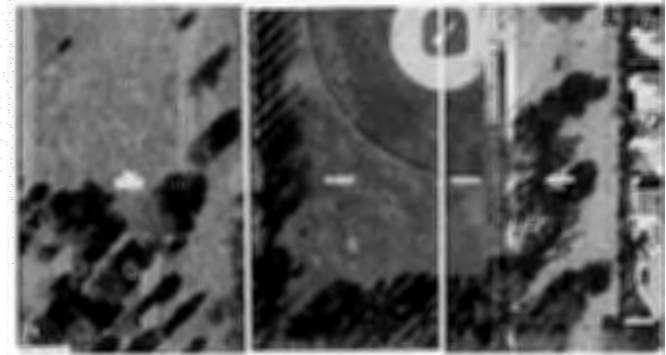


PROPERTY 17

LAKE CENTER ATHLETIC PARK

No Site Address

Assessor Parcel Number: 8008-017-925



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on July 8, 1982. The value of the property at the time of acquisition was \$195,420. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a public use facility/park. The site is currently the location of Lake Center Athletic Park. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8008-017-925. The lot size is 97,710 or 2.24 acres. The current zoning is Public Use Facility (PF). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a public use facility/ park. |

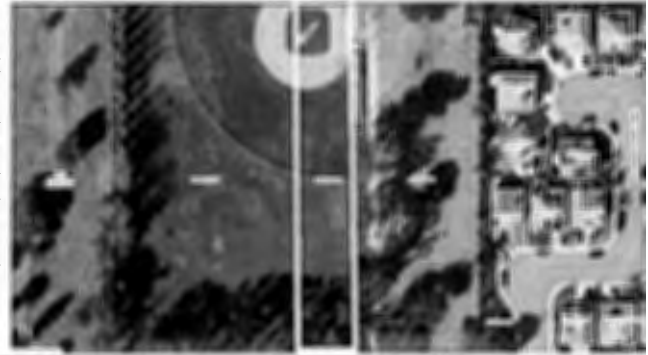


PROPERTY 18

LAKE CENTER ATHLETIC PARK

No Site Address

Assessor Parcel Number: 8008-017-926



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on July 8, 1982. The value of the property at the time of acquisition was \$59,388. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a public use facility/park. The site is currently the location of Lake Center Athletic Park. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8008-017-926. The lot size is 29,694 or 0.68 acres. The current zoning is Public Use Facility (PF). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a public use facility/ park. |

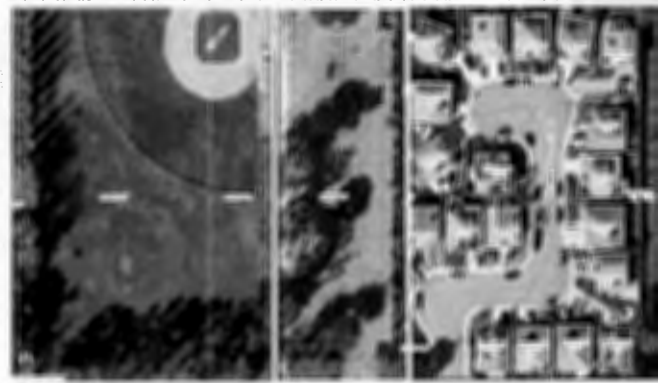


PROPERTY 19

LAKE CENTER ATHLETIC PARK

No Site Address

Assessor Parcel Number: 8008-017-927



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on July 8, 1982. The value of the property at the time of acquisition was \$134,094. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a public use facility/park. The site is currently the location of the Lake Center Athletic Park parking lot. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8008-017-927. The lot size is 67,047 or 1.53 acres. The current zoning is Public Use Facility (PF). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a parking lot for the Lake Center Athletic Park. |



PROPERTY 20

ALBURTIS PARKWAY

No Site Address

Assessor Parcel Number: 8008-023-900



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on May 12, 1986. The value of the property at the time of purchase was \$25,010. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a pathway/park. The site, known as the Alburdis Parkway serves as community access to the Civic Center. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8008-023-900. The lot size is 5,002 or 0.11 acres. The current zoning is Single Family Residential (R-1-D). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a pathway/ park. |



PROPERTY 21

FLALLON PARKWAY

Site Address: 10202 Flallon Avenue

Assessor Parcel Number: 8008-023-901



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on March 17, 1989. The value of the property at the time of purchase was \$19,656. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a pathway/park. The site, known as the Flallon Parkway serves as community access to the Civic Center. |
| C. Parcel Data | The property address is 10202 Flallon Avenue, Santa Fe Springs, California. The assessor's parcel number is 8008-023-901. The lot size is 4,914 or 0.11 acres. The current zoning is Single Family Residential (R-1-D). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a pathway/park. |

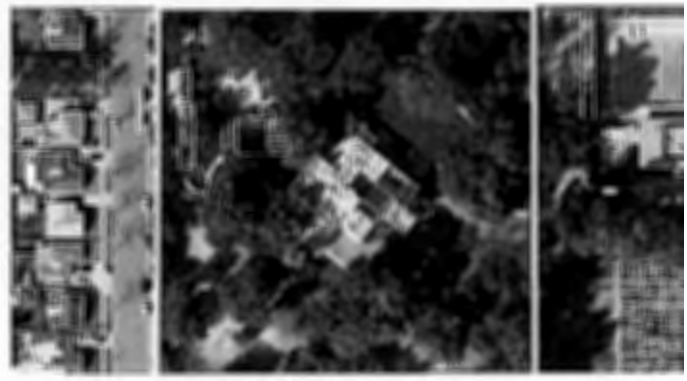


PROPERTY 22

CLARKE ESTATE

Site Address: 10211 Pioneer Boulevard

Assessor Parcel Number: 8008-029-903



Description of the property and environmental setting:

- | | |
|--|---|
| A. Acquisition Information | Acquired on October 22, 1986. The value of the property at the time of purchase was \$1,313,920. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a public park. The site, known as the Clarke Estate, is a registered historical landmark; it is one of the few remaining residential houses in California designed and built in 1919 by Irving Gill, pioneer architect of the modern movement. The property was purchased with the intent of making it available for public use as a museum and open space. The site is located within the City's Design Zone. The purpose of the Zone is to promote the orderly harmonious development of areas of the community adjacent to the town center, parks, or other buildings or areas of special interest to the public, and to ensure that the appearance of the areas surrounding such facilities shall be maintained at a high standard. |
| C. Parcel Data | The property address is 10211 Pioneer Boulevard, Santa Fe Springs California. The assessor's parcel number is 8008-029-903. The lot size is 262,784 or 6.03 acres. The current zoning is Limited Manufacturing Administration & Research Zone w/Design Overlay (ML-D). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | Clarke Estate's maintenance and operation is funded through the City's General Fund account. The facility is used for City events, and for occasional non-City events which do not generate net revenue. The facility's maintenance and operational costs exceed all facility revenues and are funded through the Parks and Recreation Department. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There has been no history of previous development proposals or activity for this site other than as a public park. |



PROPERTY 23

SCULPTURE GARDEN PARK

No Site Address

Assessor Parcel Number: 8009-007-915



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on December 28, 1983. The value of the property at the time of acquisition was \$459,500. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a public open space park. This site, referred to as Sculpture Garden, currently houses historical memorabilia consisting of 13 sculptures depicting Santa Fe Springs' history from the time of the Gabrielino Indians to the present. The former Santa Fe Springs Community Development Commission funded the Bridge and Sculpture Garden. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8008-007-915. The lot size is 229,750 or 5.27 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a public park. |



PROPERTY 24

CABOOSE AREA IN HERITAGE PARK

No Site Address

Assessor Parcel Number: 8009-007-926



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on January 12, 1987. The value of the property at the time of acquisition was \$294,245. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a park. This site is a portion of Heritage Park and houses an old historical train station and engine caboose as a featured attraction at this location. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8009-007-926. The lot size is 58,849 or 1.35 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a park. |



PROPERTY 25

HERITAGE PARK

No Site Address

Assessor Parcel Number: 8009-007-927



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on January 12, 1987. The value of the property at the time of acquisition was \$1,349,395. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a public park. The site is known as Heritage Park. The buildings and grounds have been restored and registered as a California State Historical Site. Heritage Park is operated by the Santa Fe Springs Parks and Recreation Services Division under the Department of Community Services. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8009-007-927. The lot size is 269,879 or 6.19 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a public park. |



PROPERTY 26

SCULPTURE GARDEN PARKING LOT

No Site Address

Assessor Parcel Number: 8009-007-928



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on January 12, 1987. The value of the property at the time of acquisition was \$181,920. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a parking lot. The site is the Sculpture Garden Parking lot used to service Sculpture Garden Park, Heritage Park and other civic uses in the immediate vicinity. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8009-007-928. The lot size is 36,384 or 0.83 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a primary parking lot for the Sculpture Garden Park visitors. |

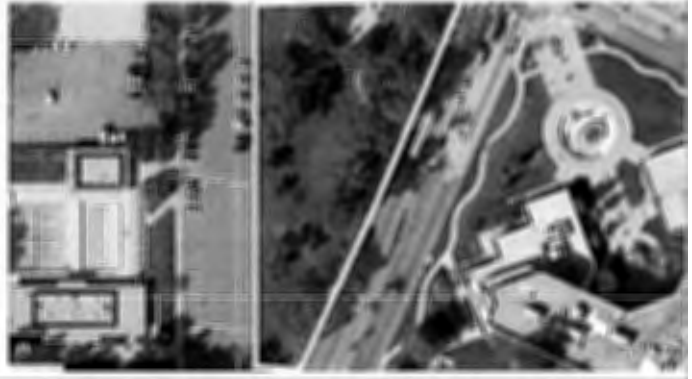


PROPERTY 29

SOARING DREAMS PLAZA

No Site Address

Assessor Parcel Number: 8009-026-900



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on November 23, 1979. The value of the property at the time of purchase was \$169,986. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a public park. The site is Soaring Dreams Plaza, which is a public park. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8009-026-900. The lot size is 84,993 or 1.95 acres. The current zoning is Limited Manufacturing Administration & Research with Design Overlay (ML-D). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There has been no history of previous development proposals or activity for this site other than as an open space public park. |



PROPERTY 44

TRANSPORTATION CENTER PARKING LOT

Site Address: 12800 Imperial Highway

Assessor Parcel Number: 8045-001-905



Description of the property and environmental setting:

- | | |
|--|---|
| A. Acquisition Information | Acquired on December 17, 2007. The value of the property at the time of acquisition was \$1,626,060. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a parking lot. The site is a parking lot constructed as part of a transportation center. The site was purchased with redevelopment funds and Los Angeles County Metropolitan Transportation Authority funds. Additionally, the City of Norwalk donated part of the west yard and Santa Fe Springs donated land to the facility and must be maintained as part of the Transportation Center. |
| C. Parcel Data | The property address is 12800 Imperial Highway, Santa Fe Springs, CA. The assessor's parcel number is 8045-001-905. The lot size is 135,505 or 3.11 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | The site is part of a transportation center and Metrolink Station. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan, both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a parking lot for the Transportation Center. |



PROPERTY 45

UNDEVELOPED LOT REAR OF PROPERTY 44

No Site Address

Assessor Parcel Number: 8045-001-906



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on December 17, 2007. The value of the property at the time of acquisition was \$916,332. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a parking lot. The site is an undeveloped lot immediately adjacent to assessor's parcel number 8045-001-905. The site is intended to be improved as a parking lot to facilitate the expansion of the Transportation Center. The site was purchased with redevelopment funds and Los Angeles County Metropolitan Transportation Authority funds. Additionally, the City of Norwalk donated part of the west yard and Santa Fe Springs donated land to the facility and must be maintained as part of the Transportation Center. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8045-001-906. The lot size is 76,361 or 1.75 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | The site is immediately adjacent to assessor's parcel number 8045-001-905 which is part of an existing transportation center. This parcel is under consideration for development to facilitate the expansion of the Transportation Center. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan, both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this sit other than a parking lot for the Transportation Center. |



PROPERTY 47

GREENBELT/OPEN SPACE

No Site Address

Assessor Parcel Number: 8082-002-915



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on April 27, 1987. The value of the property at the time of acquisition was \$12,295. |
| B. Purpose of Acquisition | The property was acquired for governmental use as a location for the City's Auto Row Marquee sign. The site was finished and landscaped, however the marquee was installed on another portion of the Auto Row site. This site is currently a landscaped greenbelt. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8082-002-915. The lot size is 2,459 or 0.05 acres. The current zoning is Heavy Manufacturing (M2-BP). |
| D. Current Value | Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a site for a landscaped greenbelt. |

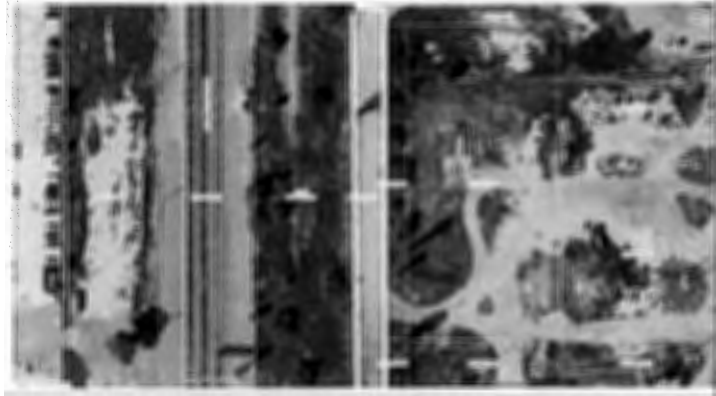
B. FUTURE DEVELOPMENT PROPERTIES

PROPERTY 30

OIL FIELD UNDEVELOPED LOT

No Site Address

Assessor Parcel Number 8011-002-901



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on June 23, 1994. The value of the property at the time of acquisition was \$50,668. |
| B. Purpose of Acquisition | The property was acquired for future development. The site is an undeveloped oil field. This parcel was not a part of the MC&C Master Agreement as it is in a landlocked location. The site is adjacent to several other City-owned parcels and is under consideration for future development along with the adjacent City-owned parcels. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-002-901. The lot size is 12,667 or 0.29 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | Estimated current value of the parcel is approximately \$152,004 |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site, however, the site is an undeveloped oil field and there is a strong probability of contamination that will require remediation. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than to hold for future development. |



PROPERTY 31

OIL FIELD UNDEVELOPED LOT

No Site Address

Assessor Parcel Number: 8011-002-902



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on June 23, 1994. The value of the property at the time of acquisition was \$2,964. |
| B. Purpose of Acquisition | The property was acquired for future development. The site is an undeveloped oil field. This parcel was not a part of the MC&C Master Agreement as it is in a landlocked location. The site is adjacent to several other City-owned parcels and is under consideration for future development along with the adjacent City-owned parcels. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-002-902. The lot size is 741 or 0.01 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | The estimated current value of the parcel is \$8,892. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site, however, the site is an undeveloped oil field and there is a strong probability of contamination that will require remediation. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than to hold for future development. |



PROPERTY 32

OIL FIELD UNDEVELOPED LOT

No Site Address

Assessor Parcel Number:

8011-002-903



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on June 23, 1994. The value of the property at the time of acquisition was \$22,716. |
| B. Purpose of Acquisition | The property was acquired for future development. The site is an undeveloped oil field. This parcel was not a part of the MC&C Master Agreement as it is in a landlocked location. The site is adjacent to several other City-owned parcels and is under consideration for future development along with the adjacent City-owned parcels. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-002-903. The lot size is 5,679 or 0.13 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | The estimated current value of the parcel is \$68,148. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site, however, the site is an undeveloped oil field and there is a strong probability of contamination that will require remediation. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than to hold for future development. |

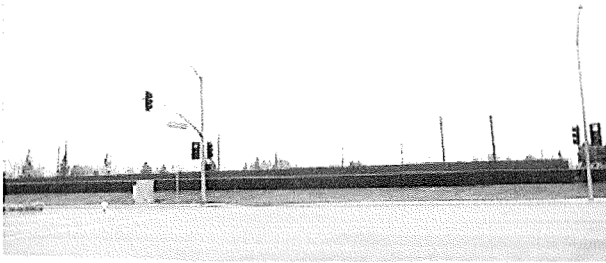


PROPERTY 36

MC&C III UNDEVELOPED LOT

No Site Address

Assessor Parcel Number: 8011-018-900



Description of the property and environmental setting:

- | | |
|--|---|
| A. Acquisition Information | Acquired on June 23, 1994. The value of the property at the time of acquisition was \$631,080. |
| B. Purpose of Acquisition | The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-018-900. The lot size is 157,770 or 3.62 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | The estimated current value of the parcel is \$631,080. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | In 1994, deemed as a Potential EPA contaminated site location per SFS General Plan Update Environmental Impact Report. As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards. Oil wells may need abandonment, depending on final site plan. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement. |

PROPERTY 37

MC&C III UNDEVELOPED LOT

No Site Address

Assessor Parcel Number: 8011-018-901



Description of the property and environmental setting:

- | | |
|--|---|
| A. Acquisition Information | Acquired on December 30, 2005. The value of the property at the time of acquisition was \$70,750. |
| B. Purpose of Acquisition | The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from Federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-018-901. The lot size is 7,075 or 0.16 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | The estimated current value of the parcel is \$28,300. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards. Oil wells may need abandonment, depending on final site plan. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement. |

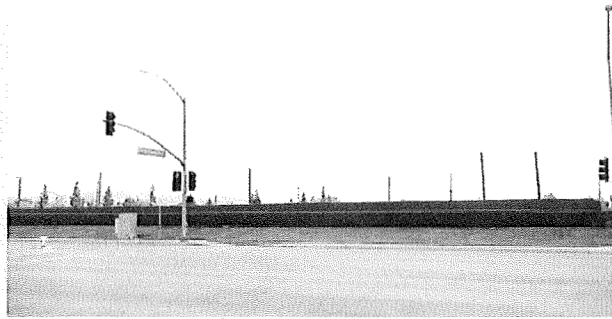


PROPERTY 38

MC&C III Undeveloped Lot

No Site Address

Assessor Parcel Number: 8011-018-902



Description of the property and environmental setting:

- | | |
|--|---|
| A. Acquisition Information | Acquired on December 30, 2005. The value of the property at the time of acquisition was \$86,200. |
| B. Purpose of Acquisition | The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-018-902. The lot size is 8,625 or 0.19 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | The estimated current value of the parcel is \$34,500. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards. Oil wells may need abandonment, depending on final site plan. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement. |

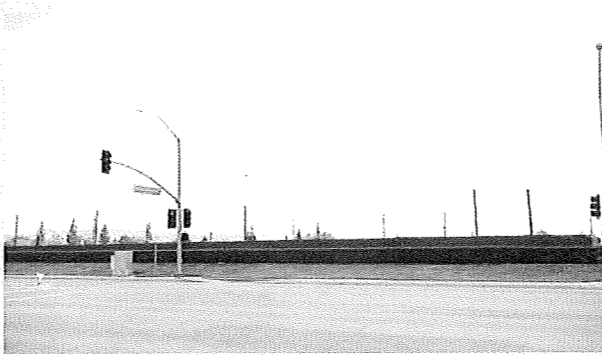


PROPERTY 39

MC&C III Undeveloped Lot

No Site Address

Assessor Parcel Number: 8011-018-903



Description of the property and environmental setting:

- | | |
|--|---|
| A. Acquisition Information | Acquired on September 20, 2006. The value of the property at the time of acquisition was \$76,056. |
| B. Purpose of Acquisition | The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-018-903. The lot size is 6,338 or 0.14 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | The estimated current value of the parcel is \$25,352. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards. Some oil wells may need abandonment, depending on final site plan. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement. |

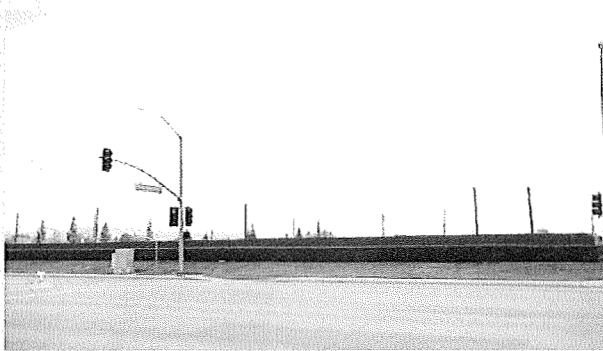


PROPERTY 40

MC&C III UNDEVELOPED LOT

No Site Address

Assessor Parcel Number: 8011-018-904



Description of the property and environmental setting:

- | | |
|--|---|
| A. Acquisition Information | September 20, 2006. The value of the property at the time of acquisition was \$83,904. |
| B. Purpose of Acquisition | The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-018-904. The lot size is 6,992 or 0.16 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | The estimated current value of the parcel is \$27,968. |
| E. Revenue Generated | As of July 16, 2013, this site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards, but, oil wells may need abandonment, depending on final site plan. |
| F. Environmental Contamination or Remediation | There are no lease revenues generated from this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement. |

PROPERTY 41

MC&C III Undeveloped Lot

No Site Address

Assessor Parcel Number: 8011-018-905



Description of the property and environmental setting:

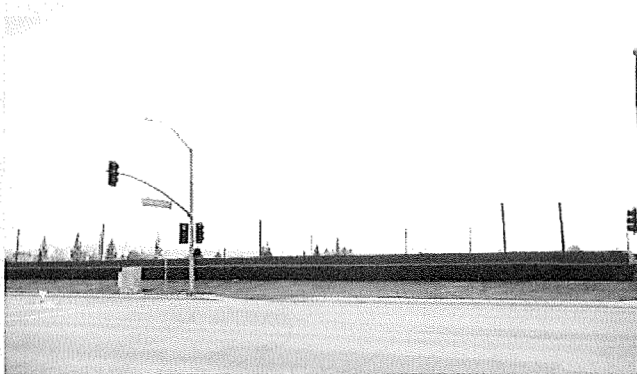
- | | |
|--|---|
| A. Acquisition Information | Acquired on September 20, 2006. The value of the property at the time of acquisition was \$83,772. |
| B. Purpose of Acquisition | The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-018-905. The lot size is 6,981 or 0.16 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | The estimated current value of the parcel is \$27,924. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | As of July 16, 2013, this site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards but oil wells may need abandonment, depending on final site plan. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement. |

PROPERTY 42

MC&C III UNDEVELOPED LOT

No Site Address

Assessor Parcel Number: 8011-018-906



Description of the property and environmental setting:

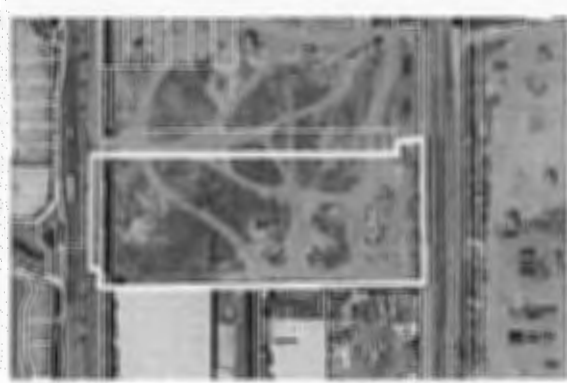
- | | |
|--|---|
| A. Acquisition Information | Acquired on September 20, 2006. The value of the property at the time of acquisition was \$84,060. |
| B. Purpose of Acquisition | The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-018-906. The lot size is 7,005 or 0.16 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | The estimated current value of the parcel is \$28,020. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards. Oil wells may need abandonment, depending on final site plan. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement. |

PROPERTY 43

MC&C III UNDEVELOPED LOT

No Site Address

Assessor Parcel Number: 8011-019-911



Description of the property and environmental setting:

- | | |
|--|---|
| A. Acquisition Information | Acquired on June 27, 2007. The value of the property at the time of acquisition was \$2,628,984. |
| B. Purpose of Acquisition | The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8011-019-911. The lot size is 219,082 or 5.02 acres. The current zoning is Heavy Manufacturing (M-2). |
| D. Current Value | The estimated current value of the parcel is \$876,328. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | In 1994, deemed as a potential EPA contaminated site location per SFS General Plan Update Environmental Impact Report. As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards, but, oil wells may need abandonment, depending on final site plan. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement. |



C. SALE OF PROPERTY

PROPERTY 46

PARKING LOT

No Site Address

Assessor Parcel Number: 8082-002-914



Description of the property and environmental setting:

- | | |
|--|--|
| A. Acquisition Information | Acquired on April 27, 1987. The value of the property at the time of acquisition was \$217,165. |
| B. Purpose of Acquisition | The property was acquired with the intent to sell for private party ownership and development. The site is a portion of the 4.7 acre site owned by the former CDC and served as parking for the now defunct Auto Row Center property. |
| C. Parcel Data | There is no official property address; however, the assessor's parcel number is 8082-002-914. The lot size is 43,433 or 0.99 acres. The current zoning is Heavy Manufacturing (M-2-FOZ). |
| D. Current Value | Estimate of the current value of the parcel is \$1,302,990. |
| E. Revenue Generated | There are no lease revenues generated from this site. |
| F. Environmental Contamination or Remediation | There is no known history of environmental contamination or remediation efforts at this site. |
| G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives | There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City. |
| H. History of Development Proposals and Activity | There is no history of previous development proposals or activity for this site other than as a parking lot. |



PART II: PROPERTY DISPOSITION AND USE

This Part of the LRPMP addresses and sets forth the planned use or disposition of each of the thirty-nine (39) Properties in the manner described in Health and Safety Code Section 34191.5(c)(2).

Assets and Property Subject to Disposition by the Successor Agency

The Dissolution Act generally requires the Successor Agency to dispose of assets and property of the former redevelopment agency for either 1) limited public uses, or 2) for disposition into the private market. Disposition is to occur expeditiously with the intent of maximizing value and the distribution of proceeds are ultimately made available to the affected taxing entities.

AB 1484 amends The Dissolution Act's definition of assets and deletes the provision that assets and property subject to disposition are those that were funded with tax increment revenues of the former redevelopment agency. Thus, assets and property are subject to disposition whether or not the redevelopment agency used tax increment revenues to acquire the property or finance the asset.

Disposition Process Background

AB 1484 appears to suspend the disposition process, and to provide certain flexibility and local benefits in connection with property disposition for a Successor Agency that has received the Department of Finance

(DOF) Finding of Completion acknowledging that the Successor Agency has:

- 1) Made all pass-through payments owed for FY 2011-2012 and
- 2) Estimated the available cash assets of the former redevelopment agency in order to determine the amount of cash assets available to the taxing entities during FY 2012-2013. This review is to be an independent review and it is to be approved by the Successor Agency and Oversight Board prior to submission to the DOF.

Within six (6) months after receipt of a Finding of Completion, the Successor Agency must complete and submit a long-range property management plan for the real property of the former redevelopment agency for approval by the Oversight Board and the DOF. Once an approved long-range plan is in place, it governs and supersedes all other provisions of The Dissolution Act and AB 1484 relating to the disposition and use of real property assets of the former redevelopment agency. However, if the DOF has not approved a long-range plan by January 1, 2015, the disposition process contained in The Dissolution Act are reinstated.

After the DOF issues a Finding of Completion and approves the long-range property management plan, the Successor Agency must transfer all real property, interests in real property and physical assets (other than those that may be the subject of an existing enforceable obligation



or property deemed to be housing assets or assets that were constructed and used for a governmental purpose) to the Community Redevelopment Property Trust Fund (the "Trust Fund"). The Trust Fund is to be administered by the Successor Agency according to its long-range property management plan and the Trust Fund serves as the repository for all properties and property interests covered by the plan.

Establishing the Value of Properties to be Retained by the City

The Dissolution Act provides that if a city wishes to retain any property for future redevelopment activities, funded from its own funds and under its own auspices, it must reach a compensation agreement with the other taxing entities for the value of the retained property. AB 1484 amends The Dissolution Act to provide that if no other agreement is reached on the valuation of the retained property, the value will be the fair market value as of the 2011 property tax lien date as determined by an independent appraiser approved by the Oversight Board (instead of the county assessor establishing the value).

Governmentally Used Properties

The Dissolution Act provides that the Oversight Board may direct the Successor Agency to transfer to the appropriate public jurisdiction ownership of assets that were constructed and used for a governmental purpose. The Act contains a nonexclusive list of assets deemed to be in governmental use. AB 1484 expands this nonexclusive list to include police stations, libraries, and local agency administrative buildings. Disposal is to be done expeditiously and in a manner aimed at maximizing value. Any compensation to be provided to the Successor Agency for the transfer of the asset shall be governed by the agreements relating to the construction or use of that asset. Asset disposition may be accomplished by a distribution of income to taxing entities proportionate to their property tax share from properties that are transferred to a public or private agency for management pursuant to the direction of the Oversight Board.

Permitted Disposition Use Categories

The following table summarizes the four types of permitted disposition/use that are authorized by that code section to be proposed in the LRPMP.

PLAN CATEGORY	USE/DISPOSITION PURPOSE OF THE PROPERTY	PROPERTY TRANSFEREE
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental Use	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan	City, County or City and County
Other Liquidation	Distribution of Sales Proceeds as Property Taxes to Affected Taxing Entities	Approved Purchase



**Summary of Santa Fe Springs Property Disposition and
Uses under the LRPMP**

As required by Health and Safety Code Section 34191.5(c)(2), the LRPMP identifies that:

- (1) Twenty-seven (27) of the Properties are dedicated for governmental use purposes. The majority of the governmental use properties have been identified as parking lots or open space park land.
- (2) Eleven (11) of the Properties are needed to be retained for purposes of future development. Properties 36-43 under this

category all fall under a Master development agreement between the Successor Agency and MC&C. Properties 30-32 under this category are not part of the MC&C Master agreement as they are in a landlocked location. Since they are adjacent to several other City parcels, it would be beneficial for the City to have the potential to combine these parcels with others for future development.

- (3) One (1) of the properties is designated to be sold to private owners for private development. The sole property under this category is an agency-owned parking lot.



RECOMMENDED POLICY AND PROCEDURES

The following are recommended policies and procedures. Final policies are to be adopted upon approval of the long-range management plan.

Policies

- 1) Primary focus of Successor Agency and Oversight Board is the disposition or holding for development of Priority Economic Opportunity Sites.
- 2) Adopt a policy establishing a due diligence process and criteria for the evaluation of property development.
- 3) Adopt a policy regarding interim use of agency-owned real property assets.
- 4) Adopt a policy regarding for sale vs. ground lease disposition strategy based on consultant recommendations.

Procedures

- 1) Prepare an inventory of all agency-owned real property assets as directed by AB 1484 placing each asset under one of the following categories.
 - a. retention of property for governmental use,
 - b. the retention of property for future development,
 - c. the sale of the property,
 - d. the use of the property to satisfy an enforceable obligation, or
 - e. housing
- 2) Based on the inventory, prepare a long-range management plan that directs the transfer or disposition of individual properties based on its category (i.e.: housing, governmental, private sale, etc) that includes an estimated timeline for asset transfer or disposition for development.
- 3) Transfer Housing and Governmental Purpose assets as directed by The Dissolution Act and AB 1484.
- 4) Direct disposition or holding for development of assets acquired with federal funds. Any income generated from these assets is to be returned to its federal funding program source (Community Development Block Grant).



A. Detailed Process for Property Disposition

- 1) Present the Plan to the Successor Agency for review and approval.
- 2) Present the Plan to the Oversight Board for review and approval.
- 3) Submit the Plan, as may be amended, to the California Department of Finance for approval.
- 4) Transfer properties for governmental purposes to the Housing Authority, where applicable.
- 5) Transfer properties for governmental purposes to the City of Santa Fe Springs, where applicable.
- 6) Transfer properties for redevelopment activities to the City of Santa Fe Springs, where applicable.
- 7) Offer properties for sale to adjacent property owners, tenants and/or owners on interest list, where applicable.
- 8) Demolish buildings and remove hazards/blight, where applicable.
- 9) Select Broker or Brokers from Approved Broker List and execute listing agreement(s), if listing the Asset through a broker is authorized.
- 10) Gather all pertinent parcel information for each site under consideration including, but not limited to: Phase 1, environmental clearance, enforceable obligations, resolutions, and ordinances.



APPENDIX A

California Department of Finance (DOF)
Finding of Completion Letter for the City of Santa Fe Springs dated December 5, 2013



DEPARTMENT OF
FINANCE

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

December 5, 2013

Mr. Travis C. Hickey, Director of Finance and Administrative Services
City of Santa Fe Springs
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Hickey:

Subject: Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Santa Fe Springs Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Jose Gomez, Assistant City Manager/Director of Finance, Santa Fe Springs
Ms. Kristina Burns, Manager, Los Angeles County Department of Auditor-Controller
California State Controller's Office

APPENDIX B

California Department of Finance (DOF) Long-Range Property Management Plan Checklist





LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **The Successor Agency to the Community Development Commission
/Redevelopment Agency of the City of Santa Fe Springs**

Date Finding of Completion Received: December 5, 2013

Date Oversight Board Approved LRPMP:

LONG-RANGE PROPERTY MANAGEMENT PLAN REQUIREMENTS

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- IF APPLICABLE, PLEASE PROVIDE ANY ADDITIONAL PERTINENT INFORMATION THAT WE SHOULD BE AWARE OF DURING OUR REVIEW OF YOUR LONG-RANGE PROPERTY MANAGEMENT PLAN.

None



Agency Contact Information

Name:	Thaddeus McCormack	Name:	
Title:	City Manager	Title:	
Phone:	(562) 860-0511	Phone:	
Email:	thaddeusmccormack@santafesprings.org	Email:	
Date:	May 22, 2014	Date:	

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

Form DF-LRPMP (11/15/12)

**MINUTES OF THE REGULAR MEETINGS OF THE
SANTA FE SPRINGS HOUSING SUCCESSOR,
SUCCESSOR AGENCY AND CITY COUNCIL**

**May 8, 2014
6:00 p.m.**

1. CALL TO ORDER

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

2. ROLL CALL

Present: Councilmembers Moore, Rounds, Sarno, Mayor Pro Tem Rios, Mayor Trujillo

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, 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, Assistant City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

HOUSING SUCCESSOR

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

SUCCESSOR AGENCY

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

CITY COUNCIL

3. Metropolitan Transit Authority (MTA) Eastside Transit Corridor Phase II Presentation

Laura Cornejo, Director, Countywide Planning, MTA, updated the Council on the project. Councilmember Moore asked if the Washington Blvd route were to be approved would one be able to travel from Whittier to the LAX. Ms. Cornejo stated that it would be possible with transfers.

4. CITY MANAGER REPORT

The City Manager reported that the cities of Whittier, Pico Rivera, and SFS have formed an advocacy group for the Washington Blvd route for the Eastside Corridor. Councilmembers Sarno and Moore are the City's representatives. Staff may bring an item to the Council in the future to consider sharing in the cost of the consultant. Currently, the Whittier has been paying this cost.

Ed Butterworth, former owner of Premiere Lanes, passed away.

Councilmember Moore asked if the bowling alley sign will play a part in the sale of the property. The City Manager stated that the Planning Director has identified places that it can go. The sign is considered a challenge, not an impediment. The City Attorney added that the Planning Commission decided that sign did not have to remain onsite, but must be preserved. Councilmember Rounds stated that he received an email regarding a potential buyer. The City Manager asked that the email be forwarded to the Planning Director.

Finance staff is working on finalizing the proposed budget. Staff will begin making presentations to various City committees shortly.

5. **CONSENT AGENDA**

Approval Minutes

A. Minutes of the April 10, 2014 Regular City Council Meeting

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

Mayor Pro Tem Rios moved the approval of Item 5A; Councilmember Rounds seconded the motion which passed by the following vote: In favor: Moore, Rounds, Sarno, Rios, Trujillo; Opposed: None.

RESOLUTION FOR ADOPTION/ORDINANCE FOR INTRODUCTION

6. National Pollutant Discharge Elimination Systems (NPDES) – Resolution No. 9441- Approving a Green Streets Policy and Ordinance No. 1055 - Amending Chapter 52: Storm Water Runoff

Recommendations: That the City Council: 1). Adopt Resolution No. 9441 approving a Green Streets Policy and; 2). Waive further reading and introduce Ordinance No. 1055 which amends Chapter 52: Storm Water Runoff of the Santa Fe Springs Municipal Code by incorporating Low Impact Development (LID) strategies into the existing Code.

The City Attorney read the Ordinance by title and stated that these items can be moved in a single motion: to adopt Resolution No. 9441 and waive further reading and introduce Ordinance No. 1055.

Councilmember Rounds moved the approval of Item 6; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor: Moore, Rounds, Sarno, Rios, Trujillo; Opposed: None.

NEW BUSINESS

7. Abandonment of the Carmenita Underpass Underground Storage Tank – Authorization to Request for Bids

Recommendation: That the City Council authorize the Director of Public Works to advertise a Request for Bids (RFB) to abandon in-place the Carmenita Underpass underground storage tank (Carmenita UST) in compliance with a directive from the State Water Resources Control Board (State Water Board) and the U.S. Environmental Protection Agency (US EPA) to take corrective action.

Councilmember Sarno moved the approval of Item 7; Councilmember Moore seconded the motion.

Councilmember Moore asked who the owner of the tank is. The City Manager stated that it is City property that is located in the public right-of-way. Councilmember Moore asked why a cost was not included with this item. The City Manager stated that it must be determined if there is contamination before an estimate can be provided. The tank will be tested and if contamination is found, an item will be brought to Council for approval. Councilmember

Moore asked who would be responsible for the cleanup of contamination. The City Manager stated that it would be a matter of contention. Councilmember Moore asked what the reason was for putting in the tank. Noe Negrete stated that the tank was put in when the underpass was built because of high water levels that tested high for hydrocarbons. The City Attorney stated that whether or not the City had responsibility at the time, the City entered into an agreement accepting responsibility for the tank. Councilmember Moore asked for copies of agreement. Councilmember Moore asked if there was contamination in the ground, who would be responsible. The City Manager stated that the question could not be answered without more information. Councilmember Moore stated that he would like to see a dollar amount associated with the item. Noe Negrete stated that the approval of this item would allow staff to get an estimate, if the Council did not like the estimate the contract would not have to be awarded. The City Manager stated that the tank has not been used in years. Noe Negrete stated that the contractor hired would be responsible for testing for contamination. He added that the request for bids could be separated into two different projects so that the City is in compliance with the EPA order. The City Manager stated that if the Council needs more clarification on the item, it could be continued to the next meeting, but stated that the EPA is requiring the tank be abandoned as soon as possible. Noe Negrete stated that the abandonment would cost approximately \$25,000-\$50,000. Councilmember Sarno asked if a bid alternate could be included in the contract. Noe Negrete stated that a change order could be issued, but the City may get a better price on the abandonment by issuing it alone; including the contamination could drive up the cost. Councilmember Rounds stated that the testing should be done so that the City has more definite information to go on.

The motion passed by the following vote: In favor: Rounds, Sarno, Rios, Trujillo; Opposed: Moore.

8. Proposed Social Media Policy

Recommendation: That the City Council adopt the attached Social Media Policy.

Councilmember Rounds moved the approval of Item 8; Mayor Pro Tem Rios seconded the motion which passed by the following vote: In favor: Moore, Rounds, Sarno, Rios, Trujillo; Opposed: None.

9. Code of Conduct for Advisory Committee Appointees

Recommendation: That the City Council adopt the Code of Conduct for Advisory Committee Appointees.

Mayor Pro Tem Rios moved the approval of Item 9, effective July 1, 2014; Councilmember Rounds seconded the motion which passed by the following vote: In favor: Moore, Rounds, Sarno, Rios, Trujillo; Opposed: None.

10. Renewal of General Services Agreement Between the City of Santa Fe Springs and the County of Los Angeles

Recommendation: That the City Council approve the renewal of the General Services Agreement between the City of Santa Fe Springs and the County of Los Angeles for a five-year period commencing on July 1, 2014, and in so doing, authorize the Mayor to execute the agreement documents.

Councilmember Moore moved the approval of Item 10; Councilmember Sarno seconded the motion which passed by the following vote: In favor: Moore, Rounds, Sarno, Rios, Trujillo; Opposed: None.

11. Amended Land Lease Agreement with T-Mobile West Tower, LLC
Consideration of an amended Land Lease Agreement with T-Mobile West Tower, LLC, for an additional 700 sq. ft. (20' x 35') of City-owned property to accommodate an additional communications facility and appurtenant equipment on the property at the end of the Los Nietos Road extension, west of the San Gabriel Freeway (I-605) and east of the San Gabriel River.

Recommendation: That the City Council approve the Amended Land Lease Agreement with T-Mobile West Tower, LLC.

Councilmember Rounds moved the approval of Item 11; Councilmember Moore seconded the motion which passed by the following vote: In favor: Moore, Rounds, Sarno, Rios, Trujillo; Opposed: None.

Mayor Trujillo recessed the meeting at 6:45 p.m.

CLOSED SESSION

12. CONFERENCES WITH LABOR NEGOTIATORS
(Section 54957.6)

Agency Designated Representatives: City Manager, Assistant City Manager/Director of Finance, Human Resources Manager, City Attorney

Employee Organizations: Santa Fe Springs City Employees' Association and Santa Fe Springs Firefighters' Association

CLOSED SESSION

13. CONFERENCES WITH LABOR NEGOTIATORS
(Section 54957.6)

Agency Designated Representatives: City Manager, City Attorney, Labor Negotiator (Chris Birch)

Mayor Trujillo reconvened the meetings at 7:25 p.m.

14. **INVOCATION**

15. **PLEDGE OF ALLEGIANCE**

Boy Scout Troop #553 led the Pledge and introduced themselves.

INTRODUCTIONS

16. Representatives from the Chamber of Commerce
Jeff Winkler, Breitburn Energy
17. Representatives from the Youth Leadership Committee
Members introduced themselves.

18. ANNOUNCEMENTS

Southern California Edison representative Dave Ford gave a presentation on some of the issues facing the company and its infrastructure. The City Manager suggested the Mayor appoint a subcommittee to study some of the problems facing residents.

Relay for Life Chair Tammy Murray spoke about the importance of cancer research support and introduced Co-Chair Paul Hess. Mr. Hess thanked City for all previous past support.

The Youth Leadership Committee made the Community Service Announcements.

PRESENTATIONS

19. Recognition of City Birthday
To commemorate the City's 57th Birthday on May 15, a portion of the City's 50th Anniversary tape was shown, an anniversary cake was presented, and Happy Birthday sung.
20. Introduction of the 2014 Memorial Scholarship Recipients
Management Assistant Wayne Bergeron introduced the scholarship winners and their families.
21. Introduction of the 2014 Youth Citizenship Award Recipients
Management Assistant Wayne Bergeron introduced the scholarship winners and their families.
22. Proclaiming May 28, 2014 as National Senior Health & Fitness Day in Santa Fe Springs
Management Assistant Maritza Sosa-Nieves reported on the event. A proclamation was presented to active seniors Coralia and Jose Navarrete.
23. Older Americans Recognition Award Recipient
Program Coordinator Manuel Cantu introduced the Los Angeles County Older Americans Recipient Doris Yarwood. The Mayor presented a Certificate of Recognition.
24. Volunteer Income Tax Assistance (VITA) Program - 2014 Volunteer Recognition
Supervisor Ed Ramirez introduced the VITA volunteers. The Mayor presented certificates to the volunteers and to staff member Nick Jackson who assisted with the program.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSION

25. Committee Appointments
Councilmember Rounds appointed Johana Coca to the Parks & Recreation Committee. Mayor Pro Tem Rios appointed Francis Carbajal to the Sister City Committee.

26. ORAL COMMUNICATIONS

The Mayor opened Oral Communications at 8:50 p.m. There being no one wishing to speak, Oral Communications were closed.

27. EXECUTIVE TEAM REPORTS

Wayne Morrell reported on recycling/donation stands that are allowed in some cities, but not Santa Fe Springs. These units are sometimes used by for-profit groups, can become unsightly due to graffiti, and they are sometimes used to dispose of unwanted items that do not qualify for the intended use.

Noe Negrete reported that work started on the Gridley Avenue rehabilitation and should be completed in two weeks. Staff is still coordinating with Caltrans on the I-5 Florence segment. The Valley View Grade Separation project is proceeding as scheduled.

Dino Torres reported that the "Every 15 Minutes" program will be presented at St. Paul High School on May 21 and 22.

Mike Crook reported that the firemen would be out collecting for "Fill the Boot" over the next couple of weeks. Patient care reporting in the field will now be completed electronically using ipads. This will allow patient information to be sent ahead to hospitals for care.

Jose Gomez reported that interviews for auditors have begun and the State Controller will begin post-redevelopment audits on Monday.

Maricela Balderas announced "Bringing Literature to Life – Great Gatsby" at the Library. The Miss SFS pageant will be held at Town Center tomorrow. The Aloha Festival will be held at Heritage Park on May 18 and 19. A Health & Wellness Fair will be held Saturday at Rancho Santa Gertrudes.

Mayor Pro Tem Rios stated that she was honored to serve on the Sandoval Memorial Scholarship panel; she was impressed by the students.

Councilmember Rounds stated that he was honored to serve on Sharp Memorial Scholarship panel.

Mayor Trujillo stated that she was honored to serve on the Mora Memorial Scholarship panel. She commended Ms. Frank, a teacher at Lakeview School, for her positive impact on students over the years.

The City Manager stated that Carole Joseph is out of the hospital and doing well, as is her nephew.

28. ADJOURNMENT

At 9:00 p.m., Mayor Trujillo adjourned the meetings in memory of two fallen Los Angeles Police Department Officers.

Juanita Trujillo, Mayor

ATTEST:

Anita Jimenez, CMC
Deputy City Clerk

Date



City of Santa Fe Springs

City Council Meeting

June 12, 2014

CONFERENCE AND MEETING REPORT

Councilmember Moore's Attendance at the International Council of Shopping Centers (ICSC) Conference

RECOMMENDATION

That the City Council receive and file the report.

Councilmember Moore attended the International Council of Shopping Centers (ICSC) Conference in Las Vegas, NV – May 18-20, 2014. The conference provided networking opportunities for shopping center developers, real estate agents, and government officials seeking development expansion.

A handwritten signature in black ink, appearing to read "Rich Moore".

Richard J. Moore
Councilmember



City of Santa Fe Springs

City Council Meeting

June 12, 2014

CONFERENCE AND MEETING REPORT

Councilmember Rounds' Attendance at the International Council of Shopping Centers (ICSC) Conference

RECOMMENDATION

That the City Council receive and file the report.

Councilmember Rounds attended the International Council of Shopping Centers (ICSC) Conference in Las Vegas, NV – May 18-20, 2014. The conference provided networking opportunities for shopping center developers, real estate agents, and government officials seeking development expansion.

William K. Rounds
Councilmember



City of Santa Fe Springs

City Council Meeting

June 12, 2014

CONFERENCE AND MEETING REPORT

Councilmember Sarno's Attendance at the International Council of Shopping Centers (ICSC) Conference

RECOMMENDATION

That the City Council receive and file the report.

Councilmember Sarno attended the International Council of Shopping Centers (ICSC) Conference in Las Vegas, NV – May 18-20, 2014. The conference provided networking opportunities for shopping center developers, real estate agents, and government officials seeking development expansion.

A handwritten signature in black ink, appearing to read "Jay Sarno", is written over a horizontal line.

Jay Sarno
Councilmember



City of Santa Fe Springs

City Council Meeting

June 12, 2014

CONFERENCE AND MEETING REPORT

Mayor Trujillo's Attendance at the International Council of Shopping Centers (ICSC) Conference

RECOMMENDATION

That the City Council receive and file the report.

Mayor Trujillo attended the International Council of Shopping Centers (ICSC) Conference in Las Vegas, NV – May 18-20, 2014. The conference provided networking opportunities for shopping center developers, real estate agents, and government officials seeking development expansion.

Juanita Trujillo
Councilmember



PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 36

Request for approval of Alcohol Sales Conditional Use Permit Case No. 36 to allow the operation and maintenance of an alcoholic beverage use involving the storage and warehouse distribution of alcoholic beverages at 12500 Slauson Avenue, Suite C-3, in the Heavy Manufacturing (M-2) Zone. (California Hi-Lites, Inc.)

RECOMMENDATIONS

That the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 36, and thereafter close the Public Hearing.
2. Approve Alcohol Sales Conditional Use Permit Case No. 36, subject to a compliance review in one (1) year, to ensure that the use is still operating in strict compliance with the conditions of approval.

BACKGROUND

The Applicant, California Hi-Lites, leases an approximately 49,241 square foot portion of a 640,819 square foot warehouse development on the southwest corner of Slauson Avenue and Santa Fe Springs Road. The property is developed with two large industrial warehouse buildings, occupied by warehouse distribution type uses, and two detached industrial buildings within the property occupied by smaller service-type businesses.

For over 20 years, California Hi-Lites has provided packaging and transport services for several food, cosmetic, and beverage companies. For approximately the last five years, the Applicant has been re-packing and transporting alcoholic beverages under compliance with the State's Alcohol Beverage Control Bureau. They came under the City's attention recently when another beverage user inquired about storing alcoholic beverages within the same warehouse. Staff met with the members of California Hi-Lites and explained the City's regulations as they pertain to alcoholic beverage uses. In compliance with Section 155.628 of the Zoning Regulations, California Hi-Lites is applying for an ASCUP to allow the continued storage, repackaging and transport of alcoholic beverages at 12500 Slauson Avenue, Suite C-3.

This matter was reviewed by the Planning Commission at their meeting of May 12, 2014, at which time, the Commission granted a recommendation for approval.

CALLS FOR SERVICE

No calls for service are on file for the location.

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ZONING ORDINANCE REQUIREMENTS

Section 155.628 (B), regarding the sale, or service of alcoholic beverages, states the following:

A Conditional Use Permit shall be required for the establishment, continuation, or enlargement of any retail, commercial, wholesale, warehousing, or manufacturing business engaged in the sale, storage, or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the Planning Commission and City Council shall consider, among other criteria, the following:

a. Conformance with parking regulations.

The subject site is part of a multi-building industrial development built in 1961. The development includes four (4) buildings with shared parking. Based on the approved site plan, the property complies with the parking requirements.

b. Control of vehicle traffic and circulation.

The subject property has on-site vehicle circulation with several driveways for entry and exit located on the Slauson Avenue and Santa Fe Springs Road.

c. Hours and days of operation.

The subject business operates from 6:00am to 5:00pm, Monday – Friday, closed on weekends.

d. Security and/or law enforcement plans.

As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan. The premises currently has digital cameras throughout the buildings. Security guards are not used.

e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.

The subject use is a warehouse activity and will not involve retail sales to the public. Therefore, staff does not believe this use will be incompatible with other land uses or public facilities attended or utilized by minors.

f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.

The subject use is a warehouse activity and is simply a wholesale distributor. No on-site retail sales or consumption is permitted; therefore, proximity to another alcohol beverage use is not a concern.

g. Control of noise, including noise mitigation measures.

The subject site does not generate any audible noises out of character with other industrial facilities in the area.

h. Control of littering, including litter mitigation measures.

Staff does not foresee an issue with littering; however, as a standard condition of approval, the Applicant is required to keep the property free of litter and debris.

i. Property maintenance.

The subject property is in compliance with the Property Maintenance Ordinance.

j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.

The applicant's activities involve repackaging of alcoholic beverages and no on-site consumption and/or sales is involved; therefore, the negative impacts normally encountered by retail uses involved in alcohol beverage sales are not foreseen at the site. Nevertheless, Staff has generated the attached conditions of approval to address these impacts should they become apparent.

SURROUNDING ZONING AND LAND USE

The subject property, as well as the surrounding properties to the south, west, and north, are within the M-2, Heavy Manufacturing Zone, and developed with warehouse/industrial type buildings. The property to the east, across Santa Fe Springs Road, is within the City of Whittier and developed with baseball park commonly known as York Field.

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 for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and

addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 1, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center on May 1, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of May 5, 2014, Staff has not received any inquiries regarding the proposal.

STAFF CONSIDERATIONS

After conducting an on-site inspection, Staff found that the establishment is compliant with the City's Codes and Regulations, and is also operated and maintained in compliance with the ABC regulations. Based on its findings, Staff is recommending approval of an Alcohol Sales Conditional Use Permit Case No. 36 subject to a compliance review in one (1) year, to ensure the use is still operating in strict compliance with the conditions of approval.

CONDITIONS OF APPROVAL

1. The applicant shall maintain all licenses issued by the Department of Alcoholic Beverage Control (ABC). Should the ABC license become terminated, expired or revoked, this Permit shall also be subject to revocation.
2. That the applicant shall be responsible for maintaining the area responsible under their lease free of litter, debris, boxes, pallets, and trash on the subject property.
3. That the required off-street parking areas shall not be encroached on, reduced, or used for outdoor storage of trucks, equipment, or any other related material.
4. That the applicant and/or his employees shall prohibit the consumption of alcoholic beverages on the subject property at all times.
5. That it shall be unlawful for any person who is intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.
6. That it shall be unlawful to have upon the subject premises any alcoholic beverage other than the alcoholic beverage(s) which the licensee is authorized by the State ABC to store under the licensee's license, as set forth in Section 25607(a) of the State Business and Professions Code.
7. That the owner, corporate officers and managers shall cooperate fully with all City officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

8. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

9. That in the event the owner(s) intend to sell, lease, or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.

10. That this Permit shall be subject to a compliance review in one year, no later than June 12, 2015, to ensure that the alcohol warehouse/distribution activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

11. That all other applicable requirements of the City Zoning Ordinance, California Building Code, California Fire Code, Business & Professions Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.

12. That Alcohol Sales Conditional Use Permit Case No. 36 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.

13. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process and the privileges granted hereunder shall lapse.


Thaddeus McCormack
City Manager

Attachments:

Location Map

Application

Location Map



City of Santa Fe Springs

Alcohol Sales Conditional Use Permit Case No. 36

12500 Slauson Avenue – Suite C-3

California Hi-Lites, Inc.

City of Santa Fe Springs
Department of Police Services
 11576 Telegraph Road • Santa Fe Springs, CA 90670 • (562) 409-1850 • Fax (562) 409-1854
Supplemental Application for an Alcohol
Sales Conditional Use Permit

This application is to be completed as a supplement to a full Conditional Use Permit application filed with the City's Department of Planning and Development.

Circle One: Corporation Partnership Sole Proprietor

1. Applicant's Name: CALIFORNIA Hi Lites Inc.

Doing Business As: CALIFORNIA Hi Lites Inc

Business Address: 12500 E. SLAUSON AVE, C-3 Phone: 562 696 1777

Mailing Address: SAME AS BUSINESS

Residence Address: _____ Phone: _____

Age Sex Ht. Wt. Eyes Hair Date of Birth Place of Birth Drivers Lic. #

Have you ever been convicted of a criminal charge other than a minor traffic violation? Yes (No)

If yes, complete the following:

Court _____ Date _____

Charge _____ Disposition _____

2. Give Name and Address of owner or owners of premises:

PROLOGIS, 17777 CENTER COURT DRIVE N. SUITE 100
CORRITOS CA 90703-9323

3. Describe the type or nature of the business:

WAREHOUSING, PACKAGING.

4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: ROBERT LANDINI Vice President Operations

13. Describe any Department of Alcoholic Beverage Control actions now pending:

N/A

Applicant is hereby made by the undersigned for a Conditional Use Permit on the property located at:

12500 E. SLAYTON AVENUE, C-3
SANTA FE SPRINGS CA 90670

The correct legal description of the property involved: (Include only the portion proposed to be utilized for the Conditional Use Permit. If the description is lengthy, attach a supplementary sheet.)

Record owner of the property: PROLOGIS

Name: 66 MARCEL CASIO Phone No. 562 345 9200

Mailing Address: 17777 CENTER COURT DRIVE N. #100 CERRITOS CA 90703-9323

Date of Purchase: 1990

Is this application being filed by the record owner? NO

(If filed by anyone other than the record owner, written authorization signed by the owner must be attached to this application.)

Representative authorized by the record owner to file this application:

Name: ROBERT LANCHI Phone No. 562 696 1777

Mailing Address: 12500 E. SLAYTON AVE, C-3 SANTA FE SPRINGS CA 90670

Describe any easements, covenants or deed restrictions, controlling the use of the property:

N/A


The conditional Use Permit is requested for the following use:

(Describe in detail the nature of the proposed use, the buildings and other improvements proposed.)

WAREHOUSING

NOTE: It is the responsibility of the applicant to notify the City of changes in the information submitted within this application. Failure to do so may constitute grounds for revocation of the permit.

I solemnly swear that the information contained herein is true and correct to the best of my knowledge and belief. I agree that there shall be full compliance with all state and city laws in the conduct of the activities for which the permit is granted.


Applicant's Signature

4.3.14
Date

**CITY OF SANTA FE SPRINGS
DEPARTMENT OF POLICE SERVICES**

Answers to the following questions must be clear and complete. They should justify your request for a Conditional Use Permit.

1. Why is the proposed use essential or desirable in the location requested?
It is this Corporation's only warehouse location
2. Demonstrate why the proposed use will not be detrimental to persons and properties in the vicinity, nor to the welfare of the community in general.
LOCATED IN WAREHOUSE/DISTRIBUTION CLUSTER.
3. What steps will be taken to insure that there will be no harmful noise, dust, odors, or other undesirable features that might affect adjoining properties?
NO MANUFACTURING AT THIS FACILITY.
4. Indicate why the proposed use will not in the future become a hindrance to good quality development or redevelopment of adjoining properties.
LOCATED IN WAREHOUSE/DISTRIBUTION CLUSTER
5. What measures will be taken to insure that the proposed use will not impose traffic burdens or cause traffic hazards on adjoining streets.
AMPLE PARKING FOR TRUCKS: LARGE INDUSTRIAL COMPLEX
NO SALES, NO ADVERTISING.
6. If the operator of the requested conditional use will be someone other than the property owner, state the name and address of the operator.
CALIFORNIA HI LITES INC.
12500 E. SLAYSON AVENUE, C-3
SANTA FE SPRING CA 90670



PUBLIC HEARING

Alcohol Sales Conditional Use Permit Case No. 37

Request for approval of Alcohol Sales Conditional Use Permit Case No. 37 to allow an alcohol beverage sales use for on-site consumption in association with an existing family restaurant establishment doing business as Wing Stop in the C-4, Community Commercial, Zone at 13345 Telegraph Road, Unit M. (Luthra Wings, Inc.)

RECOMMENDATIONS

That the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 37, and thereafter close the Public Hearing.
2. That the City Council approve Alcohol Sales Conditional Use Permit Case No. 37, subject to a compliance review in one (1) year, to ensure that the use is still operating in strict compliance with the conditions of approval.

BACKGROUND

The Applicant, Wing Stop, is part of a chain of aviation-themed restaurants founded in 1994; their main focus is on chicken wings. The restaurant chain's headquarters are in Texas, where the restaurant chain was founded. Wing Stop currently has approximately 600 restaurants either open or under development.

The Applicant recently opened a 1,318 sq. ft. restaurant at 13345 Telegraph Road, Unit M, which is part of a 10,992 sq. ft. retail center zoned C-4 (Community Commercial). As part of its tasty wing menu, Wing Stop is proposing to add the sale of beer to its customers for on-site consumption.

In accordance with Section 155.628 of the City's Zoning Regulations, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 37 to allow the sale of alcoholic beverages for on-site consumption. Concurrent with this request, the Applicant is seeking approval for an alcohol license from the California Department of Alcohol Beverage Control (ABC), which is the state government authority over alcohol sales. If the ABC alcohol license is denied, this Permit shall immediately become null and void.

This matter was reviewed by the Planning Commission at their meeting of June 9, 2014, at which time, the Commission granted a recommendation for approval.

ENVIRONMENTAL DOCUMENTS

Staff finds and determines that because the building was previously built this proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ZONING ORDINANCE REQUIREMENTS

Section 155.628 (B), regarding the sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation, or enlargement of any retail, commercial, wholesale, warehousing, or manufacturing business engaged in the sale, storage, or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the Planning Commission and City Council shall consider, among other criteria, the following:

a. Conformance with parking regulations.

The restaurant is within the retail business center. The center was built in 1986. Overall the center provides 60 parking spaces; 19 more stalls than required by current parking requirements.

b. Control of vehicle traffic and circulation.

The subject property has on-site vehicle circulation with ingress and egress driveways on Carmenita Road and Telegraph Road.

c. Hours and days of operation.

The restaurant operates from 10:00 a.m. to midnight seven days per week.

d. Security and/or law enforcement plans.

As part of the conditions of approval, the Applicant is required to submit and maintain an updated Security Plan.

e. Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.

The proposed restaurant is within walking distance to schools and a religious facility. The restaurant allows children into the premises considering that the restaurant is a commonly known as a family establishment. The proposed conditions of approval and the ABC regulations are designed to mitigate any potential negative impacts.

f. Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.

The proposed restaurant is within walking distance to other retail uses and

restaurants selling alcohol beverages. Each use within the City is regulated by a conditional use permit, the City's Municipal Code, and ABC's regulations; businesses outside of the City's boundary are regulated by the County and ABC. These established regulations minimize any negative impacts usually associated with over concentration of alcoholic beverage establishments. It should be noted that ABC does not classify the area as over concentrated with alcoholic beverage sales uses.

g. Control of noise, including noise mitigation measures.

The subject site does not generate any audible noises out of character with other commercial and retail establishments in the area.

h. Control of littering, including litter mitigation measures.

As part of the conditions of approval, the Applicant, and/or his employees, is required to maintain the property free of trash and debris; moreover, the City's Property Maintenance Ordinance prohibits trash and debris on any property within the City.

i. Property maintenance.

The shopping center is well maintained. As part of the conditions of approval, the Applicant is required to maintain the immediate area in compliance with the City's Property Maintenance Ordinance.

j. Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.

Staff has generated conditions of approval to mitigate or fully eliminate these negative impacts. It should be noted that some of the listed activities are out of the control of the Applicant and/or his employees, but the Applicant is aware that he or his employees are to contact the Whittier Police whenever these activities take place.

SURROUNDING ZONING AND LAND USE

The subject property is zoned C-4, (Community Commercial) and is developed with a variety of retail/commercial uses, including a few other eating establishments, a beauty salon, a cell phone store, and a dentist office. The subject property is bordered to the east by a service station and a CVS to the west; the CVS is within the Los Angeles County unincorporated area.

The properties to the south and north, across Telegraph Road and Carmenita Road, respectively, are also zoned C-4 and developed with retail shopping centers.

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 for the proposed Alcohol Sales Conditional Use Permit was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on May 28, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of June 4, 2014, Staff has not received any inquiries regarding the proposal.

CALLS FOR SERVICE

Since its opening date, there have not been any calls for service for this location.

STAFF COMMENTS

As part of the permit review process, Staff conducted a review of the general area to identify any potential negative impacts as a result of the restaurant and the proposed alcohol sale use. Based on its findings Staff generated a list of conditions to mitigate any potential negative impacts. The conditions are typical conditions imposed to restaurants within the City.

Staff recommends approval of Alcohol Sales Conditional Use Permit Case No. 37, as requested by the Applicant. It should be noted that the Applicant has signed an affidavit in which he declares that he is aware of and is in acceptance of the conditions of approval. Any breach of the conditions of approval by the Applicant and/or his employees may result in the process to revoke this Permit if the violation is not corrected in a timely manner or if the violations continue.

CONDITIONS OF APPROVAL

1. That the Applicant understands and accepts that this Permit is solely for the sale of alcoholic beverages in relationship with a bona-fide restaurant use and that this Permit shall become void and terminated if the restaurant use is terminated, closed, or modified to another type of use.
2. That it shall be the responsibility of the Applicant and/or his employees to monitor that outdoor consumption of alcoholic beverages is not conducted. Signs shall be placed in a conspicuous area to notify customers that consumption of alcoholic beverages is prohibited.
3. That the sale of alcoholic beverages shall only be permitted during the normal business hours of the week, or as required by the Alcohol Beverage Code.

4. That the Type 41 Alcoholic Beverage License, allowing the on-site sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
5. That it shall be the responsibility of the ownership to ensure that all alcoholic beverages purchased on the subject site shall be consumed within the business establishment; all stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
6. That the applicant shall be responsible for maintaining control of their litter/trash on the subject property and any that may migrate onto adjacent properties as a result of the business. This may be controlled by installing trash receptacles within strategic areas.
7. That the applicant and/or his employees shall not allow any person who is intoxicated, or under the influence of any drug, to enter, be at, or remain upon the licensed premises, as set forth in Section 25602(a) of the Business and Professions Code.
8. That there will be a corporate officer or manager on the licensed premises during all public business hours, which will be responsible for the business operations. The general manager and any newly/subsequently hired manager(s), of the licensed premise shall comply with the minimum age requirements by ABC and obtain an ABC Manager's Permit within two-months of the hire date. The City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work experience of the intended Manager, prior to the Manager assuming the manager responsibilities.
9. That the applicant and/or his employees shall not sell, furnish, or give any alcohol to any habitual drunkard or to any obviously intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
10. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license, as set forth in Section 25607 (a) of the State Business and Professions Code.
11. That the applicant and/or any of his employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658 (a) of the State Business and Professions Code.

12. That solicitation of drinks is prohibited; that is, an employee of the licensed premises shall not solicit alcoholic beverages to its customers. Refer to Section 303 of the California Penal Code and Section 25657 of the Business and Professions Code.
13. That the applicant and/or his employees shall not permit any person less than 18 years of age to sell alcoholic beverages.
14. That vending machines, water machines, pay telephones, and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
15. That all buildings, structures, walls, fences, and similar appurtenances shall be maintained in good appearance and condition at all times.
16. That streamers, pennants, whirling devices, or other similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited. Banners may be displayed with prior approval and permits with approval by the Department of Police Services.
17. That the façade windows shall be free of advertisements, marketing devices, beer logos, menus, signs, and/or any other displays. Upon approval by the Department of Planning, 25% of the window space area may be used for temporary displays.
18. That a copy of these conditions shall be posted and maintained with a copy of the City Business License, in a place conspicuous to all employees of the location.
19. That the applicant shall maintain digital video cameras and shall allow the Director of Police Services, Whittier Police Officers, and any of their representatives to view the security surveillance video footage immediately upon their request.
20. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center; and, shall post signs, as approved by the Department of Police Services, prohibiting loitering.
21. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones on the premises; and, such phones shall not be capable of receiving calls.
22. That security personnel, as well as the owner, corporate officers, and managers, shall cooperate fully with all city officials, law enforcement personnel,

and code enforcement officers; and, shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.

23. That in the event the applicant intends to sell, lease, or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention within a reasonable time of the intent of signing an agreement to sell lease or sublease.
24. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public health, welfare, and safety. The Security Plan shall be submitted to the Department of Police Services within 60 days from the approval of this permit with the following information:
 - (A) A description of the storage and accessibility of alcoholic beverages on display, as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to: placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the applicant plans to educate employees on their responsibilities; actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors; and, the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit, occurring on the subject premises, and the procedures for such notifications.
 - (E) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
25. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan and all other applicable regulations shall be strictly complied with.
26. That failure to comply with the foregoing conditions shall be cause for suspension and/or initiation for the revocation process of this Permit.

27. That ASCUP Case No. 37 shall be subject to any other conditions the City Council may deem necessary to impose.
28. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.



Thaddeus McCormack
City Manager

Attachments
Location Map
Application



City of Santa Fe Springs

Location Map

Wing Stop Restaurant
13345 Telegraph Road

City of Santa Fe Springs
Department of Police Services
 11576 Telegraph Road • Santa Fe Springs, CA 90670 • (562) 409-1850 • Fax (562) 409-1854
Supplemental Application for an Alcohol
Sales Conditional Use Permit

This application is to be completed as a supplement to a full Conditional Use Permit application filed with the City's Department of Planning and Development.

Circle One: Corporation Partnership Sole Proprietor

1. Applicant's Name: LUTHRA WINGS, INC.

Doing Business As: WINGSTOP

Business Address: 13345 Telegraph Road, Suite M Phone: 562-777-9464

Mailing Address: 13345 Telegraph Road, Suite M, Santa Fe Springs, CA 90605

Residence Address: 1 Laketrell Cove, Buena Park, CA 90621 Phone: 714-523-1718

38	M	5'8"	188	Blk	Blk	12/01/1976	Panjab, India	A9647933
Age	Sex	Ht.	Wt.	Eyes	Hair	Date of Birth	Place of Birth	Drivers Lic. #

Have you ever been convicted of a criminal charge other than a minor traffic violation? Yes No

If yes, complete the following:

Court None Date _____

Charge _____ Disposition _____

2. Give Name and Address of owner or owners of premises:
TELEGRAPH-CARMENITA LLC (BERTRAM AMIRI, Manager)
c/o Ill Property Management, 17547 VENTURA BLVD, SUITE 304, ENCINO, CA 91316

3. Describe the type or nature of the business:
HOT WINGS RESTAURANT WITH A VARIETY OF SIDE DISHES

4. Give the name of the person exercising authority or control of the location and authorized to accept legal notice of process: RICK LUTHRA

5. Do you presently or have you in the past owned or operated a business at other locations for which a Conditional Use Permit or Business Regulatory Permit was required? (Circle one) Yes No

If yes, complete the following for each business:

	Business Name	Address	Dates of Operation	Type of Permit
1.	WINGSTOP	1101 S HARBOR BLVD, FULLERTON, CA	8/31/2010 TO PRESENT	ALCOHOL PERMIT
2.				
3.				
4.				

6. Do you have applications for doing business which are under review or are in the process of being granted, suspended or revoked before any regulatory agency? (Circle one) Yes No

If yes, explain by giving the type of action and name of regulatory agency:

NONE

7. Have you ever had a business license/permit denied, suspended or revoked? (Circle one) Yes No

If yes, explain: NONE

8. Will minors be permitted on the premises? (Circle one) Yes No

9. Describe alcoholic beverages and types of foods to be sold or distributed on the premises:
HOT WINGS RESTAURANT WITH A VARIETY OF SIDE DISHES

10. Give days and hours during which alcohol sales are to be conducted:

MONDAY - SUNDAY 10AM - MIDNIGHT DAILY

11. Do you presently hold an alcoholic beverage control license from the Department of Alcoholic Beverage Control? (Circle one) Yes No

If yes, give location and license number: 41-4877738

12. Will there be other activities conducted at your place of business? (Circle one)

If yes, please explain: NO

13. Describe any Department of Alcoholic Beverage Control actions now pending:

NONE

Applicant is hereby made by the undersigned for a Conditional Use Permit on the property located at:

13345 TELEGRAPH ROAD, UNIT M, SANTA FE SPRINGS, CA 90605

The correct legal description of the property involved: (Include only the portion proposed to be utilized for the Conditional Use Permit. If the description is lengthy, attach a supplementary sheet.)

Record owner of the property: TELEGRAPH-CARMENITA LLC

Name: BERTRAM AMIRI-Manager Phone No. 310-617-8225

Mailing Address: c/o III Property Management, 17647 VENTURA BLVD, SUITE 304, ENCINO, CA 91316

Date of Purchase: 1982

Is this application being filed by the record owner? NO - CONSULTANT

(If filed by anyone other than the record owner, written authorization signed by the owner must be attached to this application.)

Representative authorized by the record owner to file this application:

Name: SHERRIE OLSON - CONSULTANT FOR VINGSTOP RICK LUTHRA Phone No. 909-519-1816

Mailing Address: 1030 N MOUNTAIN AVE, #190, ONTARIO, CA 91762

Describe any easements, covenants or deed restrictions, controlling the use of the property:

The conditional Use Permit is requested for the following use:

(Describe in detail the nature of the proposed use, the buildings and other improvements proposed.)

NOTE: It is the responsibility of the applicant to notify the City of changes in the information submitted within this application. Failure to do so may constitute grounds for revocation of the permit.

I solemnly swear that the information contained herein is true and correct to the best of my knowledge and belief. I agree that there shall be full compliance with all state and city laws in the conduct of the activities for which the permit is granted.



Applicant's Signature

2/15/14
Date



PUBLIC HEARING

Entertainment Conditional Use Permit Case No. 15

Request for approval to conduct and maintain an entertainment use involving live performances at a family restaurant known as Bruce's Restaurant located in the M-2, Heavy Manufacturing, Zone at 12623 Imperial Highway. (Bruce's Restaurant)

RECOMMENDATIONS

That the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Entertainment Conditional Use Permit Case No. 15, and thereafter close the Public Hearing.
2. That the City Council approve Entertainment Conditional Use Permit Case No. 15 subject to the conditions of approval contained within this report.

BACKGROUND

Bruce's restaurant has operated as an established family restaurant at the subject site for approximately 51 years. Bruce's presents itself as an up-scale family restaurant specializing in prime rib. The premises provides a banquet room for private parties, and separate lounge/bar area for people over 21 years of age looking for live entertainment via karaoke or live bands.

Ordinance No. 801 was adopted by the City Council on October 3, 1991, which added Section 155.723 to the City Zoning Ordinance that requires all businesses engaged in conducting or providing amusement, entertainment, as defined in Section 155.003, and within dance halls or pavilions, or nightclubs to apply and be granted a valid Entertainment Conditional Use Permit.

In accordance with Ordinance 801, Section 155.723, the Applicant is requesting approval of Entertainment Conditional Use Permit Case No. 15 to allow live entertainment and the use of a Karaoke machine for its customers.

It should be noted that the premises has a valid ABC license and a valid Alcohol Sales Conditional Use Permit (ASCUP).

This matter was reviewed by the Planning Commission at their meeting of June 9, 2014, at which time, the commission granted a recommendation for approval.

ZONING ORDINANCE REQUIREMENTS

Section 155.723 of the Santa Fe Springs Zoning Ordinance requires Conditional Use Permit approval for "entertainment, amusement, dance halls, and other uses as defined in Section 155.003."

ZONING AND LAND USES

The subject property is located on the northeast corner of Bloomfield Avenue and Imperial Highway. The property is zoned M-2, Heavy Manufacturing, and developed with a two story building which is occupied by the subject restaurant, a liquor store, and miscellaneous service type businesses.

The properties to the south, southeast and east are in the City of Norwalk. The property to the south is developed with a newly constructed self-carwash. The property to the southeast is developed with a multi-story office building, and the property to the east is an unimproved parcel.

The property to the east is also zoned M-2, and developed with a business park occupied by office type uses.

STREETS AND HIGHWAYS

The property is located on the northeast corner of Bloomfield Avenue and Imperial Highway. Both streets are classified as major highways in the City's General Plan. The premises provides driveways for ingress and egress on both streets.

STAFF COMMENTS

Staff conducted an inspection of the restaurant and found that it has not posed a problem or a negative impact on the surrounding area. Police records indicate that the restaurant has had some calls for service, but they were mostly related to disturbance calls unrelated to the restaurant or its activities. The calls for service related to disturbances were preventative calls to prevent matters from escalating; this practice is encouraged by the Police and its administrative Staff.

Staff believes that the continued use of live bands and other similar entertainment will not pose a significant risk or nuisance to patrons or the public in general if conscientiously conducted in strict accordance with the Conditions of Approval. Consequently, Staff is recommending approval of the Entertainment Conditional Use Permit request by the applicant, Mr. Wright, subject to the Conditions of Approval set forth herein. Staff is recommending approval of Entertainment Conditional Use Permit Case No. 15 for an initial one-year period until June 9, 2015.

CONDITIONS OF APPROVAL

1. That the applicant shall comply with all of the conditions of approval as required by the companion Alcohol Sales Conditional Use Permit Case No. 25.

2. That the applicant shall continue to maintain digital video surveillance cameras. Any relocation or modification of the video surveillance cameras shall be reviewed and approved by the Director of Police Services. Video surveillance cameras shall continue to be of high quality capable of video taping during the day and night. Video surveillance cameras shall be maintained in working order at all times and replaced as needed by the owner. The on-site manager shall be proficient in the use of the cameras and related recording equipment.
3. That the applicant and his acting management shall allow the Director of Police Services, Whittier Police Officers and any of their representatives to view the security surveillance video tapes immediately upon their request.
4. That mosh pits, mosh dancing, and slam-type dancing is prohibited and management shall remove patrons from premise who initiate, or participate in such activity or other similar type of activity.
5. That equipment, decorations, props, or other similar ornaments shall not interfere with interior doors, emergency exits or emergency access at all times.
6. That alcoholic beverage related games and/or contests are prohibited and management shall remove patrons from premises who initiate, or participate in such activity or other similar type of activity.
7. That this permit is contingent upon the approval by the Department of Police Services of an updated security plan which shall address the following for the purposes of minimizing risks to the public's health, welfare, and safety:
 - (A) A description of the storage and accessibility of alcoholic beverages on display as well as surplus alcoholic beverages in storage;
 - (B) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems, and site plan layouts;
 - (C) A description of how the applicant plans to educate employees on their responsibilities and the actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors, and the conditions of approval set forth herein;
 - (D) A business policy requiring employees to notify the Police Services Center of any potential violations of law or this Conditional Use Permit occurring on the subject premises, and the procedures for such notifications;

- (E) That the City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare, and safety.
8. That the applicant shall be responsible for maintaining control of litter on the subject property and the adjoining properties, parking areas and parkways.
 9. That there will be a corporate officer or manager, twenty-five years of age or older, on the licensed premises during all public business hours who will be responsible for the entertainment activities. The general manager and any newly/subsequently hired manager(s) of the licensed premise shall obtain an ABC Manager's Permit, and the City of Santa Fe Springs' Director of Police Services shall be provided a copy of said Manager's Permit including the name, age, residential address, and related work experience of the intended Manager prior to the Manager assuming manager responsibilities.
 10. That, as a minimum standard, during the closing time and 30 minutes after the established closing time, the applicant/licensee shall provide a security guard whose sole purpose is to patrol the parking lot and around the establishment to maintain order therein; and prevent any illicit or nuisance activity, including activity that could interfere with the quiet and calm of nearby residents or businesses.
 11. That it shall be unlawful for any person who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
 12. That the security personnel shall not perform any law enforcement functions. Security personnel shall report immediately to the Whittier Police Department all incidents in which a person could be charged with a misdemeanor or a felony offense.
 13. That security personnel, as well as the owner, corporate officers, and managers shall cooperate fully with all city officials, law enforcement personnel and code enforcement officers and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 14. That no change or alterations to the approved entertainment format or content shall occur without prior written approval from the Director of Police Services.
 15. That all existing exit signs shall continue to be maintained and illuminated at all times per California Fire Code 2501.15.

16. That the audible entertainment provided shall not be audible beyond the exterior of the building
17. That a copy of these conditions shall be posted and maintained with a copy of the City Business License and Fire Department Permits, and shall be located in a place conspicuous to all employees of the location.
18. That the applicant shall provide adequate professional security for the entertainment provided or any special event and/or private parties.
19. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit.
20. That in the event the owner(s) intend to sell, lease, or sublease the subject the business operation or transfer the subject Permit to another party, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
21. That this Permit shall be subject to a compliance review in one year, no later than June 9, 2015, to ensure the entertainment activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
22. That Entertainment Conditional Use Permit Case No. 15 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
23. That it is hereby declared to the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated the Permit shall be subject to the revocation process at which time the privileges granted hereunder shall be terminated.
24. That vending machines, water machines, pay telephones, and other similar equipment shall not be placed outdoors whereby visible from the street or adjacent properties.
25. That streamers, banners, pennants, whirling devices, or similar objects that wave, float, fly, rotate, or move in the breeze shall be prohibited unless approved by the Director of Planning.
26. That the owner/operator must receive approval by the Director of Police Services for the installation of all pay telephones on the premises and such telephones shall not be capable of receiving calls.

27. That the owner/operator 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 and all other applicable codes and regulations.
28. It is hereby declared to be the intent that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



Thaddeus McCormack
City Manager

Attachments:
Location Map
Application



City of Santa Fe Springs

Location Map

Bruce's Restaurant
12623 Imperial Highway



City of Santa Fe Springs
Department of Police Services
 11576 Telegraph Road • Santa Fe Springs, CA 90670 • (562) 409-1850 • Fax (562) 409-1854
Supplemental Application for an
Entertainment Conditional Use Permit

This application is to be completed as a supplement to a full Conditional Use Permit application filed with the City Department of Planning and Development.

Circle One: Corporation Partnership Sole Proprietor

1. Applicant's Name: Sean Ann Mayer

Doing Business As: BRUCE'S PRIME RIB & SPIRITS, INC

Business Address As: 12623 IMPERIAL HWY Phone: (361) 884-4660

Mailing Address: SAME

Residence Address: 9910 Molly Knoll Ave Phone: (714) 349-5192

47 F 5'8" 175 Blue Blond 12/12/66 Calif (346) 5158
 Age Sex Ht. Wt. Eyes Hair Date of Birth Place of Birth Drivers Lic. #

If the proposed permittee is a corporation, please list the names and addresses of the principal corporate officers.

Name	Address
<u>Blanche Mayer</u>	<u>15764 E. Mar Vista Whittier, Ca</u>
<u>Sean Mayer</u>	<u>9910 Molly Knoll Ave Whittier, Ca</u>

Have you ever been convicted of a criminal charge other than minor traffic violation? (Circle one)
 Yes No

If yes, complete the following:

Court _____ Date: _____

Charge _____ Disposition: _____

2. Give name and Address of owner or owners of premises:

Blanche Mayer / Bruce Mayer

10. Give days and hours during which alcohol sales are to be conducted:

Mon 11-10 Tue 11-12 Wed 11-12
Thurs 11-12 Fri - 11-1:30 a.m. Sat 5pm-1:30 a.m.
Sun 4pm-11pm

11. Do you presently hold an alcoholic beverage control license?(Circle one) ☒ Yes ☐ No

If yes, give location and license number: SAME ADDRESS

21 21525 Y # 103613

12. What type of entertainment or amusement will be conducted? Band Friday & Saturday

Karaoke Tue & Thurs (Sometimes Band on Wed or Fri)

Sun Blues band Sometimes 4pm to 8pm. Once a month belly dancer troupe performs

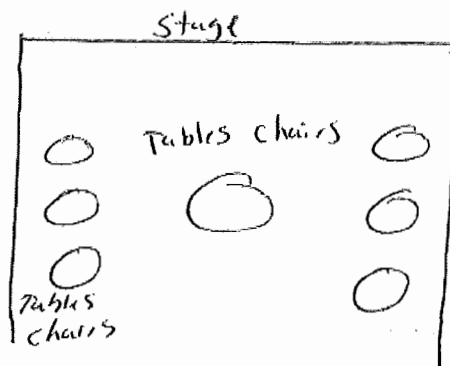
13. Please list the number of performers of entertainers that are to be engaged in this activity. 4-6

14. Will the conduct or performance of amusement be restricted to a stage, platform or other fixed location

Upon the premises?(Circle one) ☒ Yes ☐ No

If no, please explain: _____

Please produce a sketch of the premises clearly designating the entertainment or amusement area in the space provided below or on a separate document.



Application is hereby made by the undersigned for a Conditional Use Permit in the property located at: (Give the street address, or, if no address, give the distance from the nearest cross streets.)

12623 E. Imperial Hwy
Santa Fe Springs, Ca
90670

The correct legal description of the property involved: (Include only the portion proposed to be utilized for the Conditional Use Permit. If the description is lengthy, attach a supplementary sheet.)

Record owner of the property: Bruce & Blanche Mayer
Name: Blanche Mayer Phone No. (562) 947-4520
Mailing Address: 15764 E. Mar Vista St Whittier, Ca 90605
Date of Purchase: 1970

Is this application being filed by the record owner? Yes
(If filed by anyone other than the record owner, written authorization signed by the owner must be attached to this application.)

Representative authorized by the record owner to this file application:
Name: Sean Mayer Phone No. (714) 349-5192
Mailing Address: 9910 Mollyknot Ave Whittier, Ca 90603
Describe any easements, covenants or deed restrictions, controlling the use of the property:

The Conditional Use Permit is requested for the following use:
(Describe in detail the nature of the proposed use, the buildings and other improvements proposed.)



City of Santa Fe Springs

City Council Meeting

June 12, 2014

ORDINANCE FOR PASSAGE

Ordinance No. 1056 - Zone Change Case No. 135

A request by the applicant, Mission Linen Supply, to change the zoning designation for the properties located at 11904 and 11920 Washington Boulevard within the Washington Boulevard Redevelopment Project Area from M-1-BP, Light Manufacturing- Buffer Parking to M-1, Light Manufacturing.

Note: The Zone Change request is being processed in conjunction with Tentative Parcel Map 72616, a request to consolidate four contiguous parcels (APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024) into one lot. (Mission Linen Supply).

RECOMMENDATIONS

That the City Council:

1. Find that Zone Change Case No. 135 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;
2. Find that Zone Change Case No. 135 involving the proposed Change of Zone from M-1-BP, Light Manufacturing-Buffer Parking zone to M-1, Light Manufacturing zone is consistent with the City's General Plan;
3. Find that the 3.009± acres property is suitable for the requested Change of Zone from M-1-BP, Light Manufacturing-Buffer Parking to M-1, Light Manufacturing; and
4. Adopt Ordinance No. 1056 and pass its final reading on Zone Change Case No. 135.

BACKGROUND

The subject site is made up of four (4) separate assessor's parcels measuring approximately 3-acres in area and located approximately 600 feet west of the Washington Boulevard and Sorensen Avenue intersection at 11904-11920 Washington Boulevard (APN: 8169-002-003, 8169-002-004, 8169-002-006 and 8169-002-024). The two northern parcels at the subject site are zoned M-1-BP (Light Manufacturing-Buffer Parking) while the two southern lots are zoned M-1 (Light Manufacturing). The zone change request is being processed in conjunction with Tentative Parcel Map 72616, a request to consolidate all four assessor's parcels into one lot measuring approximately 3-acres in area.

The subject site has been owned by Mission Linen Supply for over 50 years. Previously, the site was used as a commercial laundry facility. Several years ago all the onsite buildings and other improvements were demolished and the land was environmentally tested and characterized. The site was found to be contaminated and the property owner, with oversight from the Regional Water Quality Control Board (RWQCB), voluntarily and pro-actively initiated the process of removing the

contaminants from the surface and underlying groundwater. At this point, the remediation phase of the project is nearing completion and the RWQCB is soon expected to issue a "No Further Action Required" letter for the property.

The site itself dates back to a time before the incorporation of the City of Santa Fe Springs (City); consequently, the configuration of the property does not conform to most modern industrial sites in the City. The property is comprised of four (4) contiguous parcels and access is provided off of Washington Boulevard as well as by an alley that lies along the western portion of the site. No new development is proposed in conjunction with this request at this time.

RELATED ENTITLEMENTS

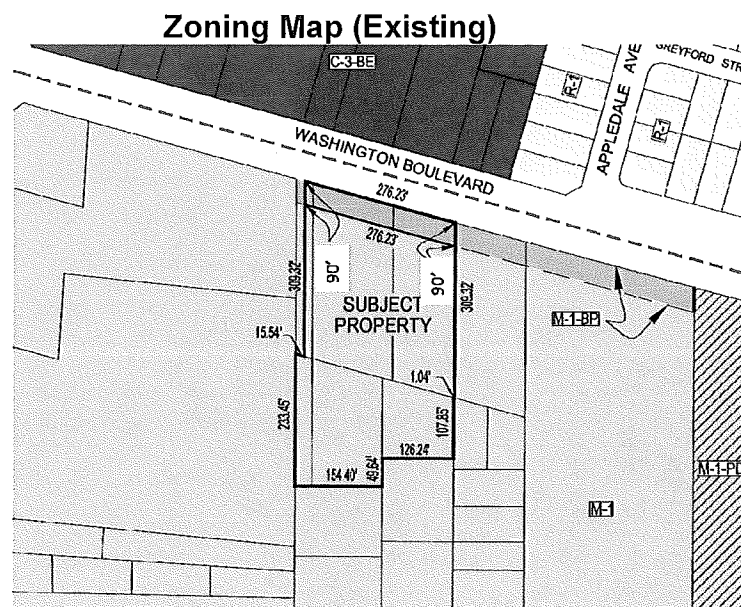
In addition, to the change of zone request, the applicant is also requesting approval of Tentative Parcel Map No. 72616 for the purpose of consolidating four (4) existing assessor's parcels, that make-up the subject site, into one lot.

STREETS AND HIGHWAYS

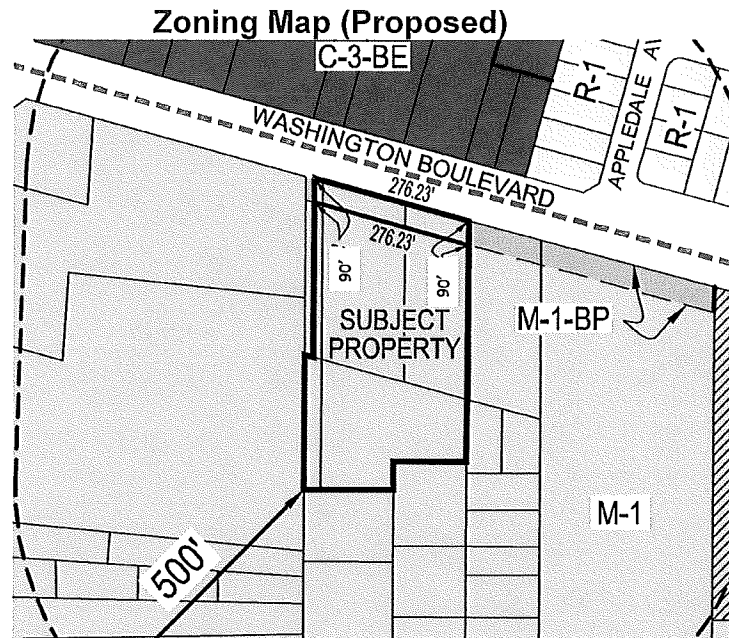
The main entrance to the site is provided off of Washington Boulevard. A secondary entrance and an additional access point can be provided off of an existing alley located along the west side of the property's boundary. Washington Boulevard is designated as a "Major" arterial within the Circulation Element of the City's General Plan.

ZONE CHANGE REQUEST

The subject property, as well as the two properties immediately to the east are zoned M-1-BP, Light Manufacturing-Buffer Parking. The properties to the north are located in unincorporated Los Angeles County; and the properties to the south and west are zoned M-1, Light Manufacturing.



The zone change request is proposing to rezone the existing site from M-1-BP (Light Manufacturing-Buffer Parking) to M-1 (Light Manufacturing). The portion of the property proposed to be rezoned is located on the northern-most portion of the site and measures approximately 276.23 feet (wide) by 90.00 feet (in depth) and lies along Washington Boulevard.



GENERAL PLAN LAND USE DESIGNATION

The general plan land use designation for the site is "Industrial." Properties to the south, east and west, also have a general plan land use designation of "Industrial." The properties to the north are located within unincorporated Los Angeles County.



PLANNING COMMISSION

The Planning Commission held a Public Hearing on May 12, 2014, pertaining to the proposed zone change request. There were no inquiries or objections from the public. The Planning Commission adopted Resolution No. 45-2014 recommending that the City Council approve said request.

LEGAL NOTICE OF PUBLIC HEARING

In accordance, with the requirements of Sections 65090 and 65854 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code, the proposed Zone Change (ZC Case No. 135) was noticed for Public Hearing. Legal notice of the Public Hearing for the Zone Change was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 30, 2014. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center on April 30, 2014, and published in a newspaper of general circulation (Whittier Daily News) on May 2, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. Additionally, the Public Hearing notice was posted on the subject site.

ZONING ORDINANCE REQUIREMENTS

Section 155.825 of the Zoning Regulations stipulates that, in considering any request for a change of zone, the Commission shall satisfy itself that the following conditions prevail before recommending that the change be granted:

1. That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.
2. That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.
3. That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.
4. That the proposed change of zone will not adversely affect the master plan of the city.

FINDINGS

1. *That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.*

The subject site is currently zoned M-1-BP (Light Industrial- Buffer Parking). The applicant is requesting to change only the northern-most portion of the property from BP (Buffer Parking) to M-1 (Light Industrial) in order to establish

a single designation throughout the entire lot. The rezone is consistent with the "Industrial" land use classification established by the City's General Plan which would allow for a variety of small and medium size warehousing and distribution uses. Many of the surrounding lots are industrial in nature and this request assists with creating more developable industrial land which "in Santa Fe Springs is rapidly being depleted" (Santa Fe Springs General Plan, Land Use Element, Pg. 6). The consolidation and zone change assist in further creating industrial developable land which has been a trademark of the City and is consistent with already surrounding established land uses.

2. *That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.*

As indicated before, the majority of the existing site is zoned M-1 which is consistent with the zoning designation for many of the surrounding lots. The rezone proposing to rezone the BP designation to M-1 is consistent with the area in that most of the properties in the vicinity are zoned M-1. The uses that will be allowed as a result of the zone change will be uses that are consistent with the General Plan as well as the City's Zoning Ordinance. The wide street width on Washington Boulevard will also assist with mitigating any harmful effects that may potentially be generated by future uses. In all, the site is suited for a wide variety of Light Industrial uses which are already allowed within the adjacent lots.

3. *That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.*

No new development or uses are proposed along with this request. This request only proposes to rezone a portion of an existing property from M-1-BP to M-1. No detrimental impacts are expected to be generated with this project in that, no new construction or development is proposed at this time. The change of zone will permit the property in question to enjoy the same land use privileges that exist on neighboring properties.

4. *That the proposed change of zone will not adversely affect the master plan of the city.*

The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work and frequent Santa Fe Springs.

The General Plan consists of seven mandatory elements, including: 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation

and 7) Noise. There is no evidence to suggest that the proposed Zone Change will *adversely affect the master plan of the city*. As indicated earlier, the general plan land use designation and the proposed change of zone will be consistent with one another, in that, they are both industrial.

The following table (Table 2) illustrates how the proposed Change of Zone will be consistent with the goals and policies of the General Plan.

Table 2
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	The zone of the subject site proposes to facilitate the sale and possible future development of said site which will assist in enhancing property values as well as the City's tax base.
	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The change of zone for the site will create a lot with one single zoning designation that is consistent throughout. This will provide more development potential for industrial development which would otherwise be limited by the front yard setback requirement by the BP zoning designation.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The change of zone request will support and encourage the potential future development of the industrial zoned property within city limits.
Noise	Policy 3.2: Continue to minimize the impacts of construction noise on adjacent land uses through limiting the permitted hours of activity.	No construction is proposed at this time, however, once a new development is approved all construction activities will be consistent with the permitted hours established in the City's noise ordinance.

STAFF REMARKS

The purpose of the Buffer Parking (BP) Zone is to provide adequate open space and to insure proper distance between industrial or commercial zones and adjoining areas where separation of uses may be desirable. The BP Zone may also be used to designate off-street parking areas for automobiles where the mandatory open space would serve as a means of reducing conflicts between adjoining uses and to facilitate the safe and proper movement of vehicles within the property and upon entering or leaving adjoining streets. It is believed that primary reason that the BP designation was incorporated onto the Washington Boulevard corridor was to generate a buffer between industrial uses lying on the south side of Washington Boulevard and the

residential uses to the north located within unincorporated Los Angeles County. The zone change request is proposing to eliminate the Buffer Parking zone designation which will reduce the front yard setback requirement from the required 90 feet (depth of the BP designation along Washington Boulevard) to 30 feet or the height of the new building, whichever is greater (per Section 155.218 of the SFSMC).

The subject site is one of three remaining M-1-BP zoned properties along Washington Boulevard and is the only remaining property to be developed. Although the intent of the BP designation is to create off-street parking areas as well as generate buffer areas between industrial uses and sensitive receptors, the 90-foot front yard setback is a standard that is typically not mandatory for M-1 zoned lots. The setback requirement associated with the BP designation, therefore, reduces the buildable area for the subject site. Moreover, neither of the already developed properties to the east currently conform to the 90 foot setback requirement. In fact, the two properties to the east of the subject site are developed with buildings within the BP zoned portion. Finally, unlike many other streets which are designated with the BP zone, Washington Boulevard is considered a Major arterial with a public right-of-way measuring approximately 100 feet in width. The street width helps in mitigating potential impacts that may be generated by any future development.

Additionally, the benefits associated with the BP designation can be obtained through the implementation of an effective site plan design that addresses nuisances from impacting nearby sensitive receptors and dwellings. No new development is proposed with this request, however, any future development will be required to comply with the Santa Fe Springs Zoning Regulations including, but not limited to as parking requirements to assure that sufficient on-site parking will be provided for employees and patrons. Moreover, any new development will require approval of a Development Plan Approval and will be required to go before the Planning Commission for consideration and approval. Lastly, although the adjacent properties to the east have been developed with buildings which encroach onto the BP designation area no complaints have been received from the neighboring residents in relation to parking, noise or any other environmental impacts. This, in its entirety, helps to substantiate the finding that the proposed rezone will be harmonious with the surrounding properties while not unduly limiting the potential development of the subject site.

Based on the reasons enumerated above, Staff believes that Zone Change Case No. 135 meets and satisfies the criteria for the subject change of zone request.


Thaddeus McCormack
City Manager

Attachments:
Aerial Photograph
Ordinance No. 1056

Aerial Photograph



Zone Change Case No. 135

11904 & 11920 Washington Boulevard, Santa Fe Springs

ORDINANCE NO. 1056

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING TITLE 15 OF THE CODE OF ORDINANCES OF THE CITY, "THE ZONING ORDINANCE" OF THE CITY, BY CHANGING THE ZONING DESIGNATION FOR THE SUBJECT PROPERTY LOCATED AT 11904 & 11920 WASHINGTON BOULEVARD FROM M-1-BP, LIGHT MANUFACTURING-BUFFER PARKING TO M-1, LIGHT MANUFACTURING (ZONE CHANGE CASE NO. 135).

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

Section 1. Attached hereto and, by this reference, made a part hereof, is a map entitled "Exhibit A – Summary of Changes." The property which is the subject of this Ordinance is shown on said map as currently being in the M-1-BP, Light Manufacturing-Buffer Parking, zone.

Section 2. Title 15 of the Code of Ordinances of the City of the City of Santa Fe Springs, which chapter is the Zoning Ordinance of the City, is amended by placing the property shown upon Exhibit A as being in the M-1, Light Manufacturing, zone.

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 AND ADOPTED THIS 12th DAY OF JUNE, 2014 BY THE FOLLOWING ROLL CALL VOTE:

AYES:

NOES:

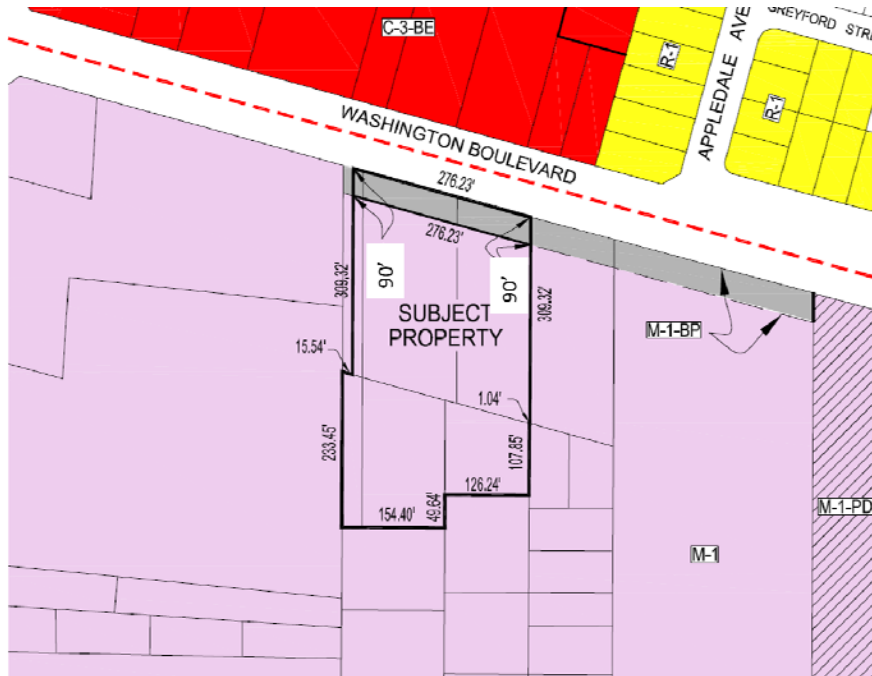
ABSENT:

MAYOR

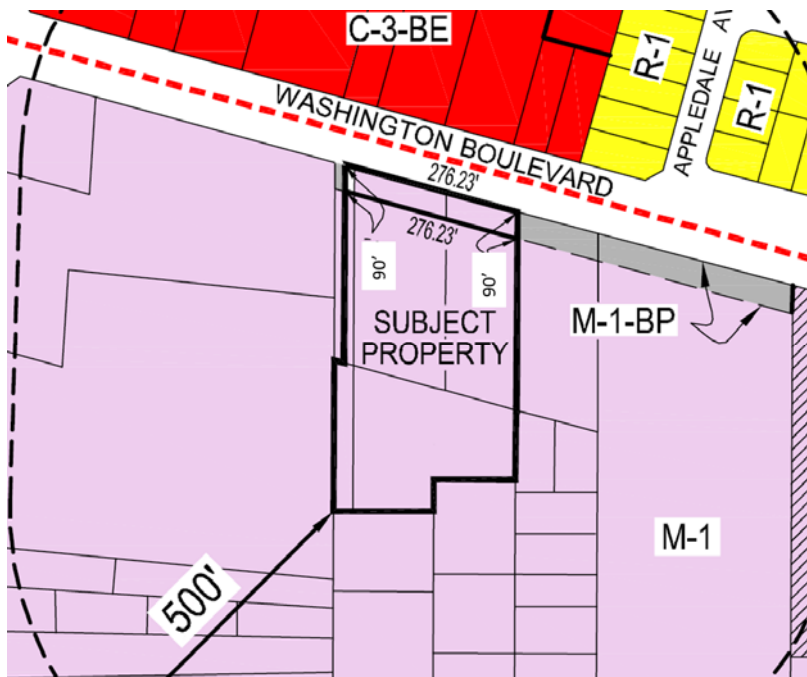
ATTEST:

CITY CLERK

Exhibit A
Summary of Changes
Existing Zoning Map



Proposed Zoning Map





City of Santa Fe Springs

City Council Meeting

June 12, 2014

ORDINANCE FOR INTRODUCTION

Ordinance No. 1057 – An Ordinance of the City of Santa Fe Springs Repealing Chapter 101 of the City Code (Local Regulation of Sex Offenders)

RECOMMENDATIONS

That the City Council waive further reading and introduce Ordinance No. 1057 which repeals Chapter 101 of the City Code pertaining to local regulation of sex offenders.

BACKGROUND

On April 22, 2010, the City Council adopted Ordinance No. 1013 adding Chapter 101 of the Santa Fe Springs Municipal Code, entitled "Establishing Residency Restrictions for Registered Sex Offenders." This ordinance created certain restrictions on registered sex offenders from being within 300 feet of a "Child Safety Zone," which under the ordinance includes schools, day care centers, libraries, and parks.

In January 2014, the Fourth District of the California Court of Appeal decided the case of *People v. Nguyen*, (Cal. App. 4th Dist. Jan. 10, 2014). In *Nguyen*, the Court of Appeal held that an ordinance in the City of Irvine that prohibited registered sex offenders from entering city parks without written permission from the Chief of Police was invalid because it was preempted by State law. The Court of Appeal, in an almost identical but unpublished case, *People v. Godinez*, 2014 Cal. App. Unpub. LEXIS 159 (January 10, 2014), Appellate Court Case No. G047657, also held a similar ordinance enacted by the County of Orange to be preempted by State law. In both cases, the Court of Appeal held that the Legislature's enactment of a comprehensive statutory scheme regulating the daily lives of sex offenders, including places they are allowed to go, indicates the Legislature's intent to occupy the entire field of sex offender regulation to the exclusion of additional local restrictions. As a result, the court held the local laws were preempted and invalid.

After the Court of Appeal's rulings, the Orange County District Attorney filed petitions in the California Supreme Court seeking review of both cases. On April 23, 2014, the Supreme Court declined to review the cases. Accordingly, the Supreme Court's action leaves intact the rulings that the California Legislature had established a "complete system" for regulating a sex offender's daily life.

Since the Court of Appeals decisions in *Nguyen* and *Godinez*, the City has received correspondence from an organization called California Reform Sex Offender Laws threatening that a lawsuit will be filed if the City does not repeal Chapter 101. An informal survey indicates that at least 18 California cities have been sued regarding their local regulations and at least 28 cities have repealed their sex offender regulations or stopped all enforcement in anticipation of doing so.

While the Santa Fe Springs ordinance can be differentiated from the City of Irvine and County of Orange ordinances, the recent court decisions make the legal defensibility of the ordinance problematic. Furthermore, the recent court decisions and the action by the Supreme Court make it very likely that the City will be sued in an effort to invalidate the ordinance.

Based on the above facts, and because Chapter 101 has not been enforced for several months since being put on notice by a civil liberties organization of their intent to challenge the constitutionality of Chapter 101 pending the outcome of the abovementioned court cases, it is recommended that Chapter 101 of the City Municipal Code be repealed. In so doing, it should be pointed out that section 3003.5 of the California Penal Code, commonly referred to as Jessica's Law, would still be enforceable at the local level. Section 3003.5 states:

Section 3003.5.

(a) Notwithstanding any other provision of law, when a person is released on parole after having served a term of imprisonment in state prison for any offense for which registration is required pursuant to Section 290, that person may not, during the period of parole, reside in any single family dwelling with any other person also required to register pursuant to Section 290, unless those persons are legally related by blood, marriage, or adoption. For purposes of this section, "single family dwelling" shall not include a residential facility which serves six or fewer persons.

(b) Notwithstanding any other provision of law, it is unlawful for any person for whom registration is required pursuant to Section 290 to reside within 2000 feet of any public or private school, or park where children regularly gather.

(c) Nothing in this section shall prohibit municipal jurisdictions from enacting local ordinances that further restrict the residency of any person for whom registration is required pursuant to Section 290.


Thaddeus McCormack
City Manager

Attachments:

Ordinance No. 1013 (Adopted May 13, 2010)

Ordinance No. 1057

ORDINANCE NO. 1013

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

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

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

CHAPTER 101: LOCAL REGULATION OF SEX OFFENDERS

101.01 DEFINITIONS.

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

- A. “Child” or “children” means any person(s) under the age of eighteen years of age.
- B. “Child safety zone” means and includes any area located within three hundred feet from the nearest property line of a child care center, public or private school (grades K through 12), park, public library, commercial establishment that provides a child’s playground either in or adjacent to the establishment, a location that holds classes or group activities for children, and/or any school bus stop.
- C. “Loiter” means to delay, linger, or idle about a child safety zone with the intent to commit a sex offense for which registration is required under Penal Code Section 290.
- D. “Owner’s authorized agent” means any natural person, firm, association, joint venture, joint stock company, partnership, organization, club, company, limited liability company, corporation, business trust, manager, lessee, servant, officer, or employee, authorized to act for the property owner.
- E. “Park” means and includes any areas owned, leased, controlled, maintained, or managed by a public entity which are open to the public where children regularly gather and which provide recreational, cultural, and/or community service activities including, but not limited to, playgrounds, playfields, and athletic courts.
- F. “Permanent resident” means any person who, on a given date, has obtained a legal right to occupy or reside in, or has already, as of that date, occupied or resided in, a single-family dwelling, two-family dwelling, or multifamily dwelling, or a hotel or motel, for more than thirty consecutive days.
- G. “Property owner” means and includes the owner of record of real property, as

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

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

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

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

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

101.02 CHILD SAFETY ZONE.

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

101.03 RESIDENTIAL EXCLUSION ZONE.

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

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

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

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

101.05 HOTELS OR MOTELS.

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

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

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

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

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

101.07 RESPONSIBLE PARTY PROHIBITION—HOTELS OR MOTELS.

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

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

101.08 PUBLIC NUISANCE AND EVICTION REQUIREMENTS.

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

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

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

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

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

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

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

101.09 HOTELS AND MOTELS—SIGNAGE REQUIREMENT.

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

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

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

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

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

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

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

posted at all times and for the entire duration of time of the registered sex offender's occupancy at the hotel or motel.

101.10 PENALTY AND ENFORCEMENT.

Notwithstanding any other penalty provided by this code or otherwise by law, any person who violates this chapter shall be guilty of a misdemeanor. In addition, the city prosecutor or city attorney may enforce any violation of this chapter by means of a civil enforcement process through a restraining order, a preliminary or permanent injunction, or by any other means available by law. The city prosecutor or city attorney may be awarded costs, including the costs of investigation and discovery and reasonable attorney's fees, in connection with such civil enforcement process.

101.11 APPLICABILITY.

The provisions of this chapter shall not apply to:

A. Tenancies or other occupancies which commenced prior to the effective date of this ordinance, or to the renewals of any such tenancies or occupancies; or

B. A registered sex offender who established a residence within the city prior to the effective date of the ordinance codified in this chapter.

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.

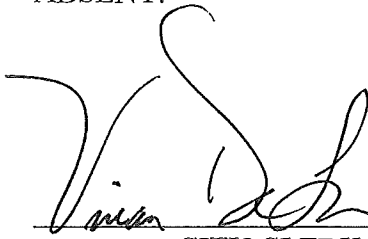
Section 3. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage hereof.

PASSED and ADOPTED this 13th day of May, 2010 by the following roll call vote:

AYES: Rounds, Trujillo, Serrano, González, Putnam

NOES:

ABSENT:



DEPUTY CITY CLERK



MAYOR

ORDINANCE NO. 1057

**AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS
REPEALING CHAPTER 101 OF THE CITY CODE
(LOCAL REGULATION OF SEX OFFENDERS)**

WHEREAS, recent court decisions have clarified that the State's regulation of sex offenders largely preempts local regulation of sex offenders,

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

SECTION 1. Chapter 101 of the City Code is hereby repealed.

SECTION 2. 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.



City of Santa Fe Springs

City Council Meeting

June 12, 2014

NEW BUSINESS

Introduction and Discussion of City's Proposed Fiscal Years 2014-15 and 2015-16 Budget and Related Items

RECOMMENDATION

That the City Council give staff direction regarding revenue and expenditure matters included in the Fiscal Years 2014-15 and 2015-16 Proposed Budget.

BACKGROUND

It is my pleasure to present the Fiscal Year (FY) 2014-15 and FY 2015-16 Two-Year Proposed Budget. This budget is the result of several months of work, including long and intense work with the various City Council Budget Sub-Committees. This budget cycle in some ways represents a return to normalcy, but in other ways is still tinged with echoes of the monumental fiscal challenges that the City has had to contend with over the last few years; namely, the loss of Redevelopment and the difficult challenge of rising employee benefit and retirement costs.

On the positive side, we continue to see slow, but steady, growth in most of our major revenue streams. That notwithstanding, the City, along with every city in the State, is and will continue to be challenged with increased Public Employee Retirement System (PERS) pension costs over the next three to five years, due largely to the more realistic and responsible approach that the PERS Board is now taking in terms of more thoroughly and accurately accounting for actual costs of employee benefit and pension costs. While the actions of the PERS Board are to be applauded for increasing the long-term viability and sustainability of the PERS system, it does not come without a cost. And, the cost for Santa Fe Springs for FY 2014-15 alone will exceed \$1 million. It should be said that the agreed-upon contributions that our employee groups have made over the last three years have better positioned the City to weather the storm that we expect to experience over the next three to five years. To be sure, had the City Council not adjusted to the downturn in the economy and the devastating loss of Redevelopment over the last three years so forthrightly, the next few years of expected PERS increases would undoubtedly wreak considerable havoc on the City's finances in a way that would call in to question our ability to maintain fiscal solvency.

With the above in mind, the City has proceeded through the budget preparation process with an outlook of "cautious apprehension." That is to say, the era of austerity that was needed to adjust to the loss of Redevelopment is behind us, but conversely, we are not in the position to make significant expansion to City operations, especially in a way that would aggravate our PERS liability. Where



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we find ourselves is in a position to continue the work of the last two years in rebuilding our revenue base in a way that enhances our ability to sustain the level of service that we provide to the public on into the future. Key strategies in that regard are: 1) building the City's reserves to a level that will help lessen the impact of the next downturn in the economy; 2) continuing to reassess what the City's "Core Services" are, so as to ensure that the City's ability to provide those services that only the City can provide are not diminished as a result of "spreading ourselves to thin"; and, 3) looking at ways to broaden and diversify our revenue streams, so as to lessen our dependency on sales tax revenue.

The Proposed Budget for Fiscal Years 2014-15 and 2015-16, I believe, moves us closer to the above objectives. As well, the proposed budget provides an unwavering commitment to making Santa Fe Springs a safe and great place to live, work and play. It furthers the City's mission to deliver exemplary municipal services responsive to our entire community and consistent with our history, culture and unique character. And, it maintains the long-term fiscal sustainability that was so painstakingly achieved over the last two years through the difficult but necessary budget modifications engendered by redevelopment's elimination.

Following is a more detailed review of the budget specifics:

Two-Year Proposed Budget: FY 2014-15 and FY 2015-16

We estimate that the FY 2014-15 and FY 2015-16 General Fund revenues will surpass expenditures by \$189,900 and \$211,500, respectively. For FY 2014-15, it is the anticipated result of approximately \$57.56 million in revenues and \$57.46 million in expenditures. During FY 2015-16, we estimate approximately \$57.64 million in revenues and \$57.45 million in expenditures. While revenues remain relatively strong, projected expenditures (largely fueled by PERS costs) grow at a faster pace. Budgeted City-wide expenditures are offset by utilizing FY 2013-14 one-time revenues to "pre-fund" future year equipment replacement and non-recurring needs.

The following page shows a summary of the Proposed Budget activity for each of the two fiscal years:



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	Final Est. Fiscal Year 2013-14	Proposed Fiscal Year 2014-15	Proposed Fiscal Year 2015-16
Sources:			
General Revenues	\$ 43,397,000	\$ 43,144,000	\$ 44,009,000
<u>Applied Revenues</u>	<u>14,162,100</u>	<u>14,494,000</u>	<u>14,637,000</u>
Total Sources	57,559,100	57,638,000	58,646,000
Uses:			
Departmental Expenditures	\$ 51,561,300	\$ 54,156,400	\$ 56,034,500
Capital Improvement Projects	3,200,000	2,800,000	2,400,000
Non-Recurring *	145,200	341,700	---
PERS Stabilization - Labor	670,000	---	---
PERS Stabilization - Future Rates	100,000	100,000	---
Insurance Stabilization	150,000	50,000	---
Equipment Replacement	435,200	---	---
<u>Equipment Replacement - Prefunding</u>	<u>1,194,500</u>	<u>---</u>	<u>---</u>
Total Uses	57,456,200	57,448,100	58,434,500
Projected Surplus	\$ <u>102,900</u>	\$ <u>189,900</u>	\$ <u>211,500</u>

* FY 2013-14 Final Estimate amount reflects the current year budgetary impact. In December 2013, the City Council set aside \$9.3 million in FY 2012-13 General Fund Reserves toward a payment made under protest to the State Department of Finance (DOF) as part of the statewide dissolution of redevelopment.

Revenues

During FY 2014-15, we are expecting City revenues (not including the Water Utility Fund) to total \$57.6 million. This includes approximately \$43.1 million in "general" General Fund revenues and \$14.5 million in "applied" General Fund revenues that are derived from the operations of specific departments and allocated to offset those same departmental expenditures. While in FY 2014-15 General Fund revenues are projected to be about the same as the current year estimate, the following year is projected to generate about \$1 million in revenues. This is largely due to sales tax revenues increasing about \$600,000 from the prior year.

The graph on the following page illustrates an overall view of the City's revenues for each of the next two fiscal years.

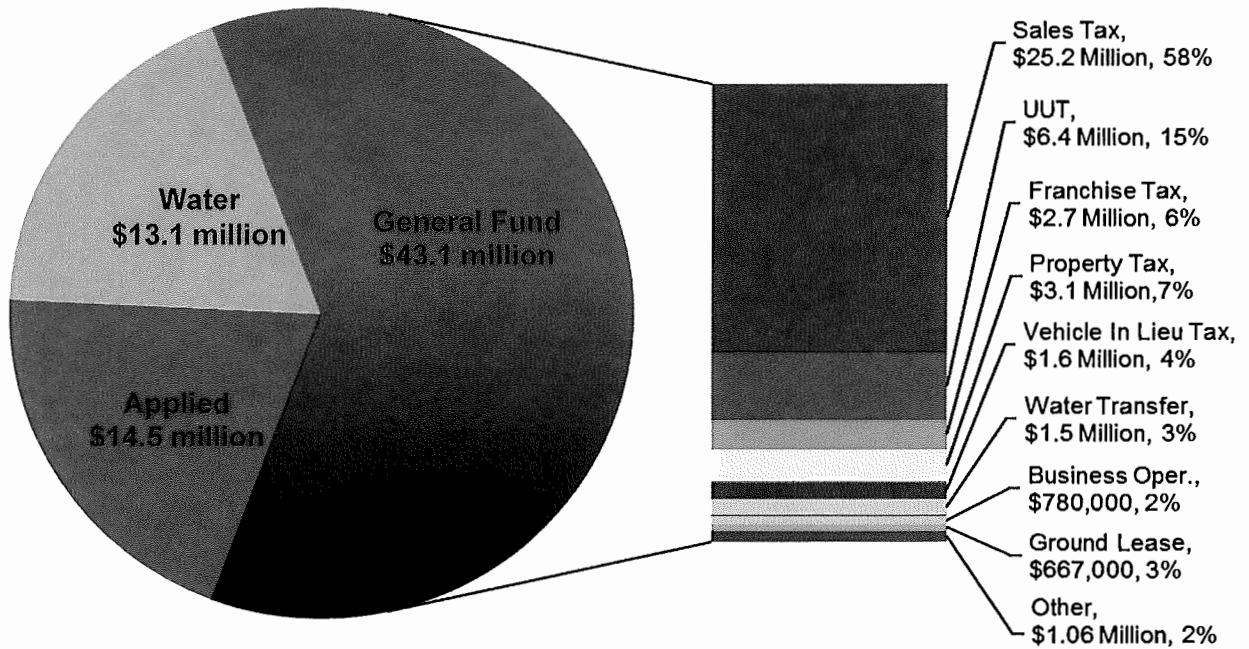


City of Santa Fe Springs

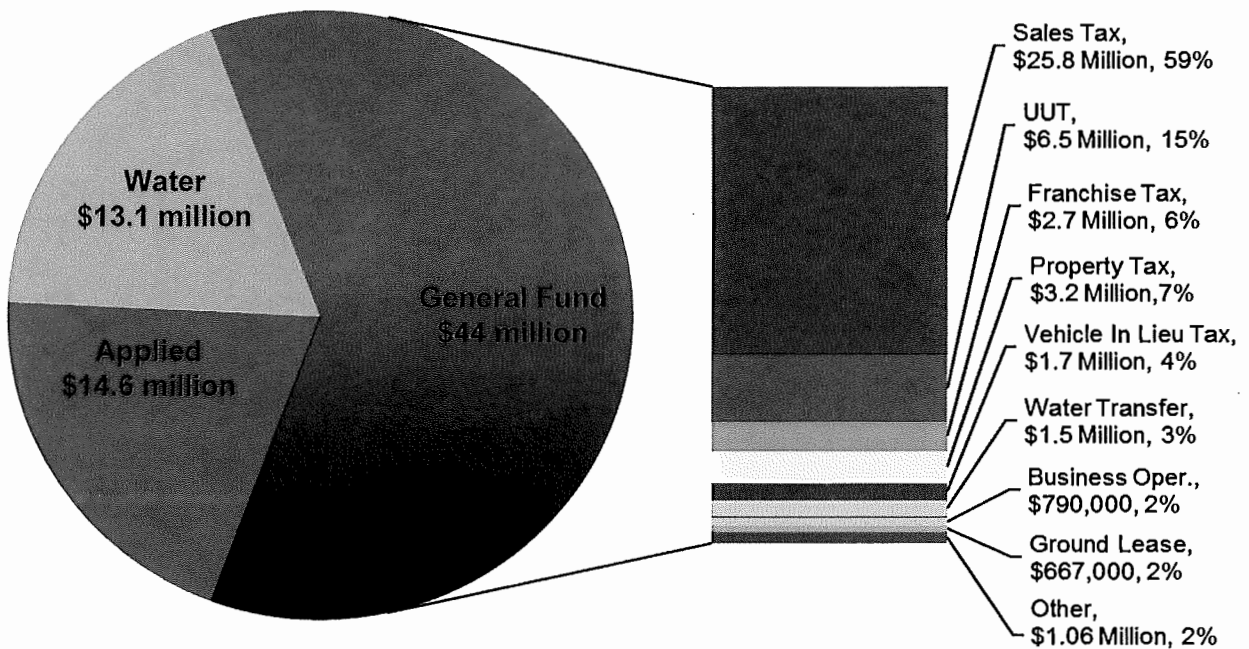
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FY 2014-15 City Revenues - \$70.7 Million



FY 2015-16 City Revenues - \$71.7 Million





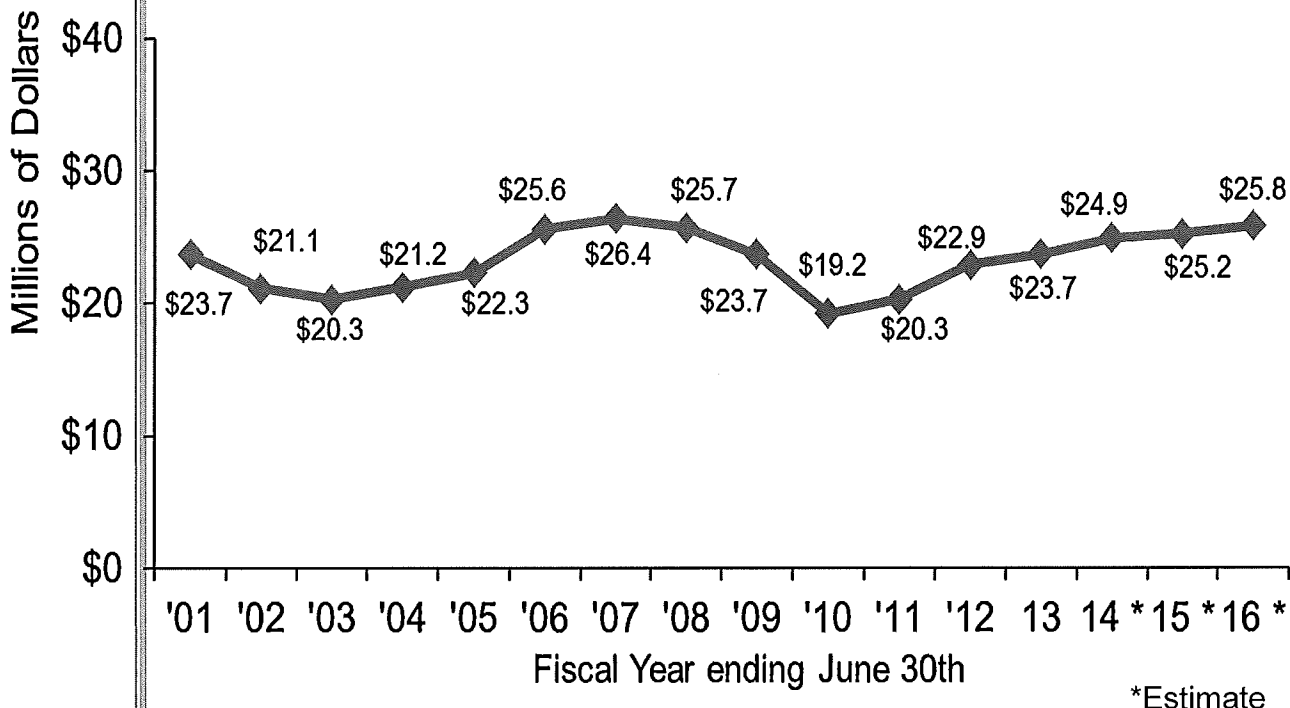
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Sales Tax Revenue – Historically, the City has benefitted greatly from the large business community and the sales tax revenue generated. Conversely, during the “Great Recession” the City’s revenues were disproportionately impacted by the downturn in the economy. Since then, modest gains have provided for a slow but steady rise and overall a favorable trend upward.

Sales Tax Revenue History



Utility User's Tax - The addition of the Utility User's Tax in late 2010 has continued to provide much-needed revenue diversification that reduces the City's reliance on Sales Tax Revenue and the disproportionate impact an economic downturn has on the City of Santa Fe Springs compared to other communities. The City anticipates receiving \$6.4 million and \$6.5 million during FY 2014-15 and FY 2015-16, respectively.

Other Revenues – The passage of Measure S in November 2013 provided for an updated and equitable Oil Barrel Tax to be applied to those companies extracting oil from beneath Santa Fe Springs. A combination of the new rate and more oil



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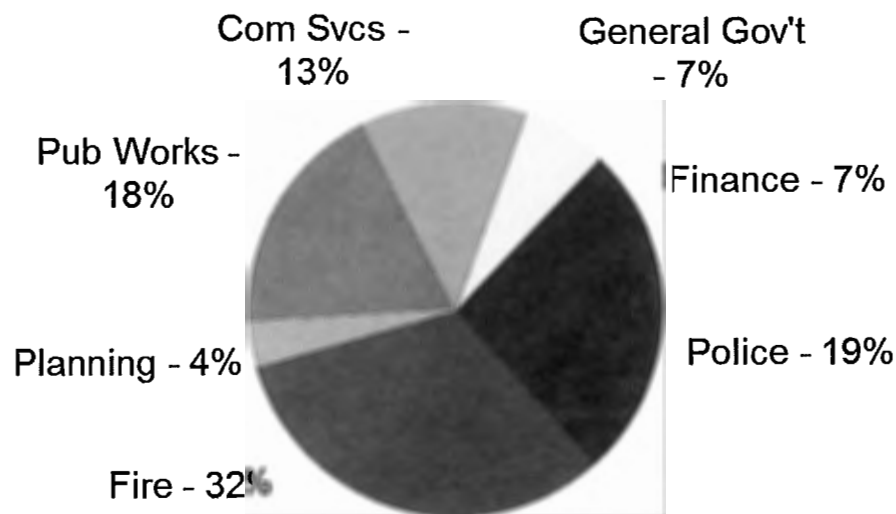
being produced is estimated to result in an estimated 45.5% increase in revenue. In addition, the City will see a near 50% increase in interest earnings as a result of the realization of revenues from two Community Facility Districts. Unfortunately, the City's overall interest earnings are so low that the 50% increase only represents \$44,000 in new revenue.

Expenditures

General Fund expenditures and fund transfers are expected to total approximately \$57.5 million in FY 2014-15, or about the same amount as the current year. In FY 2015-16, we can expect a total of \$58.4 million or about \$1 million more than currently expended. The growth is almost exclusively in the operating departments and attributed to higher pension costs.

Departmental expenditures are estimated at \$54.2 million in FY 2014-15 and \$56 million in FY 2015-16. As previously mentioned, applied revenues offset departmental expenditures. In FY 2014-15, applied revenues of \$14.5 million will offset the \$54.2 million in gross expenditures for a net department "cost" of approximately \$39.7 million. The three largest department expenditure components (based on gross expenditures) are Fire, Police, and Public Works. Combined, the amounts spent on public safety (Police and Fire-Rescue Departments) account for slightly more than half of the City's operating expenditures.

Departmental Expenditures - \$54.2 Million



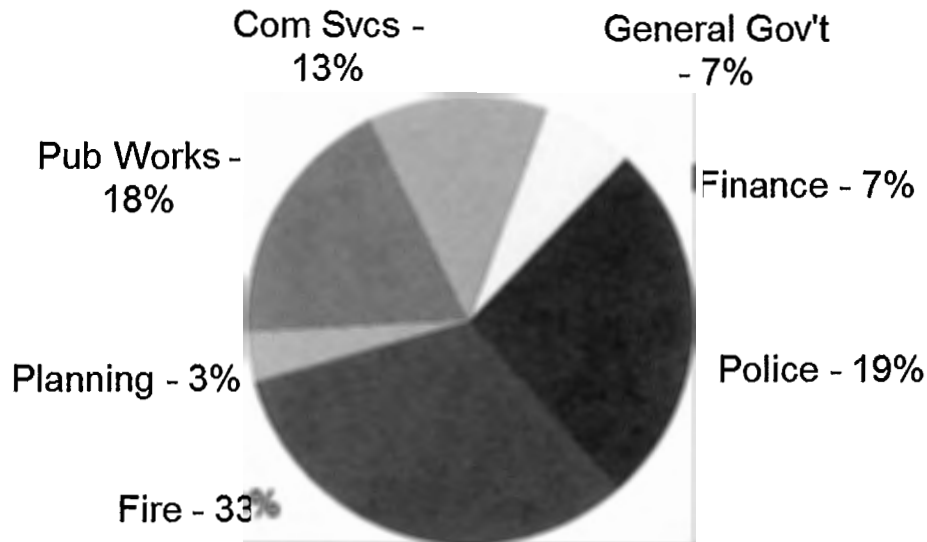


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FY 2015-16 Departmental Expenditures - \$56 Million



The Final Estimate for FY 2013-14 and the Two-Year Proposed Budget include earmarked funds for Capital Improvement Projects, Non-recurring expenditures, City-wide equipment replacement, and set-aside funds to stabilize labor costs, PERS pension rates, and insurance contributions.

Conclusion

As has been made clear over the last few years, the City has been in transition due to the hard-learned lessons of the "Great Recession" and the devastating loss of redevelopment; the overall challenge of the last few years has been, how can the organization emulate the wonderful achievements and outcomes of the past in an environment where we have dramatically fewer fiscal resources and as a result, fewer human resources? The proposed Fiscal Years 2014-15 and 2015-16 Budget succeeds in building back up the City's fiscal health, while moving the City closer to restoring our organizational capacity to the heights we achieved prior to the Great Recession and the elimination of redevelopment. Of course, achieving the same outcomes with fewer fiscal resources requires changing the way we do things in order to gain greater efficiencies.



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In closing, although we are experiencing some signs of optimism in the economy, we must not lose sight of the difficulties we have overcome, nor lose sight of the challenges that are before us. We have succeeded because of the strong partnerships we have developed with residents, businesses, and employees, as well as our collective commitment to shared responsibility and shared sacrifice. That commitment and strategy has gotten us through the eye of the storm. It is incumbent on us to remain vigilant and continue our prudent and "cautiously apprehensive" course.



Thaddeus McCormack
City Manager

Attachment:

Proposed Fiscal Years 2014-15 and 2015-16 Budget (Available in City Clerk's Office)



City of Santa Fe Springs

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June 12, 2014

NEW BUSINESS

Authorize the Disposal of Surplus Vehicles and Equipment by Way of Public Auction

RECOMMENDATION

That the City Council authorize the disposal of eight (8) surplus vehicles, and authorize the City Manager or his designee to proceed with the disposal of the vehicles by way of public auction.

BACKGROUND

The below eight (8) vehicles have met the replacement plan criteria for disposal, are no longer needed, and are eligible for sale at public auction. In general, vehicles meet the disposal criteria at 10 years of age and/or 100,000 miles. Six (6) of the vehicles have been replaced during FY13/14 by Council-approved budget appropriations; and two (2) of the vehicles have been replaced using existing re-purposed vehicles from our fleet. Following is a detailed listing of the vehicles that will be sent to public auction:

Unit	Year	Dept.	Make/Model	VIN#	Mileage
539	2001	Police	Chevrolet Suburban	3GNC26G51G231941	111,000
503	2009	Police	Ford Crown Victoria	2FAHP71V99X135726	99,000
536	2009	Police	Dodge Charger	2B3KA43T69H570548	116,000
537	2009	Police	Dodge Charger	2B3KA43T29H570546	100,000
618	2003	PW	Ford Explorer	1FMZU62K03ZA09015	120,000
631	2006	CM	Ford Five-Hundred	1FAFP25116G113951	120,000
450	1995	PW	GMC 3500	1GDJC34K6SE514039	100,000
616	2002	PW	Ford F-150	1FTRX17WX2KB47131	130,000

FISCAL IMPACT

Proceeds from the sale will be deposited into the vehicle acquisition and replacement activity where vehicle purchases are budgeted.


Thaddeus McCormack
City Manager



City of Santa Fe Springs

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NEW BUSINESS

Fire Station No. 3 Roof Improvements (15517 Carmenita Road) - Authorization to Advertise

RECOMMENDATION

That the City Council take the following actions:

1. Approve the Specifications; and
2. Authorize the City Engineer to advertise for construction bids.

BACKGROUND

The existing roof at Fire Station No. 3 has exceeded its service life and needs to be replaced. Fire Station No. 3 has sustained a substantial amount of water damage due to leaks in the roof. The proposed Fire Station No. 3 Roof Improvements Project, located at 15517 Carmenita Road, includes complete removal of the existing built-up roofing system (approximately 3,690 square feet), re-build HVAC platform to conform with the standard, installation of new 60 mil thermoplastic tri-polymer alloy (TPA) Fleece-Back single ply roof system (or approved equal), remove and replace flashing and counterflashing, and other roofing appurtenances.

The estimated construction cost for the Fire Station No. 3 Roof Improvement project including construction, engineering and inspection, overhead, and contingency is \$69,000. The estimate for the project is derived from the most current cost of similar types of construction projects in the area.

The project specifications are complete and the Public Works Department is ready to advertise for the construction bids for this project, upon City Council approval of the specifications. A copy of the specifications is on file with the City Clerk and is available for public review.

FISCAL IMPACT

The project is funded through General Funds.

INFRASTRUCTURE IMPACT

Preventative maintenance extends the service life of the roofing and is more cost effective than corrective maintenance.


Thaddeus McCormack
City Manager

Attachment:
Site Plan

ARCTIC CR

MOLETTE ST

CORNET WY

FIRESTONE

FIRESTONE

FIRESTONE BL

ALONDRA

CARMENITA RD

PROJECT LOCATION

FIRE STATION NO.3
15517 CARMENITA RD

RADIUS PL

FREWAY (RTE 5)



SITE PLAN



NEW BUSINESS

Approval of Proposed Modifications to the Utility Users Tax (UUT) Funded Capital Improvement Plan (CIP) List

RECOMMENDATION

That the City Council take the following actions:

1. Approve reallocating the following projects from UUT-Funded CIP Project List to the Bond Funded CIP Project List:
 - A. Child Care Center Playground
 - B. Dog Park
 - C. Fire Station No. 4 - Roof Improvement/EOC
 - D. Fire Station Headquarters - Replace Generator
 - E. Police Services Center - Replace Generator
2. Approve adding the following projects to UUT- Funded CIP Project List:
 - A. Bartley Avenue Street Improvements
 - B. Fire Station No. 4 Water/Plumbing Repairs & Landscape Improvements
 - C. Fire Station Headquarters – Parking Lot Slurry Seal

BACKGROUND

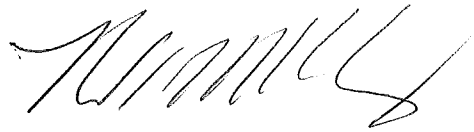
The CIP Subcommittee recommended and City Council approved a UUT-Funded CIP Project List on July 25, 2013. The approved list included the following projects that the CIP Subcommittee has subsequently recommended reallocating to a Bond-Funded CIP Project List:

A. Child Care Center Playground	\$ 19,955
B. Dog Park	\$ 100,045
C. Fire Station No. 4 - Roof Improvement/EOC	\$ 114,825
D. Fire Station HQ - Replace Generator	\$ 354,375
E. Police Services Center - Replace Generator	<u>\$ 111,600</u>
Total	\$ 700,800

As part of the same action the CIP Subcommittee recommended that the following three (3) additional projects be included on the UUT- Funded Project List:

A. Bartley Avenue Street Improvements	\$ 770,000
B. Fire Station No. 4 –Water/Plumbing Repairs & Landscape Improvements	\$ 30,000
C. Fire Station Headquarters Parking Lot Slurry Seal	<u>\$ 45,000</u>
Total	\$ 845,000

The summary list of the "Proposed Modifications to the UUT Funded Capital Improvement Plan List" is attached.



Thaddeus McCormack
City Manager

Attachment:
UUT Funded Capital Improvement Plan List

UUT-Funded Capital Improvement Plan List
June 12, 2014

	Recommended UUT Capital Improvement Project	UUT Capital Improvement Project Estimated Cost
	City Hall - City Wide Facilities	
•	ADA Assessment - Conduct Study	\$ 40,000.00
•	Exterior Painting - Clarke Estate, Activity Center, Civic Plaza	\$ 75,000.00
	Subtotal	\$ 115,000.00
	Community Services Facilities	
•	Wading Pools Resurfacing / ADA Compliance	\$ 157,500.00
•	Wading Pools - Wrought Iron Fencing Replacement	\$ 63,000.00
•	Lakeview Park Restroom Renovation	\$ 110,250.00
•	Activity Center - Flooring	\$ 143,325.00
	Subtotal	\$ 474,075.00
	Public Safety Facilities	
•	Fire Station Roof Improvements - Fire Station No. 3	\$ 69,000.00
•	Fire Station No. 4 - Water/Plumbing Repairs & Landscape Improvements	\$ 30,000.00
•	Fire Station HQ - Slurry Seal Parking Lot	\$ 45,000.00
	Subtotal	\$ 144,000.00
	Streets	
•	Gridley Ave North and South Between Dunning St and Clarkman Ave	\$ 299,028.00
•	Street Light Conversion - Industrial	\$ 456,750.00
•	LED Lighted Crosswalks	\$ 78,750.00
•	Modify Traffic Signal - Slauson / Norwalk (LA County)	\$ 10,300.00
•	Bartley Avenue Street Improvements	\$ 770,000.00
	Subtotal	\$ 1,614,828.00
	Technology Projects	
•	City-wide Area Network Upgrade	\$ 331,250.00
•	Microsoft XP Computer Replacement	\$ 106,000.00
•	Microsoft Office 2003 - Software Replacement	\$ 104,125.00
•	TCH - Audio Visual System Replacement	\$ 57,500.00
	Subtotal	\$ 598,875.00
18	Capital Improvement Projects Grand Total	\$ 2,946,778.00



City of Santa Fe Springs

City Council Meeting

June 12, 2014

NEW BUSINESS

Approval of Bond-Funded Capital Improvement Plan (CIP) Project List

RECOMMENDATION

That the City Council approve the list of Bond-funded CIP projects recommended by the City Council CIP Subcommittee.

BACKGROUND

At the July 25, 2013 meeting, the City Council authorized the CIP Subcommittee to develop a Former Redevelopment Bond Proceeds-Funded CIP list for City Council consideration and action at a future date.

In 2006, the former Community Development Commission issued approximately \$27.6 million in Series A bonds. The bond document specified that the proceeds were to be spent on projects within the boundaries of the Consolidated Redevelopment Project Area. Of the original bond proceeds approximately **\$19.3 million** remain available for eligible projects.

The City recently received a Finding of Completion from the State Department of Finance. Further, the State also approved an Agreement between the City's Successor Agency and the City authorizing the City to spend bond proceeds on capital projects approved by the City Council. This authorization is effective July 1, 2014.

Bond-Funded CIP Project List

The CIP Subcommittee (Councilmembers Rounds and Sarno), has developed a Bond-funded CIP project list for Council consideration and approval. The CIP Subcommittee used the criteria listed below to prepare the project list. The list is not in order of priority.

Bond-Funded CIP Project Selection Criteria

- Projects that eliminate, mitigate, and manage risks and contribute to the safety and welfare of the public;
- Projects that protect and maintain City assets, facilities, and infrastructure;
- Projects that contribute to overall quality of life for residents and businesses;
- Projects that are located within the former Consolidated Redevelopment Project Area.

Report Submitted By:

Noe Negrete, Director
Department of Public Works

Date of Report: June 6, 2014

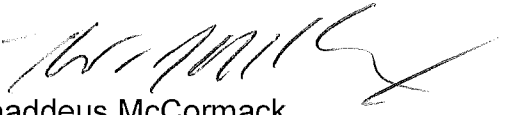
FISCAL IMPACT

The CIP Subcommittee and City Council will review and approve all Bond-funded professional services agreements and construction contracts consistent with the City's purchasing policies. The recommended Bond-funded CIP project list has a total cost estimate that can be funded by available bond proceeds.

INFRASTRUCTURE IMPACT

The recommended Bond-funded CIP Project list contains projects that:

- Eliminate, mitigate, and manage risks;
- Contribute to the public's safety and welfare
- Protect and maintain City assets, facilities, and infrastructure; and
- Contribute to overall quality of life for residents and businesses.



Thaddeus McCormack
City Manager

Attachments:

Bond- Recommended Funded CIP Project List
List of all Eligible Bond Funded Projects

Bond-Funded Capital Improvement Plan List
June 12, 2014

Recommended Bond-Funded Capital Improvement Project		Bond-Funded Capital Improvement Project Estimated Cost
Streets		
•	Library Parking Lot Slurry Seal	\$ 20,000
•	Repaint UPRR Bridge Facade (Telegraph e/o Pioneer)	\$ 66,000
•	Pavement and Sidewalk Management System	\$ 100,000
•	Greenstone Ave. from Lakeland Rd. to s/o Sunshine Ave.	\$ 3,500,000
•	Norwalk Blvd. from Pike St. to N'ly City Limits	\$ 2,500,000
•	Florence Ave. from Carmenita Rd. to Norwalk Blvd.	\$ 8,800,000
•	Alondra Blvd. Median Improvements	\$ 60,000
	Subtotal	\$ 15,046,000
Public Safety Facilities		
•	Fire Sta. No. 4/EOC - Roof Improvements	\$ 115,000
•	Fire Sta. HQ - Replace Generator	\$ 355,000
•	PSC - Replace Generator	\$ 135,000
•	Fire Sta. No. 4 - Removal of UG Fuel Tank	\$ 101,000
•	Police Staging Facility - Locker Improvements	\$ 158,000
•	Fire Station HQ - Replace HVAC	\$ 192,000
•	Fire Station No. HQ - Refinish Apparatus Floor	\$ 24,000
•	Fire Station Roof Improvements - Fire Station HQ	\$ 161,000
•	Fire Station No. 4 and EOC - Replace Carpet	\$ 46,000
	Subtotal	\$ 1,287,000
Community Services Facilities		
•	Clarke Estate Sound and Landscape Refurbishment	\$ 100,000
•	Dog Park	\$ 100,045
•	Child Care Center Playground	\$ 40,000
•	Heritage Park Perimeter Fencing Repairs	\$ 176,000
•	Heritage Park Restroom Renovation	\$ 115,000
•	Town Center Plaza - Landscaping	\$ 377,000
•	TCH - Renovate Large Restrooms (TCH)	\$ 200,000
•	Heritage Park Aviary Paint & Repair	\$ 70,000
•	Town Ctr Phase 2 - Kiosks, Signage & Furniture	\$ 136,000
	Subtotal	\$ 1,314,045
City Wide Facilities		
•	Reader Board Upgrade	\$ 75,000
•	Soaring Dreams Restoration	\$ 150,000
•	Snake Fountain Repairs	\$ 150,000
•	Native American Pond Repairs	\$ 63,000
•	Networking Equipment Upgrade	\$ 154,000
	Subtotal	\$ 592,000
30	Bond Eligible Capital Improvement Projects Grand Total	\$ 18,239,045



City of Santa Fe Springs

City Council Meeting

June 12, 2014

NEW BUSINESS

Authorize the Purchase of Digital Recorders and Dictation/Transcription Equipment for the Santa Fe Springs Policing Team

RECOMMENDATION

That the City Council: 1). Approve utilizing existing funds from the City's General Fund reserve to purchase digital recorders and dictation/transcription equipment and software from Versatile Information Products Inc., in the amount of \$17,344.24; and 2). Authorize the Director of Purchasing Services to issue the purchase order as needed to facilitate the purchase of digital recorders and dictation/transcription equipment and software from Versatile Information Products Inc.

BACKGROUND

The Whittier Police Department has been using a digital recording and transcription system since 2008. Field personnel digitally record information for reports, upload their dictations, and Records personnel transcribe and enter the data into the Whittier Police Department's Records Management System. Santa Fe Springs Police Services staff utilize this system in support of the City's overall policing efforts.

The system purchased in 2008 included digital recorders, enterprise software, and a server using proprietary software. The system had a one year warranty and an additional three years of maintenance was purchased for the software and the recorders. Unfortunately, after the fourth year of operation (2012), the vendor would no longer make an extended warranty available for the recorders. As with many technology devices, new models are released frequently, and some components are not supported after one year.

Though the software has continued to work, the vendor discontinued support and development of this particular dictation system after the third year, so no upgrades have been provided. Additionally, the end user download and transcription software is not compatible with Windows 7 operating systems, so when Department computers were replaced, some extraordinary measures had to be taken in order to continue to use the system until it could be replaced. Accordingly, Whittier PD has seen a need to purchase new digital recorders and dictation/transcription equipment.

Whittier PD carried out a procurement process in accordance with the City of Whittier's purchasing policies, which resulted in the selection of a vendor, Versatile Information Products inc. On May 13, 2014, the Whittier City Council approved the purchase of the digital recorders from Versatile Information Products inc. (see attached agenda report). Because the digital recorders utilized in Santa Fe Springs must interface with the ones used by Whittier PD, and the maintenance of the equipment is most effectively accomplished through one vendor, it is recommended

that the digital recorders needed for Santa Fe Springs be purchased through Versatile Information Products inc. Attached is the quote from the vendor, which reflects the same unit pricing given to Whittier. The quote totals \$17,344.24

The replacement dictation and transcription system will include: 35 digital portable recorders and software (with 15 them outfitted to include download docking stations), 4 transcriber kits (with client software, headset, and foot controls), administration software, training, two years of recorder maintenance, and one year of Tier 2 system support (support provided during business hours).

FISCAL IMPACT

The cost of the digital recorders and dictation/transcription equipment software and hardware will be funded through General Fund Reserves from account 9000-7300.

INFRASTRUCTURE IMPACT

There is no infrastructure impact.



Thaddeus McCormack
City Manager

Attachments:

May 13, 2014 Whittier City Council agenda report
Equipment Quote



Agenda Report

Date: May 13, 2014
To: Jeffrey W. Collier, City Manager
From: Jeff A. Piper, Chief of Police
Subject: Digital Recording and Transcription System Replacement

RECOMMENDATION

It is recommended the City Council approve the purchase of digital recorders and dictation/transcription software from Versatile Information Products Inc., and authorize the City Manager to execute the purchase agreement.

BACKGROUND

The Police Department has been using a digital recording and transcription system for the past five and a half years. Field personnel digitally record information for reports, upload their dictations, and Records personnel transcribe and enter the data into the Department's Records Management System.

The system purchased in 2008 included digital recorders, enterprise software, and a server using proprietary software. The system had a one year warranty and the City purchased an additional three years of maintenance for the software and the recorders. Unfortunately, after the fourth year of operation (2012), the vendor would no longer make an extended warranty available for the recorders. As with many handheld technology devices, new models are released frequently, and some components are not supported after one year.

Though the software has continued to work, the vendor discontinued support and development of this particular dictation system after year three, so no upgrades have been provided. Additionally, the end user download and transcription software is not compatible with the Windows 7 operating system, so when Department computers were replaced, some extraordinary measures had to be taken in order to continue to use the system temporarily until it could be replaced. The Department began sharing recorders in Patrol to conserve working equipment and because all patrol shifts are not on duty at the same time. It has become apparent that this method for deploying recorders will be functional going forward especially if personnel in special assignments can continue to be issued a recorder during their assignment.

DISCUSSION

Many dictation and transcription software systems are more scalable than they were in 2008. They can serve a single desktop computer user or a group of users who share a network file storage system. Staff has reviewed several systems and recommends a

smaller scale (non-Enterprise level), and less expensive replacement solution to the one proposed several years ago.

The dictation and transcription software will be configurable and provide administrative tools that will aid in tracking the dictated police reports (recordings) electronically. It will allow staff to identify priority reports for transcription, and track the transcriptionists' workload through queries. It is not necessary for the recording/transcription vendor to provide a server or Enterprise level software. Instead, recorded files will be temporarily housed on the Department's file server, and will be purged based on configurable criteria.

Staff has received quotes from three vendors and is recommending the purchase of the Olympus products from Versatile Information Products Inc. (VIP). VIP is located in Riverside and is able to provide local repairs to the Olympus recorders quoted. Additionally, they are able to propose a third year of extended maintenance for the recorders. A fourth year is not being made available by either the proposed recorder manufacturers or the vendor resellers. If necessary, a fourth year of service may be negotiated for the cost of time and materials.

The Santa Fe Springs Department of Police Services staff will be recommending the same system to their City Council, and if approved, the systems will work in concert with one another and will be implemented concurrently. The police reports recorded by field personnel working in Santa Fe Springs will be stored as digital files on the server housed at the Whittier station. The transcriptionists working at the Police Services Center will access the digital files remotely; they will operate similarly to how they do now.

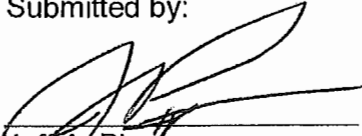
System Components

The replacement dictation and transcription system from VIP Inc. will include: 60 digital portable recorders and software (with 40 of them outfitted to include download docking stations), 10 transcriber kits (with client software, headset, and foot controls), administration software, training, two years of recorder maintenance, and one year of Tier 2 system support (support provided during business hours).

FISCAL IMPACT

The cost of the system software and hardware is \$29,702 and can be purchased using funds available in the 100-40-411-000-65400 account within the FY 2013/14 budget. Each subsequent year of system support will be approximately \$600, and the third year of recorder maintenance will be \$2,940. Maintenance will be funded from the same account.

Submitted by:



Jeff A. Piper
Chief of Police

Prepared by:



Elizabeth Hightower
Support Services Manager

Attachments: A - Versatile Information Products Inc. quotation
 B - Quikscribe quotation
 C - Transcription Gear quotation


OLYMPUS®

800-794-4044 x129 | www.versatileinformation.com | Jshollin@versatileinformation.com

Olympus Digital Recorder Quote

Issued to:
Date Issued: March 18, 2014
Elizabeth Hightower
Support Services Manager
Whittier Police Department
P: (562) 567-9151 E: ehightower@cityofwhittier.org
Company Representative Jim Shollin, Account Manager

Description	QTY	Unit	Amount
Olympus DS-7000 Digital Voice Recorder Includes: DS-7000 Voice Recorder, USB Cable, Li-Ion Rechargeable Battery	20	\$379.99	\$7,599.80
Olympus DS-7000 Digital Voice Recorder Kit Includes: DS-7000 Voice Recorder, USB Cable, Charging Docking Station, ODMS Software CD, Li-Ion Rechargeable Battery	40	\$399.99	\$15,999.60
Olympus Transcription Kit Includes: E-62 Headset, RS-31 Footswitch, ODMS Software CD	8	\$299.99	\$2,399.92
Olympus RS-31 Footswitch	4	\$69.00	\$276.00
Olympus Administrator Kit AS-56* Includes: System Configuration Program and License Manager	1*	\$425.00	\$425.00
* Optional Software			
Implementation Services			
Installation and Test			
On-Site Training			
Other			
System Totals			\$26,700.32
CA Sales Tax			\$2,403.03
Shipping & Handling			0.00
VIP Support - Tier 2 - Annual Support Agreement			\$599.00
Extended Warranty Olympus Recorder			
Total System Investment			\$29,702.35

Sales Order Details, Terms and Conditions

Warranty

All Olympus Recorders include 2 year Manufacturer Warranty. Manufacturer Warranty Information: VIP/Olympus warrants that products will be free from defects in materials and workmanship under normal use and service for the period stated. Hardware support includes parts and labor necessary to repair units which require repair due to manufacturer defects or normal wear and tear. Hardware support is a send-to-us service which includes the return shipping back to the customer. All repairs are done in our facilities.

Hardware support coverage does not include repairs which are deemed necessary due to obvious abuse including leaking batteries and liquid damage. In some cases covered hardware may be replaced with a new, refurbished or similar model unit.

Any CD's found to be defective will be replaced by the manufacturer in the first 30 days from date of purchase

90-day warranty on the RS-27 Foot Control & E-102 Headset

Olympus Digital Recorders: Extended warranty Options:

1 year \$ 49.00 Per Recorder

Service and Support

VIP Support - Tier 2

» Request a Callback, email

» Telephone Support: Call one of our technical product specialists during normal working hours (8:00 a.m. to 5:00 p.m., Monday - Friday, excluding holidays).

» Remote Desktop Streaming Support Service: Remote Streaming Support allows our technical support specialists to log directly onto your computer for support, training, or customization needs.

» 4 Hours of Personalized Training: As part of our training offering, VIP recommends and delivers several training methods to its customers: Training agendas are customized to fit the specific needs and expected roles of the individuals involved. Topics range from covering application customization, installation and support. During training development, VIP will work with identified customer representatives to define an end user training strategy. Our team has extensive experience in the implementation of voice recording solutions specific to our clients and has designed Best Practices documentation to aid in the training.

1 year \$ 599.00

All Installation and Training costs are in this proposal. Installation does not include any permanent hardwire or electrical work.

Purchase Terms

- Payment terms are 40% with order, 40% upon delivery and prior to go-live and 20% upon completion.

Versatile Information Products

3630 Park Sierra Dr., Riverside CA 92505

P 800-794-4044 E jshollin@versatileinformation.com

Digital Technology LLC
700 South Prospect Avenue
Clearwater, FL 33756

Quote

Date	Estimate #
11-Mar-2014	1506

Name / Address
Elizabeth Hightower Whittier Police Dept 13200 E Penn St Whittier, CA 90612



			Project
Description	Qty	Cost	Total
QUOTE FOR WHITTIER OFFICE (60 RECORDERS/40 STATIONS)			
Dictation Download Station:			
Quikscribe Recorder software license	40	325.00	13,000.00
40% Government Volume Discount on Quikscribe software		-40.00%	-5,200.00
Philips DPM 8000 professional portable digital recorder with docking cradle, rechargeable batteries, color display, memory card, thumb slide control	60	339.00	20,340.00
Transcription Station:			
Quikscribe Player software license	8	325.00	2,600.00
40% Government Volume Discount on Quikscribe software		-40.00%	-1,040.00
Quikscribe 3-button USB Foot Pedal model IN-USB-2	12	60.00	720.00
USB stereo headset with digital volume control	8	30.00	240.00
Quikscribe Enterprise Manager Annual Subscription: management software with centralized file monitor to manage workflow; report generator for productivity statistics; centralized user profile editors; includes licenses for five computers	1	495.00	495.00
Quikscribe Support Plan - software maintenance and customer support for one year, per license (first year includes six months at no charge=\$840; ensuing years \$1680 total = \$35/license for 48 licenses)	48	17.50	840.00
Extended 3-year warranty coverage for Phillips DPM 8000 recorder. Warranty includes repair or replacement for units that are not working properly. Coverage is not provided for units that have been abused, mishandled, damaged from neglect. \$35 co-pay charge will be billed per incident for units in 3rd year of warranty period.	60	29.00	1,740.00
Technical "Train the Trainer" Training - 6 hours of training time included at no cost; additional hours billed at \$75/hour	6	0.00	0.00
Shipping - n/c for this order		0.00	0.00
Quote for Quikscribe Software and Hardware Components	Total USD 33,735.00		

Phone #	Fax #	E-mail	Web Site
800-852-2526	800-852-2526	sales@Quikscribe.com	www.Quikscribe.com

TranscriptionGear.Com7280 Auburn Road,
Concord OH 44077Phone: 888-834-2392
Fax: 440-392-9901sales@transcriptiongear.com
www.transcriptiongear.com

Sold To Whittier Police Department
Elizabeth Hightower
13200 E. Penn St.
Whittier, CA 90602



Phone: 562-567-9151
Email:


Greetings!

Quote

Quote Number - TGAQ4832
Date - 03/13/14

Your Rep Jenn Kinney
888-834-2392 x168
jkinney@transcriptiongear.com

Product / Service		Qty	Price	Total
1	 OLYMPUS DS7000 DIGITAL VOICE RECORDER DS7000	60	\$499.99	\$29,999.40
2	Quantity Discount for DS7000 DISCOUNT	60	-\$90.00	-\$5,400.00
3	 OLYMPUS AS7000 PROFESSIONAL TRANSCRIPTION KIT AS7000	8	\$349.99	\$2,799.92
4	Quantity Discount for AS7000 DISCOUNT	8	-\$110.00	-\$880.00

Product / Service		Qty	Price	Total
5	OLYMPUS RS31-E1 4 PEDAL FOOT PEDAL FOR DS7000 SERIES & 3500 RS31	4	\$99.99	\$399.96
6	<div><div><div>We're here to help!</div><div><div>VIP Care</div><div><small>Call immediately. Before it's too late. For your peace of mind.</small></div><div><small>888-634-2342</small></div><div><small>Call a number you trust!</small></div></div></div><div>VIP Care One-on-One Plan - Annual</div><div>VIP-A</div><div>12-Month plan for (1) one user - assistance offering help with remote installation, configuration, customization and all training needs.</div></div>	3	\$99.00	\$297.00
7	VIP CARE FOR REMOTE INSTALLATION ASSISTANCE, CONFIGURATION AND USER TRAINING- OFFERS UNLIMITED SUPPORT FOR REGISTERED VIP USER			
8	*DS7000 RECORDER INCLUDES 2 YEAR MANUFACTURER'S WARRANTY			
9	NO SOFTWARE MAINTENANCE CONTRACT REQUIRED, ALL TRAINING/SUPPORT COVERED UNDER VIP CARE			
Notes:		<div><div>SubTotal</div><div>\$27,216.28</div></div> <div><div>Sales Tax</div><div>\$0.00</div></div> <div><div>Shipping</div><div>\$250.60</div></div> <div><div>Total</div><div>\$27,466.88</div></div>		

Thank you for choosing TranscriptionGear.Com

Product Quote is valid for 30 days unless otherwise noted. Prices subject to change.
Orders must be placed with issuing sales representative for quantity or promotional discounts to be honored.

VIP Quote for SFS equipment



800-794-4044 x129 | www.versatileinformation.com | Jshollin@versatileinformation.com

Olympus Digital Recorder Quote

Issued to:

Date Issued: March 18, 2014

Dino Torres

Director of Police Services

City of Santa Fe Springs

Company Representative **Jim Shollin, Account Manager**

P: (562) 567-9151 E:

Description	QTY	Unit	Amount
» Olympus DS-7000 Digital Voice Recorder Includes: DS-7000 Voice Recorder, USB Cable, Li-Ion Rechargeable Battery	20	\$379.99	\$7,599.80
» Olympus DS-7000 Digital Voice Recorder Kit Includes: DS-7000 Voice Recorder, USB Cable, Charging Docking Station, ODMS Software CD, Li-Ion Rechargeable Battery	15	\$399.99	\$5,999.85
» Olympus Transcription Kit Includes: E-62 Headset, RS-31 Footswitch, ODMS Software CD	4	\$299.99	\$1,199.96
» Olympus RS-31 Footswitch	2	\$69.00	\$138.00
» Olympus Administrator Kit AS-56* Includes: System Configuration Program and License Manager	1*	\$425.00	\$425.00

* Optional Software

Implementation Services

- » Installation and Test
- » On-Site Training
- » Other

System Totals	\$15,362.61
CA Sales Tax	\$1,382.63
Shipping & Handling	0.00
VIP Support - Tier 2 - Annual Support Agreement	\$599.00
Extended Warranty Olympus Recorder	
Total System Investment	\$17,344.24

Sales Order Details, Terms and Conditions

Warranty

All Olympus Recorders include 2 year Manufacturer Warranty. Manufacturer Warranty Information: VIP/Olympus warrants that products will be free from defects in materials and workmanship under normal use and service for the period stated. Hardware support includes parts and labor necessary to repair units which require repair due to manufacturer defects or normal wear and tear. Hardware support is a send-to-us service which includes the return shipping back to the customer. All repairs are done in our facilities.

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Any CD's found to be defective will be replaced by the manufacturer in the first 30 days from date of purchase

90-day warranty on the RS-27 Foot Control & E-102 Headset

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1 year \$ 49.00 Per Recorder

Service and Support

VIP Support - Tier 2

» Request a Callback, email

» Telephone Support: Call one of our technical product specialists during normal working hours (8:00 a.m. to 5:00 p.m., Monday - Friday, excluding holidays).

» Remote Desktop Streaming Support Service: Remote Streaming Support allows our technical support specialists to log directly onto your computer for support, training, or customization needs.

» 4 Hours of Personalized Training: As part of our training offering, VIP recommends and delivers several training methods to its customers: Training agendas are customized to fit the specific needs and expected roles of the individuals involved. Topics range from covering application customization, installation and support. During training development, VIP will work with identified customer representatives to define an end user training strategy. Our team has extensive experience in the implementation of voice recording solutions specific to our clients and has designed Best Practices documentation to aid in the training.

1 year \$ 599.00

All Installation and Training costs are in this proposal. Installation does not include any permanent hardwire or electrical work.

Purchase Terms

- Payment terms are 40% with order, 40% upon delivery and prior to go-live and 20% upon completion.

Versatile Information Products

3630 Park Sierra Dr., Riverside CA 92505

P 800-794-4044 E ejshollin@versatileinformation.com



City of Santa Fe Springs

City Council Meeting

June 12, 2014

NEW BUSINESS

Law Enforcement Agreement Between Cities of Whittier and Santa Fe Springs

RECOMMENDATION

That the City Council approve the attached Law Enforcement Agreement Between the Cities of Whittier and Santa Fe Springs.

BACKGROUND

On March 10, 2011, the City Council approved extending the law enforcement agreement between the cities of Whittier and Santa Fe Springs. The unanimous decision to continue the partnership for an additional three-year period further solidified the positive relationship between both cities, which to this date, has been successful for 19 years. In addition, quality policing and cost savings, coupled with strong interpersonal/personnel relationships, a solid contractual foundation, and the ability to contribute and participate in policy and operational issues are characteristics that continue to flourish today.

Over the past several months, administrative staff members and Council Sub-Committees from both cities met multiple times to review the current agreement and discuss past and present-day community policing and performance needs. As a result, the Joint Council Sub-Committees made two recommendations: extend the length of the contract from 3 to 5 years, and that the Joint Council Sub-Committees meet annually to discuss refinements to services, if necessary.

The two cities staffs were tasked with collectively drafting language that captured the abovementioned provisions. The final draft has been reviewed by City staff, including myself and the City Attorney, and we are prepared to bring it to the City Council for its consideration, as well as answer any questions.

Thaddeus McCormack
City Manager

Attachments:

Current Law Enforcement Agreement
Contract Amendment

AMENDMENT NO. 1

LAW ENFORCEMENT SERVICES AGREEMENT

THIS AMENDMENT ("Amendment") to the Law Enforcement Services Agreement ("Agreement"), made and entered into this __ day of _____, 2014, by and between the CITY OF SANTA FE SPRINGS, a municipal corporation located in the County of Los Angeles, State of California, hereinafter referred to as "SANTA FE SPRINGS" and the CITY OF WHITTIER, a municipal corporation located in the County of Los Angeles, State of California, hereinafter referred to as "WHITTIER."

WITNESSETH

WHEREAS, on or about May 10, 2011 WHITTIER and SANTA FE SPRINGS entered into the Agreement, in which WHITTIER agreed to provide law enforcement services to SANTA FE SPRINGS; and

WHEREAS, SANTA FE SPRINGS and WHITTIER wish to amend the Agreement in order to provide for council sub-committees and to change the term of the agreement.

NOW, THEREFORE, in consideration of the mutual covenants, benefits, and promises hereinabove stated, the Parties hereto agree as follows:

1. Subsection "B" (General Policies) of Section 1 (General Provisions) is hereby amended to include the following new language at the end of the subsection:

The respective City Councils of WHITTIER and SANTA FE SPRINGS will each form a sub-committee of their Council that will meet with the sub-committee of the other annually to discuss refinements to services provided under the Agreement. Any proposed adjustments will be addressed as prescribed in the aforementioned Agreement.

2. Section 4 (Time for Performance) is hereby amended as follows:

The term of the police service contract is for three (3) years, commencing July 1, 2011 and terminating on June 30, 2014. After the initial three (3) year period of performance, this Agreement and each and every term and provision hereof shall be deemed extended for successive five year terms commencing with July 1 of each term subsequent, such extension to continue until either party receives from the other a written notice that the term of this Agreement shall terminate as to the next succeeding contract period. Such written notice shall be considered effective only if received by the non-terminating Party at least eighteen (18) months prior to the proposed termination date indicated thereon (See Section 6 (Termination)).

At the option of the CITIES and by mutual agreement of the City Councils,
this Agreement may be extended in longer increments.

3. All other terms, conditions, and provisions of this Agreement, to the extent not modified with this Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed with all the formalities required by law on the respective dates set forth opposite their signatures.

CITY OF WHITTIER

DATED: _____

Cathy Warner, Mayor

CITY OF SANTA FE SPRINGS

DATED: _____

Juanita A. Trujillo, Mayor

APPROVED AS TO FORM

Richard D. Jones, City Attorney
City of Whittier

Steven N. Skolnik, City Attorney
City of Santa Fe Springs

ATTEST:

Kathryn A. Marshall, City Clerk
City of Whittier

Anita Jimenez, City Clerk
City of Santa Fe Springs

LAW ENFORCEMENT SERVICES AGREEMENT

THIS AGREEMENT, made and entered into this 10th day of May 2011, by and between the City of SANTA FE SPRINGS, a municipal corporation located in the County of Los Angeles, State of California, hereinafter referred to as "SANTA FE SPRINGS" and the City of WHITTIER, a municipal corporation located in the County of Los Angeles, State of California, hereinafter referred to as "WHITTIER".

WITNESSETH

WHEREAS, WHITTIER operates and maintains a Police Department in accordance with all applicable laws of the State of California; and

WHEREAS, the parties hereto desire, by the execution of this Agreement, to provide for the rendering of Law Enforcement services in and for SANTA FE SPRINGS, by WHITTIER; and

WHEREAS, both parties hereto have determined that the public interest, convenience and necessity require the execution of this Agreement; and

WHEREAS, this Agreement shall provide an effective means by which SANTA FE SPRINGS can achieve the goals and objectives of SANTA FE SPRINGS adopted General Plan Safety Element; and

WHEREAS, this Agreement shall provide WHITTIER with a means to enhance the services to WHITTIER by its Police Department through the provision of additional community safety resources and by improving efficiency through the recovery of fixed overhead costs; and

WHEREAS, this Agreement is entered into pursuant to the provisions of Government Code Section 55631 through 55634, the Joint Exercise of Powers Act (Government Code Section 6500 et seq.) and any and all authority;

NOW, THEREFORE, in consideration of the mutual covenants, benefits, and promises hereinabove stated, the parties hereto agree as follows:

1. GENERAL PROVISIONSA. PURPOSE OF THE AGREEMENT

It is recognized that in certain situations the use of police officers to perform police duties outside of the territorial limits of a municipality, where such officers are legally employed, may be desirable and necessary in order to preserve and protect the

health, safety and welfare of the public. SANTA FE SPRINGS is desirous of continuing to contract with WHITTIER for the performance within the boundaries of SANTA FE SPRINGS, of the law enforcement functions set forth herein. Therefore, the purpose of this Agreement is to allow WHITTIER to provide Law Enforcement Services to SANTA FE SPRINGS.

B. GENERAL POLICIES

The term CITY MANAGER as used in this agreement refers to the City Managers of SANTA FE SPRINGS and WHITTIER, or their designees.

The City Managers shall have responsibility for the general administration of this Agreement.

The City Manager of SANTA FE SPRINGS, or his designee the Director of Police Services, shall have the general duty and responsibility of providing to the City Manager of WHITTIER general policies relative to the furnishing of police services by WHITTIER to SANTA FE SPRINGS subject to the provisions of this Agreement. The Chief of Police of WHITTIER and his staff shall have authority and control over the day-to-day police operations and the procedural manner in which these general policies shall be carried out. The Chief of Police of WHITTIER, with respect to SANTA FE SPRINGS, shall have the authority extended to the position under federal, state and local laws and regulations.

The WHITTIER Chief of Police, or his designee, and the SANTA FE SPRINGS Director of Police Services, or his designee, agree to work toward the full coordination and integration of the functions performed under this Agreement by WHITTIER with the organization, staff and resources of the SANTA FE SPRINGS Department of Police Services.

The execution of this Agreement shall not preclude SANTA FE SPRINGS and/or WHITTIER from seeking and obtaining any federal or state grant relating to any police service or function.

The City Managers of SANTA FE SPRINGS and WHITTIER may propose modifications of the Agreement which materially affect the furnishing of police services or affect the total bottom-line cost of the fiscal year contract. Such material modification of the terms of this Agreement shall be made through either the annual budget process or by formal City Council legislative action through each respective CITY.

Periodically, the WHITTIER Chief of Police, or his designee, and the SANTA FE SPRINGS Director of Police Services, or his designee may, with mutual consent, implement refinements and/or modifications to this joint service effort in order to continue gaining maximum benefits from this relationship. These refinements or modifications to day-to-day operation may be made insofar as they do not materially affect the total bottom-line cost for the fiscal year.

As appropriate, the WHITTIER Chief of Police, or his designee, and the SANTA FE SPRINGS Director of Police Services, or his designee may, by mutual consent, issue administrative policies and procedures to carry out the purposes of this agreement.

The final authority for selection, assignment, and discipline of officers and other matters relevant to the performance of such services, and the control of WHITTIER personnel shall remain with WHITTIER. Formal complaints related to WHITTIER police personnel conduct in SANTA FE SPRINGS shall be formally received and investigated through the established complaint procedure then in effect within the WHITTIER Police Department. Informal concerns related to WHITTIER police operations or personnel conduct in SANTA FE SPRINGS may be reviewed for the purposes of resolution in accordance with procedures mutually agreed upon by the WHITTIER Chief of Police, or his designee, and the SANTA FE SPRINGS Director of Police Services, or his designee.

Generally, officers assigned to SANTA FE SPRINGS will serve for a period of four (4) years unless adjusted for specific officers by the Chief of Police of WHITTIER. The Chief of Police of WHITTIER, or member of his command staff, will consult with and give due consideration to input from the Director of Police Services of SANTA FE SPRINGS, or his designee, as to the assignment, including early re-assignment out of SANTA FE SPRINGS, of any WHITTIER police officer assigned to SANTA FE SPRINGS.

Responsibility for employee labor relations and related issues will be the sole and exclusive responsibility of WHITTIER. These responsibilities shall include, but not be limited to, the ability to establish WHITTIER employee salaries and benefits. SANTA FE SPRINGS shall not be called upon to assume any liability, current or future, for the payment of WHITTIER employee salaries, benefits or other forms of compensation, unless set forth by the terms of this Agreement.

Should WHITTIER's obligation to furnish services through the use of Whittier City Employees to SANTA FE SPRINGS under

this Agreement be subjected to interruption on account of strikes, boycotts or other forces beyond the control of WHITTIER, there shall be a pro-rata adjustment of amounts payable to WHITTIER for services not rendered. In the event of any such strike or boycott, WHITTIER will exert any and all reasonable means available to continue police services to SANTA FE SPRINGS. In such an event SANTA FE SPRINGS may take any action it deems necessary to secure and provide law enforcement services. The WHITTIER Chief of Police and the SANTA FE SPRINGS Director of Police Services may meet the law enforcement needs of SANTA FE SPRINGS through any means deemed practical with the agreement of both City Managers or designees.

SANTA FE SPRINGS and WHITTIER shall by mutual agreement establish the forms of identification unique to the uniformed personnel and vehicles involved in the performance of this Agreement. With the consent of WHITTIER, SANTA FE SPRINGS may, at its cost, provide uniforms, equipment and training to WHITTIER employees assigned to SANTA FE SPRINGS in addition to those provided within the approved contract budget.

2. SERVICES TO BE PERFORMED

A. SCOPE OF SERVICES

WHITTIER shall provide police protection services within SANTA FE SPRINGS for and during the term of this Agreement. Such services shall be performed in accordance with state statutes and the municipal ordinances of SANTA FE SPRINGS, except for any SANTA FE SPRINGS ordinances designated by the City Manager of SANTA FE SPRINGS, or designee the Director of Police Services, for enforcement by other authorities.

B. EMERGENCY SERVICES

Notwithstanding the foregoing provisions, if in the sole judgment of the Chief of Police of WHITTIER or any member of his management and supervision staff, an emergency arises in WHITTIER which requires temporary diversion of officers and vehicles from SANTA FE SPRINGS, the same may be diverted to WHITTIER on an emergency basis and to the extent emergencies in SANTA FE SPRINGS require additional police support, the Chief of Police of WHITTIER, or management and supervision staff, may

divert personnel and vehicles from WHITTIER to SANTA FE SPRINGS for any emergencies under the auspices of mutual aid. As necessary, the Chief of Police of WHITTIER, or his designee, shall coordinate police resources with SANTA FE SPRINGS' Emergency Disaster Plan and the City Emergency Command organization.

3. FACILITIES, VEHICLES, EQUIPMENT AND PROPERTY:

A. FACILITIES

SANTA FE SPRINGS shall provide such offices, lockers, briefing, investigative interview and meeting rooms for the WHITTIER employees assigned to SANTA FE SPRINGS as are necessary to perform their duties set forth within this Agreement. Additionally, SANTA FE SPRINGS shall provide facilities for the storage, maintenance and fueling of all equipment owned and maintained by SANTA FE SPRINGS. The utilities, equipment, supplies, support services and staff necessary for the operation of these facilities shall be provided by SANTA FE SPRINGS at its sole cost and expense. SANTA FE SPRINGS shall retain ownership of all such facilities and the contents therein. There shall be no cost or expense to WHITTIER for the use of these facilities.

B. VEHICLES AND EQUIPMENT

SANTA FE SPRINGS hereby bails to WHITTIER all equipment and property, as identified in EXHIBIT A, for the purpose of providing police service in SANTA FE SPRINGS. The bailment shall commence on the day that this Agreement becomes effective, or as mutually agreed to, and shall terminate when mutually agreed upon by both parties or as otherwise stipulated by this Agreement. WHITTIER may use the equipment for any lawful purpose, including use in connection with investigations and law enforcement activities in all areas under WHITTIER's jurisdiction. WHITTIER shall exercise due care for the safekeeping of equipment. SANTA FE SPRINGS will acquire public safety vehicles and provide all necessary replacement, gasoline, lubricants, maintenance and repairs for the vehicles. WHITTIER has the right to inspect said vehicles prior to acceptance. SANTA FE SPRINGS shall assume responsibility for ensuring that all vehicles have been inspected or otherwise tested in accordance with the laws of the State of California and the United States. WHITTIER shall exercise due diligence in the use of vehicles to maintain the vehicles in good working order and condition. In the event of damages to a vehicle, WHITTIER agrees to notify SANTA FE SPRINGS to that effect in writing.

By mutual agreement, the City Managers of SANTA FE SPRINGS and WHITTIER can administratively add or delete vehicles and equipment for purposes of creating the bailment relationship described within this Agreement.

C. TECHNICAL SUPPORT

The City Managers, or designees, of SANTA FE SPRINGS and WHITTIER may enter into such administrative agreements between the CITIES or between the CITIES and vendors which may be necessary to provide the technical support system to accomplish the purposes of this Agreement. Such agreements would be entered into within existing applicable policies of each respective CITY.

4. TIME FOR PERFORMANCE

The term of the police service contract is for three (3) years, commencing July 1, 2011 and terminating June 30, 2014. After the initial three (3) year period of performance, this Agreement and each and every term and provision hereof shall be deemed extended for successive three year terms commencing with July 1 of each term subsequent; such extension to continue until WHITTIER has received from SANTA FE SPRINGS written notice that the term of this Agreement shall terminate as of the next succeeding contract period. Such written notice shall be considered effective only if received by WHITTIER at least eighteen (18) months prior to the proposed termination date indicated thereon. At the option of the CITIES and by mutual agreement of the City Councils, this Agreement may be extended in longer increments. The start date of this agreement will be adjusted to coincide with final execution of contract.

5. AGREEMENT COSTS

A. SERVICES RENDERED UNDER THIS AGREEMENT

For the provision of all services rendered under this Agreement, all expenses associated therewith shall pay WHITTIER for police protection services for the period July 1, 2010 to June 30, 2011. Every year thereafter for the term of the contract, the annual budget shall be reviewed by WHITTIER and SANTA FE SPRINGS during the WHITTIER budget process and a proposed budget for the following fiscal year shall be submitted to the CITY MANAGERS, or designees, for approval. Both Councils will act during the normal course of budget adoption to implement annual terms of agreement.

B. CONTRACT COST RATE ADJUSTMENT

The aggregate annual rate adjustments shall be limited to actual approved budgeted amounts required to fulfill the policing obligations of this contract. Both City Managers, or designees, shall agree to meet on an annual basis to discuss growth during any one year over the previous year to determine alternatives available to minimize contract increases.

The annual contract cost to SANTA FE SPRINGS will be determined as part of the WHITTIER and SANTA FE SPRINGS annual budget process. WHITTIER shall provide to SANTA FE SPRINGS by May 1 of each year, a proposed contract rate and disclose and identify outstanding variables for the subsequent CITY budget year. The CITIES shall meet and exchange input regarding this rate in an effort to reach a common understanding as to the proposed final rate level. Such discussions shall focus on determinations as to the actual cost of providing the required services. By June 15 of each year, WHITTIER shall provide to SANTA FE SPRINGS a rate for the budget year commencing on July 1 of that year. The CITIES may administratively mutually agree to extend these notification dates should circumstances necessitate such. Once the final rate is established, both cities shall agree to meet and discuss the annual payment schedule as identified below and a revised budget document.

C. CONTRACT EXPENDITURE ACCOUNTING

The Controller of WHITTIER and Director of Finance and Administrative Services of SANTA FE SPRINGS shall maintain separate accounting records with regard to all appropriations and expenditures associated with this Agreement. Quarterly reports shall be provided to each CITY as to the budgetary status of all accounts. WHITTIER shall perform a year-end budgetary clean-up for previous fiscal year to be completed by August 30 of each year and a copy provided to SANTA FE SPRINGS through the term of this contract.

D. WHITTIER EMPLOYEE OVERTIME COSTS AND BILLINGS

This Agreement recognizes two forms of overtime compensation for WHITTIER employees assigned under this Agreement when such may be necessary to perform the functions defined herein. Such compensation shall be administered as follows:

1) Operational Overtime

Operational Overtime compensation is defined as overtime necessary to fulfill the contract staffing requirements and to sustain effective WHITTIER Police Department law enforcement operation in SANTA FE SPRINGS. It shall be authorized by WHITTIER within existing WHITTIER Police Department policies. Operational Overtime will encompass:

- a) Shift extensions for patrol, investigations and records
- b) Personnel shortages for patrol, investigations and records
- c) K-9 callout
- d) Forensics callout
- e) Operational related meetings
- f) Tactical Team deployment for SANTA FE SPRINGS related cases

Court, holiday and training related overtime is intended to be excluded from this section and will be billed individually through line items in the contract. WHITTIER Police Department will provide to SANTA FE SPRINGS, overtime expenditures on a quarterly basis.

2) Discretionary Overtime

Overtime compensation may be approved for WHITTIER personnel when such is required for coverage of special assignments, outside of the agreed upon staffing requirements as defined under this agreement. Such overtime shall be classified as "Discretionary Overtime" and must be approved prior to use by Director of Police Services of SANTA FE SPRINGS.

3) Funding Overtime

Funding for both forms of overtime shall be included in the SANTA FE SPRINGS budget. WHITTIER shall bill SANTA FE SPRINGS on a monthly basis for Operational Overtime expended in the prior month. Remittance of such billings shall be made within 30 days of invoice receipt. WHITTIER shall make a reasonable effort to stay within the annual budgeted overtime expense.

Discretionary Overtime will be billed at a rate established annually as part of the contract budget process. Billings for Discretionary Overtime shall be submitted by WHITTIER to

SANTA FE SPRINGS on a monthly basis for the prior month and shall be remitted within 30 days of invoice receipt. Such billings shall document the date and type of assignment for which Discretionary Overtime was incurred.

E. ADJUSTMENTS IN SERVICES

For any adjustment to the services rendered by WHITTIER under this Agreement which has a corresponding impact to the annual budget for policing services in SANTA FE SPRINGS by WHITTIER set forth each year, such modification of this Agreement shall be made by SANTA FE SPRINGS in the form of a written request submitted to the WHITTIER City Council for approval in the form of a resolution or it may be approved as part of the WHITTIER and SANTA FE SPRINGS annual budget processes.

Prior to taking action to approve such modifications, WHITTIER and SANTA FE SPRINGS shall mutually agree as to the cost adjustments to the annual budget which are warranted by such actions. Such cost determinations shall be made on the basis of the actual cost of reducing or providing the modified service request.

Cost adjustments will be effective on the date of the modification, or as otherwise agreed upon by the CITIES. It is specifically understood that all material modifications must be in writing and any oral requests or approvals of such material adjustments in services and any approvals from WHITTIER shall be barred and are unenforceable.

F. PAYMENT PROCEDURE FOR POLICE SERVICES

SANTA FE SPRINGS agrees to pay WHITTIER in consideration for the services to be performed by WHITTIER, a monthly sum. SANTA FE SPRINGS will pay one-twelfth of the annual contract cost, on or before the first of the month in which payment is due. These funds will be wire transferred or transferred in such a manner to insure that these funds are on deposit in the appropriate WHITTIER account.

In the event of a change in the scope of work, the corresponding change in contract cost will be computed and a revised monthly payment schedule will be provided to SANTA FE SPRINGS by WHITTIER in a reasonable and timely manner.

G. SURPLUS MONEY

The consideration herein to be paid to WHITTIER will not result in

any surplus money and no moneys shall be subject to refund to SANTA FE SPRINGS at any time during or after termination of the Agreement, unless there are overpayments made due to billing or payment error. If surplus contract funds are accumulated by WHITTIER, those funds will be returned to SANTA FE SPRINGS along with a contract reconciliation.

H. SANTA FE SPRINGS POLICE SERVICES REVENUES

Narcotic Asset Forfeiture Seizure Funds generated from within the boundaries of incorporated SANTA FE SPRINGS shall be shared with SANTA FE SPRINGS on an equally divided basis. Such funds will be remitted by WHITTIER directly to SANTA FE SPRINGS for deposit in its Asset Seizure Funds account. Costs directly associated with the investigation and seizure will be deducted by both Cities prior to any consideration of the allocation of funds.

All other revenues generated from actions of SANTA FE SPRINGS assigned WHITTIER personnel on behalf of or within the geographical boundaries of SANTA FE SPRINGS, shall remain with SANTA FE SPRINGS.

Narcotic Asset Forfeiture Seizure funds generated within the boundaries of incorporated WHITTIER, where sworn personnel assigned to SANTA FE SPRINGS assist in the investigation and/or seizure of those funds, will be shared. The amount of the funds allocated to SANTA FE SPRINGS will be mutually agreed upon by the Chief of Police of WHITTIER and the Director of Police Services of SANTA FE SPRINGS based on the involvement and participation of the officer(s). Costs directly associated with the investigation and seizure will be deducted prior to any consideration of the allocation of funds along with any fees to be paid to outside agencies as mutually determined by WHITTIER and SANTA FE SPRINGS.

6. TERMINATION

A. TERMS AND NOTICES

This Agreement may be terminated with or without cause by SANTA FE SPRINGS or WHITTIER by written notice that the term of this Agreement shall be terminated. Such written notice shall be effective only if received by WHITTIER or SANTA FE SPRINGS at least eighteen (18) months prior to the proposed termination date indicated thereon. Any such notice of intent to terminate this Agreement must be in the manner prescribed in the section entitled "NOTICES" of this Agreement. Upon the effective date of

termination, WHITTIER shall return to SANTA FE SPRINGS copies of all relevant police reports, data, reports, summaries, computer disks, and all such other information and materials as WHITTIER may have accumulated in performing this Agreement as pertaining to SANTA FE SPRINGS.

B. TERMINATION BUY-OUT

Should proper termination procedures and notices be followed, as set forth herein, it is understood that disposition of equipment and personnel must be resolved. The following procedures shall be followed in such an event.

In the event that WHITTIER gives notice of termination, SANTA FE SPRINGS will be reimbursed with documented costs associated with the termination.

If WHITTIER gives Notice of Termination, resolution of personnel matters, shall be the responsibility of WHITTIER.

If SANTA FE SPRINGS gives notice of termination, they shall be liable to make their normal and customary contract payments through the termination of the contract and the following payments related to the severance:

- 1) SANTA FE SPRINGS shall deposit funds with WHITTIER for the estimated costs of the workers compensation and liability claims occurring through the term of the contract and an amount for the IBNR (incurred, but not reported claims) as provided by a mutually agreed upon actuary. Funds held by WHITTIER for this purpose will earn interest, calculated in a manner consistent with other funds held by WHITTIER. This interest will be credited to SANTA FE SPRINGS' deposit account. Actual costs that are incurred by WHITTIER for these employees for any period in the future will be billed to SANTA FE SPRINGS and paid by them. Should their IBNR deposit be in excess of the claims actually incurred, the excess will be promptly refunded to SANTA FE SPRINGS.
- 2) SANTA FE SPRINGS shall pay all costs to relocate Whittier employees and equipment from the Police Services facilities in Santa Fe Springs to the Police facilities in Whittier. SANTA FE SPRINGS equipment that cannot be possessed by SANTA FE SPRINGS because of it has no sworn law enforcement status, can be either transferred to another eligible law enforcement agency pursuant to state and/or federal statutes, or may be sold or transferred to WHITTIER.

- 3) SANTA FE SPRINGS shall reimburse WHITTIER for the cost of severing any employees that are displaced by WHITTIER as a result of the contract termination. These costs shall include any severance payments authorized to the employees by the Whittier City Council, which would minimally include salary and benefits for the severance period. In addition, any costs resulting from unemployment claims filed by these employees will be billed to SANTA FE SPRINGS on a monthly basis.
- 4) SANTA FE SPRINGS shall reimburse WHITTIER for all CalPERS retirement costs, including any continuing rate impacts, for all WHITTIER employees displaced as a result of the contract termination, as determined by a mutually agreed upon actuary.
- 5) SANTA FE SPRINGS shall reimburse WHITTIER for any and all costs associated with the reconfiguration of radios, computer systems, or other technology associated with the disconnection of SANTA FE SPRINGS from WHITTIER. These costs will be billed to SANTA FE SPRINGS as they are incurred.

7. INDEMNITY

Notwithstanding the existence of insurance coverage required of WHITTIER pursuant to this contract, WHITTIER shall save, keep, indemnify, hold harmless, and defend SANTA FE SPRINGS, and its appointed and elected officials, officers, employees, and agents, from every claim or demand made and every liability, loss, damage or expense of any nature whatsoever and all costs or expenses incurred in connection therewith, which arise at any time, by reason of damage to the property of, or personal injury to, any person, occurring or arising out of the performance by WHITTIER, its officers, agents or employees, of the work required pursuant to this Agreement. For costs in excess of SIR, insurance reimbursements and any other reimbursements associated with such claims, both SANTA FE SPRINGS and WHITTIER will discuss additional compensation to be charged proportionally based on budgeted staffing levels of sworn personnel between SANTA FE SPRINGS and WHITTIER police departments. WHITTIER will provide to SANTA FE SPRINGS, within a reasonable time period, any cost associated with an atypical claim that exceeds the self-insurance retention.

SANTA FE SPRINGS shall save, keep, indemnify, hold harmless, and defend WHITTIER, and its appointed and elected officials, officers, employees, and agents, from every claim or demand made and every liability, loss, damage or expense of any nature

whatsoever and all costs or expenses incurred in connection therewith, which arise at any time, by reason of damage to the property of, or personal injury to, any person, occurring or arising out of the performance by SANTA FE SPRINGS, its officers, agents or employees, of its obligations under this Agreement. This aforementioned duty to indemnify, hold harmless and defend, shall include, but not be limited to, any claims, demands and/or legal action made and/or taken against WHITTIER as a result of its enforcement of the SANTA FE SPRINGS Municipal Code, due to a finding that said Municipal Code sections are unconstitutional, illegal, discriminatory or unenforceable in any way.

WHITTIER agrees to indemnify and defend SANTA FE SPRINGS from any and all liability, losses, or damages SANTA FE SPRINGS may suffer and from any claims, demands, costs, or judgments against SANTA FE SPRINGS arising out of WHITTIER's use or operation of SANTA FE SPRINGS' vehicles and equipment. This indemnification does not extend to any liability resulting from inherent defects or malfunctions *in such* vehicles related to manufacturer's acts or omissions, or use of vehicles by SANTA FE SPRINGS personnel.

8. INSURANCE AGAINST LIABILITIES

A. COMPREHENSIVE GENERAL LIABILITY

WHITTIER shall maintain comprehensive general liability insurance from an acceptable insurance provider(s), or through a program of self insurance, in an aggregate amount equal to WHITTIER's insurance pool limits and as determined to be acceptable by the WHITTIER City Attorney, in consultation with SANTA FE SPRINGS, covering WHITTIER against all claims for injuries against persons or damage to property resulting from WHITTIER's negligent actions in the performance of WHITTIER's obligations under this Agreement. The costs of such insurance coverage shall be included in the annual budget. Said insurer shall add SANTA FE SPRINGS, its elected officials, agents and employees as additional insured. To determine the cost sharing of liability coverage between the two cities, the number of sworn officers assigned to SANTA FE SPRINGS will be divided by the total complement of sworn officers within the WHITTIER Police Department.

SANTA FE SPRINGS shall defend, indemnify, hold free and harmless WHITTIER, its agents, officers and employees from and against any loss, cost or expense caused by the negligent or wrongful act or omission of SANTA FE SPRINGS, its agents, officers, or employees, from any and all claims, demands, suits,

actions or proceedings of any kind or nature arising from a dangerous condition of SANTA FE SPRINGS property pursuant to Government Code Section 830 et. seq.

When WHITTIER contends that SANTA FE SPRINGS is partially responsible through its negligent or wrongful act or omission, WHITTIER shall nevertheless undertake the responsibilities herein imposed; but WHITTIER shall, by written notification to SANTA FE SPRINGS upon such a determination, advise SANTA FE SPRINGS that it reserves the right to claim indemnification from SANTA FE SPRINGS for that portion of the loss, cost, settlement, award or judgment attributed to SANTA FE SPRINGS' negligent or wrongful act or omission. Said notice shall advise SANTA FE SPRINGS that it has the right to provide its own defense or to participate in the defense of the matter. Should it be determined by final judgment of a court that the liability is based solely on the acts or omissions of WHITTIER, SANTA FE SPRINGS shall be reimbursed by WHITTIER for its costs, expenses and any portion of judgments on the matter paid by SANTA FE SPRINGS. Should it be determined by final judgment of a court that liability is to be shared between the CITIES, each CITY will bear the costs of its own defense and each CITY will pay its apportioned share of the judgment as determined by the court. Lacking such an apportionment, it shall be established by mutual agreement of the CITIES.

B. WORKERS' COMPENSATION

WHITTIER shall maintain Workers' Compensation coverage in accordance with State laws through either insurance coverage or a program of self insurance. Costs for such coverage shall be included in the annual budget. Such costs shall be apportioned to SANTA FE SPRINGS in the annual budget proportionally based on budgeted staffing levels of sworn personnel between SANTA FE SPRINGS and WHITTIER allocated to the performance of the provisions of this Agreement.

C. VEHICLES

SANTA FE SPRINGS will provide collision insurance coverage; either through commercial insurance or a program of self-insurance; for those vehicles provided by SANTA FE SPRINGS to WHITTIER police personnel for use in providing police service as defined within the body of this Agreement. Such coverage shall be limited to the replacement or repair of such vehicles or related equipment and all other liabilities shall be covered by WHITTIER under the provisions set forth herein.

D. POLICIES, NOTICES, AND REPORTS

The insurance required of each CITY under this section shall be kept in effect during the Term of this Agreement and shall not be restructured as to form or re-assigned without thirty (30) days advance written notice to the other CITY of such intent to modify insurance coverage.

A certificate evidencing that WHITTIER has procured the insurance required herein and that the insurance adds SANTA FE SPRINGS as an additional insured, shall be delivered to and approved by SANTA FE SPRINGS prior to the execution of the Agreement and the commencement of services hereunder. The procuring of such insurance or the delivery of policies or certificates evidencing the same, shall not be construed as a limitation of WHITTIER's obligation to indemnify SANTA FE SPRINGS, its officers, employees or agents.

During the life of the Agreement, WHITTIER shall purchase and maintain insurance policies and coverages with carriers that are acceptable to SANTA FE SPRINGS. Endorsements of all insurance policies will be required to add SANTA FE SPRINGS as an additional insured and to provide SANTA FE SPRINGS with a 60-day notice for any cancellation, material change, or non-renewal. Failure to secure acceptable insurance or lapse of the policy will be a material breach and grounds for termination of the Agreement, including relieving SANTA FE SPRINGS of its responsibilities under the "Early Termination - Buy-out" provisions contained herein. WHITTIER will provide a listing on losses allocated through this agreement to the SANTA FE SPRINGS City Attorney on an annual basis.

In the event that this Agreement is terminated, all indemnification of SANTA FE SPRINGS by WHITTIER will cease and desist effective with the date and time of termination for all incidents creating liability which occur after that date and time.

9. MISCELLANEOUS

A. NOTICES

Any notices to be given under this Agreement shall be given by enclosing the same in the sealed envelope, postage prepaid, first-class, and depositing the same in the United States Mail, addressed as follows:

SANTA FE SPRINGS:
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Attn: CITY CLERK

WHITTIER:
City of Whittier
13230 Penn Street
Whittier, CA 90602
Attn: CITY CLERK

B. ENFORCEMENT OF AGREEMENT

This Agreement shall be construed and interpreted as to both validity, and performance of the parties, in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in a Court of Whittier jurisdiction in the County of Los Angeles, State of California, or any other appropriate court in such county.

C. DISPUTES

The administration of this Agreement may lead to disputes as to interpretation or application. These shall be resolved using the following remedies:

1) Administrative Remedies

In the event of any dispute arising under the administration of this Agreement, the City Managers of SANTA FE SPRINGS and WHITTIER shall make every good faith and reasonable effort to reach a mutually agreeable resolution. After all efforts have been exhausted, the following actions may be taken:

For all disputes regarding WHITTIER police operations, WHITTIER employee discipline, assignments, supervision, and labor relations, the final decision of the WHITTIER City Manager, or Chief of Police, shall prevail.

For all disputes regarding SANTA FE SPRINGS operations and staffing of the SANTA FE SPRINGS Department of Police Services, the final decision of the SANTA FE SPRINGS City Manager or Director of Police Services shall prevail,

Absent material resolution of the disputes, the CITIES may choose to exercise other remedies available under the provisions of this Agreement.

2) Formal Remedies

In the event of any dispute arising under this Agreement which cannot be resolved through the Administrative Remedies defined herein, the injured Party shall notify the injuring Party in writing of its contentions by submitting a claim therefore.

The injured Party shall continue performing its obligations hereunder so long as the injuring Party cures any default within ninety (90) days after service of the notice, or if the cure of the default is commenced within thirty (30) days after service of said notice and is cured within a reasonable time after commencement of the cure; provided that, if the default is an immediate danger to the health, safety and general welfare, SANTA FE SPRINGS may take immediate action to cure the immediate threat. Compliance with the provisions of this Section shall be a condition precedent to any legal action; and such compliance shall not be a waiver of any Party's right to take legal action in the event that the dispute is not cured.

D. WAIVER

No delay or omission in the exercise of any right or remedy of a non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. SANTA FE SPRINGS' consent or approval of any act by WHITTIER requiring SANTA FE SPRINGS' consent to or approval of any subsequent act of WHITTIER or any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

E. RIGHTS AND REMEDIES ARE CUMULATIVE

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

F. LEGAL ACTION

In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain injunctive relief, or to

obtain any other remedy consistent with the purposes of this Agreement. However, both Parties shall make every good faith and reasonable effort to exhaust all other remedies under the terms of this Agreement, before initiating Legal Action.

G. ATTORNEY'S FEES

If either Party commences an action against the other Party arising out of or in connection with this Agreement, *the* prevailing Party shall be entitled to recover reasonable attorney's fees and costs of suit from the losing Party in an amount determined by the Court to be reasonable.

H. INTEGRATION

This Agreement, including Exhibit A, which is attached hereto and incorporated by reference as part of this Agreement, supersedes any and all other agreements whether oral or written, between the Parties thereof and contains all of the Covenants and Agreements between the Parties with respect to this matter, and each Party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any Party, which are not embodied herein.

I. AMENDMENT

This Agreement may not be materially altered, amended or modified without the written approval of both the SANTA FE SPRINGS and WHITTIER City Councils.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed with all the formalities required by law on the respective dates set forth opposite their signatures.

DATED: 6-13-11

CITY OF WHITTIER


CATHY WARNER, MAYOR

CITY OF SANTA FE SPRINGS


JOSEPH D. SERRANO, SR., MAYOR

APPROVED AS TO FORM:



RICHARD D. JONES
WHITTIER CITY ATTORNEY




STEVEN SKOLNIK
SANTA FE SPRINGS CITY ATTORNEY

ATTEST:



KATHRYN A. MARSHALL
WHITTIER CITY CLERK



ANITA JIMENEZ
SANTA FE SPRINGS CITY CLERK

CITIES OF SANTA FE SPRINGS/WHITTIER AGREEMENT FOR LAW
ENFORCEMENT SERVICES

SCHEDULE "A"
EQUIPMENT- PROCUREMENT, MAINTENANCE AND REPLACEMENT

Equipment Fiscal Impact	Procurement	Maintenance	Replacement
Vehicles	SFS	SFS	SFS
Ballistic Vests	WPD	WPD	WPD
MDCs	SFS	SFS	SFS
Handguns	SFS	WPD	SFS
Long Rifles	SFS	WPD	SFS
Tasers	SFS	SFS	SFS
Mobile Radios	SFS	SFS	SFS
Hand Held Radios	SFS	SFS	SFS
PSC/Staging Computers	SFS	SFS	SFS
Digital Transcriber Units	SFS	SFS	SFS
Office Equipment	SFS	SFS	SFS

All equipment noted in Exhibit A is for the purpose of WHITTIER providing police service in SANTA FE SPRINGS. The equipment listed above is subject to change as necessary by the Chief of Police of WHITTIER to meet the law enforcement needs of SANTA FE SPRINGS as described in this Agreement

CITIES OF SANTA FE SPRINGS/WHITTIER AGREEMENT FOR LAW ENFORCEMENT SERVICES

EXHIBIT "A" STATEMENT OF WORK

Notwithstanding the specific requirements defined in this "Statement of Work", it is the intent of this Law Enforcement Services Agreement to extend to Whittier Police Department the responsibilities and authority to provide police protection within the corporate limits of the City of Santa Fe Springs. This "Statement" gives specific detail as to those Whittier Police Department resources to be dedicated to the following provisions of this Agreement within Santa Fe Springs or to be available for support of that effort.

The general deployment of law enforcement resources within the City of Santa Fe Springs is done in an effort to enhance the philosophy of community-based and problem-oriented policing.

SWORN PATROL FUNCTION

Uniformed Patrol functions shall be provided on a shift standard staffing basis. The shift standard staffing level is to be mutually agreed upon by the Chief of Police of Whittier and the Director of Police Services of Santa Fe Springs. The Chief of Police of Whittier and Director of Police Services of Santa Fe Springs can mutually agree to reallocate the number of patrol units allocated to each shift for minimum staffing purposes.

Whittier will assign 25 (including the SRO and Traffic Officer) sworn officers to Santa Fe Springs in order to accomplish this patrol coverage requirement.

INVESTIGATION

Whittier shall handle the investigation and related functions for all crimes which occur within the City of Santa Fe Springs. Such investigations shall include the goals of solving crime, seeking successful prosecution of such and preventing crime from occurring in the future.

Whittier shall assign 4 sworn officers to Santa Fe Springs for the purpose of accomplishing this task.

PROBLEM-ORIENTED POLICING TEAM

All Whittier law enforcement resources committed to Santa Fe Springs shall utilize the strategies and tools of problem-oriented policing in order to minimize *crime and public* disturbance concerns within the community. Whittier will however assign a specific team of officers to give particular focus to community public safety problem-solving.

Whittier shall assign 2 sworn officers to Santa Fe Springs for the purpose of accomplishing this task.

NON-SWORN PERSONNEL

Whittier shall provide direct clerical support for all sworn officers and *police* service operations within Santa Fe Springs. Such non-sworn staff shall, among other tasks, provide transcription, public contact, communications and recordkeeping support to officers and the City's Police Services Center. This non-sworn staff shall report to and work in the Santa Fe Springs Police Services Center. They will be scheduled in a manner that, when combined with existing staffing by Santa Fe Springs of the Center, will provide coverage agreed upon by the City Manager(s) of Whittier and Santa Fe Springs during the annual budget process.

Whittier will assign 6 non-sworn employees to Santa Fe Springs to accomplish this task. Upon commencement of the Agreement, 1 of the 6 positions will be budgeted and filled by a Santa Fe Springs employee. This employee, provided by Santa Fe Springs, as a minimum standard will meet the job description for the Whittier job classification of Police Services Assistant I/II. EXHIBIT B - SCHEDULE OF COSTS of this agreement, reflects costing for only 5 Whittier non-sworn employees assigned to Santa Fe Springs.

SUPERVISION

Whittier shall supervise the conduct of all Whittier sworn personnel working within Santa Fe Springs while performing the police services functions set forth within this Agreement. One Sergeant shall have primary responsibility for administrative support to the Santa Fe Springs Police Services Center.

Whittier shall assign 4 Sergeants to Santa Fe Springs for the purpose of accomplishing this task.

WHITTIER POLICE DEPARTMENT MANAGEMENT, SUPERVISION, AND SUPPORT

The Whittier Police Department shall provide overall management and supervision to the sworn police services operation within Santa Fe Springs. The Department will provide all necessary headquarters services in support of the Santa Fe Springs operation. Such support shall include, but not be limited to: specialized crime investigation, court liaison, dispatching, records management, crime analysis, tactical operations, and mutual aid. Whittier shall provide services of one Captain to serve as the team manager for Santa Fe Springs. Additionally, specific Department headquarters staff and resources have been allocated to perform this support function.

AUXILIARY WHITTIER SWORN OFFICER ASSIGNMENTS

The Whittier Police Department recognizes that contemporary policing philosophies of community policing require that sworn personnel periodically perform certain auxiliary assignments not necessarily part of their primary duties. Such assignments include, but are not limited to: participation on the School Attendance Review Team, Community Intervention Team, Juvenile Inter-Agency

Task Force, Tactical Planning Team, Administrative Staff Team and Business Security and Safety Committee; liaisons to local schools, safe neighborhood team zones and community organizations; staff support to City Council and Commission meetings; and teaching programs in crime prevention, public safety, drugs and gangs.

Whittier has committed to involving all sworn officers assigned to Santa Fe Springs in these auxiliary assignments.

ASSIGNMENT OF SWORN OFFICERS TO SANTA FE SPRINGS

All 35 sworn (including the SRO and Traffic Officer) officers assigned to fulfilling the police services obligations of this Agreement shall be members of the Whittier Police Department. These officers will be generally managed from the Whittier police headquarters offices, but they will report, dress, receive their vehicles and brief at Santa Fe Springs facilities. Santa Fe Springs will be their operations base. Officers will generally be assigned to Santa Fe Springs for four years.

Whittier will provide appropriate staffing levels of sworn officers to maintain the safety of each shift as provided for in the agreement.

SANTA FE SPRINGS ASSIGNMENT EXPECTATIONS

It is understood that given the nature of the police services contract relationship established by this Agreement, certain unique duty expectations exist for sworn officer assignments in Santa Fe Springs. Santa Fe Springs' expectations for the assignments of "Administrative/Field Sergeant", "Field Sergeant", and "Problem-Oriented Policing Team" are referenced for general guidance only.

MODIFICATIONS TO WORK STATEMENT

Nothing contained herein shall restrict the ability of the Whittier Chief of Police, or member of his command staff, with the concurrence of the Santa Fe Springs Director of Police Services, to make assignment adjustments within the Santa Fe Springs assigned team in order to enhance effectiveness in accomplishing the purposes of this Agreement. Such adjustments shall not constitute a material modification of the Statement.

CITIES OF SANTA FE SPRINGS/WHITTIER AGREEMENT FOR LAW ENFORCEMENT SERVICES

EXHIBIT "B" TECHNICAL AGREEMENTS

As referenced in the Agreement for Sworn Law Enforcement Services ("Agreement"), this exhibit details the services that define the usage and access to the various technically related portions of this contract, including the California Law Enforcement Telecommunications System (CLETS), radio frequencies, computer data, and the 911 emergency telephone system. As deemed appropriate by operational necessity, the Whittier Chief of Police, in consultation with the Director of Police Services of Santa Fe Springs may issue modifications to the guidelines set forth herein.

California Law Enforcement Telecommunications System (CLETS)

Pursuant to directions of the Department of Justice, California Law Enforcement Telecommunications System (CLETS); and Part 10 of the National Crime Information Center Operating Manual, it is agreed that the Whittier Police Department shall have management control over the electronic switches, satellite computers and terminals and other manual terminals interfacing directly or indirectly with the NCIC computer for the interstate exchange of criminal history information maintained in the California files accessible through the CLETS.

It is further agreed that the Whittier Police Department shall have authority to set and enforce (1) priorities; (2) standards for selection, supervision, and termination of assignment of personnel; and (3) policy governing the operation of computers, circuits, and telecommunications terminals used in conjunction with this Agreement which are used to store, process, and/or transmit criminal history and other record information derived or transmitted via CLETS.

Whittier Police Department Computer System

Authorized Santa Fe Springs personnel shall be allowed access to and use of the Whittier Police Department's Computer Information system. Authorization, access, and use shall be in accordance with the policies and provisions of the Whittier Police Department's General Orders.

Radio Frequencies

The Whittier Police Department, licensee for certain radio frequencies, will retain sole control of the radio frequency. Whittier Police Department will grant permission to the City of Santa Fe Springs, as Co-Operator, to use frequencies for intercommunications with the licensee using voice radios, Mobile Data Computers (MDCs) and the Police Department's Mobile data network, subject to the following conditions: (1) Co-Operator will exercise control and responsibility for the use of the voice radios and MDCs; (2) Co-Operator will operate the equipment on the assigned

frequencies in compliance with FCC rules, California Law Enforcement Telecommunications Systems (CLETS) rules and policies, and the policies of the Whittier Police Department; (3) use of the assigned frequencies shall be restricted to those transmissions necessary to perform authorized work on specified data bases; (4) personnel operating the MDCs and radios must be employees of the Co-Operator; (5) this agreement may be canceled at any time by either party, subject to the terms of the Agreement. The aforementioned uses are for the accomplishment of Emergency Preparedness and Crime Report Preparation by non-sworn Public Safety Officers.

911 Agreement

Under the terms of this Agreement, the Whittier Police Department will serve as the Public Safety Answering Point (PSAP) for the City of Santa Fe Springs for all emergency calls for service (911 calls), which includes calls for police, fire, and ambulance.



City of Santa Fe Springs

City Council Meeting

June 12, 2014

NEW BUSINESS

Overview of the Pan Pacific Fiber, Inc. Fire Incident

RECOMMENDATION

That the City Council receive and file the report.

BACKGROUND

On Thursday, May 29, 2014, at 6:17pm, units from the Department of Fire-Rescue were dispatched to a reported Commercial Fire at Pan Pacific Fiber Inc. located at 14013 Marquardt Avenue. Pan Pacific Fiber Inc. is a cardboard recycling facility with seven buildings/structures located on their site. Units found six of the seven buildings completely full of baled cardboard stacked from the floor to the ceiling. The remaining building was used as office space. The first arriving unit on scene reported a large outdoor fire. Upon further investigation, units found a heavy volume of fire burning in the exterior yard of the facility as well as one building fully involved with fire.

The heavy fire load of stored cardboard coupled with other hazardous conditions contributed to this being one of the largest incidents in the City of Santa Fe Springs. This incident quickly escalated to a fifth alarm which initiated a response of 19 Fire Engines, 5 Truck Companies, 3 Paramedic Units, 8 Battalion Chiefs, 1 Urban Search & Rescue Unit, 1 Air & Light Unit, 2 LA County Bulldozer Crews, 1 Skip Loader, and representatives from So Cal Edison, the So Cal Gas Company, Burlington Northern Railroad, Red Cross, Whittier PD, La County Sheriffs, SFS PSO, Public Works, and the Building Department. This incident was officially considered concluded on Monday, June 2, 2014, at 9:00am making this incident over 87 hours in duration.

Automatic aid and mutual aid agreements contributed to the assistance of seven different fire agencies including Downey, Compton, Vernon, La Habra Heights, Montebello, Los Angeles County, and Long Beach.

This incident continues to be under investigation for the cause of the fire.

Thaddeus McCormack
City Manager

Report Submitted By: Fire Chief Mike Crook
Department of Fire-Rescue

Date of Report: June 5, 2014



City of Santa Fe Springs

City Council Meeting

June 12, 2014

PRESENTATION

2014 Teachers of the Year

Monica Quiroz, Rancho Santa Gertrudes Elementary School
Colleen Benson, St. Paul High School

RECOMMENDATION

The Mayor may wish to call upon Julie Herrera, Public Relations Specialist, to assist with the presentation.

BACKGROUND

Each year, local school districts and St. Paul High School select and recognize a Teacher of the Year for their outstanding accomplishments in the field of education. This year's recipients have been invited to tonight's meeting to be recognized by the City Council. School Principals have been invited to assist with the introductions.

A handwritten signature in dark ink, appearing to read "Thaddeus McCormack", is positioned above the printed name.

Thaddeus McCormack
City Manager

Attachment:
None.



PRESENTATION

Recognition of the 2014 St. Paul High School Girls Varsity Softball Team

RECOMMENDATION

The Mayor may wish to call upon Management Assistant Wayne Bergeron to assist with the presentation.

BACKGROUND

On May 30, 2014, the St. Paul High School Girls Softball team defeated La Serna to become Division III CIF Champions and were subsequently named the 2014 Del Rey League Champions and CIF State Champions. The Lady Swordsmen ended this season with a 29-4-1 record, a team batting average of .364, and 31 home runs.

Individual achievements include: 2014 Del Rey League Player of the Year – Lovie Lopez; 2014 Del Rey League Pitcher of the Year – Koreen Orozco; 1st Team All Del Rey League – Lovie Lopez, Koreen Orozco, Danielle Munoz, Krystal Gutierrez, Bryanna Campos; 2nd Team All Del Rey League – Dominique Walker, Taylor Ancona, Myranda Bueno.

As of this writing, five of the players have signed to play in college. They are Koreen Orozco (Holy Family University), Krystal Gutierrez (St. John's University), Lovie Lopez (Oregon State University), Danielle Munoz (Tennessee State University), and Bryanna Campos (Bethune Cookman University).

The City Council would like to recognize the players and their coaches for these extraordinary accomplishments.

A handwritten signature in black ink, appearing to read "Thaddeus McCormack", is written over a horizontal line.

Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting

June 12, 2014

PRESENTATION

Recognize and Acknowledge the Gymnastic Program, Coaches, and Gymnasts

RECOMMENDATION

That the City Council recognize the Gymnastic Coaches Shari Sanchez, Feliciana Castillo, and Christine Gonzalez for a job well done and also acknowledge the amazing accomplishments of the four gymnasts whom collectively received 12 medals while competing in the USA Gymnastics Regionals Competition at the Tucson Convention Center, April 25-27, 2014.

BACKGROUND

The City's Gymnastics Team had four gymnasts that placed in the California State Tournament which qualified them for the USA Gymnastics Regionals Competition in Tucson Arizona. The Regional Competition took place on April 25-27, 2014. All four gymnasts received medals.

The Mayor may wish to call upon Jeff Mahlstede, Community Services Supervisor, to assist with the presentation and recognition.

Thaddeus McCormack
City Manager

Attachment:

Gymnastic Program Recognition

GYMNASTIC PROGRAM RECOGNITION

Head Gymnastics Coach: Shari Sanchez

Ms. Shari Sanchez has been an employee of the City for more than 20 years. She has coached thousands of children over her tenure and is still going strong. Ms. Sanchez along with her co-coaches, Feliciano Castillo and Christine Gonzalez, have once again provided excellent coaching and mentoring as they took the only recreation-based team to both the State Finals and the USA Gymnastics Regionals Competition. Our gymnasts performed admirably and represented our community with class. They certainly earned the respect from their peers in all of the private gymnastic clubs that they competed against. The four talented gymnasts attained the following achievements:

Emiliza Fernandez

1st Place on Vault (Regional Vault Champion)

2nd Place on Bars

2nd Place on Beam

6th Place on Floor

2nd All Around

Raquel Cabral

5th Place on Vault

11th All Around

Victoria Castillo

9th Place on Vault

12th Place on Beam

Sasha Nielson

5th Place on Beam

10th Place on Vault



City of Santa Fe Springs

City Council Meeting

June 12, 2014

PRESENTATION

Every 15 Minutes

RECOMMENDATION

The Mayor may wish to call upon Family and Youth Intervention Program Coordinator Rick Brown to talk about "Every 15 Minutes," show a short video of the program, and recognize the California Highway Patrol, St. Paul High School, Staff at PIH Health Hospital Downey, and the Mercy Air Crew for their continued support of this program.

The Police Services Department with assistance from Fire-Rescue, Whittier PD, and the Family and Youth Intervention Program, along with local agencies, participated in the "Every 15 Minutes" Program May 21-22 of this year.

The two-day program focuses on challenging high school juniors and seniors to think about drinking and driving, personal safety, and the responsibility of making mature decisions when it comes to alcohol consumption.

It brought together a broad coalition of interested groups and City Departments and Programs with the goal of reducing alcohol-related traffic fatalities among youth. Among the longtime agencies that have contributed to this program are our friends at the California Highway Patrol, PIH Health Hospital Downey, and St. Paul High School who have been strong supporters and participants for over a decade. Without the active involvement, funding, and participation of these institutions, the "Every 15 Minutes" program would cease and be unable to reach the youth in our community, and thus, prevent tragic situations from occurring in the future.

Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting

June 12, 2014

PRESENTATION

Proclaiming Elder Abuse Awareness Day

RECOMMENDATION

The Mayor may wish to call upon Program Coordinator Manuel Cantu to assist with the presentation of the proclamation.

BACKGROUND

Research shows that elder abuse (including physical, emotional, and sexual), neglect, violence, and exploitation are some of the biggest issues facing senior citizens around the world. Abuse, neglect, violence, and/or exploitation occurs in every demographic, and can happen to anyone; yet it is estimated that only about one in fourteen of those crimes are reported. Elders comprise a growing proportion of the U.S. population; therefore, it is important that we understand the many problems and challenges that face the elderly. By recognizing these issues, we share a responsibility in reducing incidents of violence towards elders by raising awareness and promoting a better understanding of abuse and neglect of older adults.

World Elder Abuse Awareness Day (WEAAD) is recognized annually on June 15. WEAAD serves as a call-to-action for individuals, municipalities, and organizations across the world to raise awareness about elder abuse, neglect, and exploitation. This date serves as an opportunity to share information about the mistreatment of older persons. However, we must keep in mind that this is an ongoing effort, not limited to one day.

The City of Santa Fe Springs is committed to preventing elder abuse by providing the necessary resources to our community. We believe in educating our older adults and our public on abuse because it is critical to prevention. The Older Adult Program at the Gus Velasco Neighborhood Center will be joining other cities, organizations, and individuals across the world in promoting a better understanding of and raising awareness about elder abuse. This year "World Elder Abuse Awareness Day" will take place on a Sunday. Staff has developed several activities that will take place during the week leading to WEAAD. Join us, and take a stand against elder abuse and protect our older adults.


Thaddeus McCormack
City Manager

Attachment:

Elder Abuse Awareness Day Proclamation

WHEREAS, according to the National Center on Elder Abuse, more than 41 million Americans are age 65 or older, and elders comprise a growing proportion of the U.S. population; and

WHEREAS, 1 in 10 Americans age 60+ experienced abuse over the past year, and many experienced it in multiple forms; and

WHEREAS, Elder abuse includes physical, emotional, sexual, exploitation, neglect, and abandonment; and

WHEREAS, studies have found that elder abuse is underreported; only 1 in 14 cases of abuse are reported to authorities; and

WHEREAS, the United Nations has designated June 15 as World Elder Abuse Awareness Day to focus global attention on the problem of abuse of elders; and

WHEREAS, the City of Santa Fe Springs is committed to preventing Elder Abuse by providing the necessary resources to our community; and

WHEREAS, the Older Adult Program at the Gus Velasco Neighborhood Center will promote a better understanding and raise awareness about elder abuse;

NOW, THEREFORE, be it resolved that I, Juanita Trujillo, Mayor of the City of Santa Fe Springs, proclaim June 15, 2014 as

“Elder Abuse Awareness Day”

In Santa Fe Springs, and encourage all residents to take a stand against elder abuse and protect our older adults.

DATED this 12th day of June, 2014.

Juanita Trujillo, MAYOR

ATTEST:

Anita Jimenez, DEPUTY CITY CLERK



City of Santa Fe Springs

City Council Meeting

June 12, 2014

PRESENTATION

Introduction of New Department of Fire-Rescue Employees, Environmental Protection Inspector I Kevin Yang and Part Time Fire Housing Inspector Leah Snyder

RECOMMENDATION

The Mayor may wish to call upon Fire Chief Mike Crook to introduce Kevin Yang and Leah Snyder.

Kevin Yang, Environmental Protection Inspector I
Leah Snyder, Fire Housing Inspector

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

Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council

June 12, 2014

APPOINTMENTS TO BOARD, COMMITTEES, COMMISSIONS

Designation of Voting Delegate/Alternate for the League of California Cities
Annual Conference – September 3-5, 2014, Los Angeles

RECOMMENDATION

That the City Council appoint a voting delegate or, alternatively, up to two alternate voting delegates for purposes of voting at the League of California Cities Annual Conference and Business Meeting.

BACKGROUND

In order to vote at the League of California Cities Annual Conference and Business Meeting, September 3-5, 2014, the City Council must designate a voting delegate. In the event that the designated voting delegate is unable to serve in that capacity, the City may appoint up to two alternate voting delegates.

If no Councilmembers are available to serve as delegate, the City Manager would request that Council give him the authority to select alternates from among staff members who will be in attendance.


Thaddeus McCormack
City Manager

Attachment:
Annual Conference Voting Procedures

Council Action Advised by July 31, 2014

May 1, 2014

TO: Mayors, City Managers and City Clerks

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference – September 3 - 5, Los Angeles

The League's 2014 Annual Conference is scheduled for September 3 - 5 in Los Angeles. An important part of the Annual Conference is the Annual Business Meeting (*at the General Assembly*), scheduled for noon on Friday, September 5, at the Los Angeles Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to the League's office no later than Friday, August 15, 2014. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please note the following procedures that are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates must be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. To register for the conference, please go to our website: www.cacities.org. In order to cast a vote, at least one voter must be present at the

-over-

Annual Conference Voting Procedures

2014 Annual Conference

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



City of Santa Fe Springs

City Council Meeting

June 12, 2014

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancy	Councilmember
Beautification	3	Sarno
Community Program	1	Moore
Community Program	2	Rios
Community Program	1	Rounds
Community Program	4	Trujillo
Historical	1	Moore
Historical	2	Rounds
Historical	2	Sarno
Historical	3	Trujillo
Parks & Recreation	1	Moore
Senior Citizens	1	Rios
Senior Citizens	2	Rounds
Senior Citizens	3	Trujillo
Sister City	1	Moore
Sister City	1	Rounds
Sister City	5	Sarno
Sister City	2	Trujillo
Youth Leadership	1	Moore
Youth Leadership	1	Trujillo

Recent Activity: None

Applications Received: None


Thaddeus McCormack
City Manager

Attachments:

Committee Lists

Prospective Member List

Prospective Members for Various Committees/Commissions

Beautification

Community Program

Family & Human Services

Gabriela Garcia

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation

Gabriela Garcia

David Kurt Hamra

Brenda Kaholokula

Planning Commission

Carlos Tovar

Manuel Zevallos

Senior Citizens Advisory

Sister City

Linda Vallejo

Traffic Commission

Nicolette Bravo

Manuel Zevallos

Youth Leadership

BEAUTIFICATION COMMITTEE

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

9:30 a.m., Town Center Hall

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Juliet Ray	(14)
	Paula Minnehan	(14)
	Annie Petris	(15)
	Guadalupe Placensia	(15)
	George Felix, Sr.	(15)
Rios	Mary Reed	(14)
	Charlotte Zevallos	(14)
	Doris Yarwood	(14)
	Vada Conrad	(15)
	Joseph Saiza	(15)
Rounds	Sadie Calderon	(14)
	Rita Argott	(14)
	Mary Arias	(15)
	Marlene Vernava*	(15)
	Debra Cabrera	(15)
Sarno	Vacant	(14)
	Irene Pasillas	(14)
	Vacant	(14)
	May Sharp	(15)
	Vacant	(15)
Trujillo	Mary Jo Haller	(14)
	Eleanor Connelly	(14)
	Margaret Bustos*	(14)
	Rosalie Miller	(15)
	A.J. Hayes	(15)

**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.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	George Felix, Jr.	(14)
	Vacant	(14)
	Mary Jo Haller	(15)
	Gabriela Garcia	(15)
	Bryan Collins	(15)
Rios	Vacant	(14)
	Mary Anderson	(15)
	Dolores H. Romero*	(15)
	Vacant	(14)
	David Diaz-Infante*	(15)
Rounds	Mark Scoggins*	(14)
	Marlene Vernava*	(14)
	Vacant	(14)
	Anthony Ambris	(15)
	Johana Coca	(15)
Sarno	Jeanne Teran	(14)
	Miguel Estevez	(14)
	Kim Mette	(14)
	Cecilia Leader	(15)
	Frank Leader	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Vacant	(14)
	Judy Aslakson	(15)
	Vacant	(15)

**Indicates person currently serves on three committees*

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jul., Aug., Sept., and Dec., at 5:30 p.m., Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 15 Residents Appointed by City Council

5 Social Service Agency Representatives Appointed by the Committee

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
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)
Sarno	Debbie Belmontes	(14)
	Linda Vallejo	(14)
	Hilda Zamora	(15)
Trujillo	Dolores H. Romero*	(14)
	Gloria Duran*	(14)
	David Diaz-Infante *	(15)

Organizational Representatives: Nancy Stowe
Evelyn Castro-Guillen
Elvia Torres
(SPIRITT Family Services)

**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

Qualifications: 18 Years of age, reside or active in the City

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	May Sharp	6/30/2014
Rios	Paula Minnehan	6/30/2014
Rounds	A.J. Hayes	6/30/2014
Sarno	Gloria Duran*	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	Frank Ybarra	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

**Indicates person currently serves on three committees*

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

Qualifications: 18 Years of age, reside or active in the City

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Astrid Gonzalez	(14)
	Tony Reyes	(14)
	Amparo Oblea	(15)
	Vacant	(15)
Rios	Gilbert Aguirre	(14)
	Hilda Zamora	(14)
	Janie Aguirre	(15)
	Larry Oblea	(15)
Rounds	Vacant	(14)
	Vacant	(14)
	Mark Scoggins*	(15)
	Janice Smith	(15)
Sarno	Ed Duran	(14)
	Vacant	(14)
	Vacant	(15)
	Sally Gaitan	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Merrie Hathaway	(15)
	Vacant	(15)

**Indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 7:00 p.m., Council Chambers.

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

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Mary Tavera	(14)
	John Salgado	(14)
	Janet Rock	(15)
	Ralph Aranda	(15)
	Vacant	(15)
Rios	Lynda Short	(14)
	Bernie Landin	(14)
	Carlos Tovar	(14)
	Sally Gaitan	(15)
	Fred Earl	(15)
Rounds	Kenneth Arnold	(14)
	Richard Legarreta, Sr.	(14)
	Johana Coca	(14)
	Angelica Miranda	(15)
	Mark Scoggins*	(15)
Sarno	Joey Hernandez	(14)
	Debbie Belmontes	(14)
	Lisa Garcia	(15)
	Ed Madrid	(14)
	David Diaz-Infante*	(15)
Trujillo	Miguel Estevez	(14)
	Andrea Lopez	(14)
	A.J. Hayes	(15)
	Judy Aslakson	(15)
	Arcelia Miranda	(15)

**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 JUNE 30 OF
Council	Angel Munoz	6/30/2017
	Ron Biggs	6/30/2017
Personnel Advisory Board	Jim Contreras	6/30/2017
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

Qualifications: 18 Years of age, reside or active in the City

Membership: 5

APPOINTED BY

NAME

Moore

Louie Gonzalez

Rios

Michael Madrigal

Rounds

Susan Johnston

Sarno

Joe Angel Zamora

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

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Yoshi Komaki	(14)
	Yoko Nakamura	(14)
	Paul Nakamura	(14)
	Astrid Shesterkin	(15)
	Pete Vallejo	(15)
Rios	Janie Aguirre	(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)
Sarno	Gloria Duran	(14)
	Betty Elizalde	(14)
	Hilda Zamora	(15)
	Linda Vallejo	(15)
	Ed Duran	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Gilbert Aguirre*	(15)
	Margaret Bustos*	(15)
	Vacant	(15)

**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.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Martha Villanueva	(14)
	Vacant	(14)
	Mary K. Reed	(15)
	Peggy Radoumis	(15)
	Jeannette Wolfe	(15)
Rios	Charlotte Zevallos	(14)
	Francis Carbajal	(14)
	Marlene Vernava*	(15)
	Doris Yarwood	(15)
	Lucy Gomez	(15)
Rounds	Manny Zevallos	(14)
	Susan Johnston	(14)
	Vacant	(14)
	Ted Radoumis	(15)
	Johana Coca	(15)
Sarno	Vacant	(14)
	Vacant	(14)
	Vacant	(15)
	Vacant	(14)
	Vacant	(15)
Trujillo	Vacant	(14)
	Andrea Lopez	(14)
	Dolores H. Romero*	(15)
	Marcella Obregon	(15)
	Vacant	(15)

**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

Qualifications: 18 Years of age, reside or active in the City

APPOINTED BY

NAME

Moore

Albert J. Hayes

Rios

Pauline Moore

Rounds

Ted Radoumis

Sarno

Alma Martinez

Trujillo

Greg Berg

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Council Chambers

Qualifications: Ages 13-18, reside in Santa Fe Springs

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES UPON GRADUATION IN
Moore	Destiny Cardona	(14)
	Evony Reyes	(17)
	Katrina Uribe	(17)
	Vacant	0
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)
Sarno	Dominique Walker	()
	Victoria Molina	()
	Felipe Rangel	(14)
	Alyssa Madrid	()
Trujillo	Paul Legarreta	(17)
	Victoria Nunez	0
	Cameron Velasco	(16)
	Vacant	0