



AGENDA

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

November 24, 2015
6:00 P.M.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

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

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

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

Approval of Minutes

A. Minutes of the October 22, 2015 Public Financing Authority Meeting

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

Monthly Reports

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

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

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

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

Approval of Minutes

A. Minutes of the October 22, 2015 Water Utility Authority Meeting

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

Monthly Reports

B. Monthly Report on the Status of Debt Instruments Issued through the Water Utility Authority (WUA)

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

C. Status Update of Water-Related Capital Improvement Projects

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

HOUSING SUCCESSOR

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

SUCCESSOR AGENCY

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

CITY COUNCIL

5. CITY MANAGER REPORT

6. 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 October 22, 2015 City Council Meeting

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

NEW BUSINESS

7. Approval of Vesting Parcel Map No. 71304 – 13700, 13750 & 13770 Firestone Boulevard

Recommendation: That the City Council: 1.) Approve Vesting Parcel Map No. 71304; 2.) Find that Vesting Parcel Map No. 71304 together with the provisions for its design and improvement, is consistent with the City's General Plans; and 3.) Authorize the City Engineer and City Clerk to sign Vesting Parcel Map No. 71304.

8. Approval of Parcel Map No. 73059 – 11651 Telegraph Road

Recommendation: That the City Council: 1.) Approve Parcel Map No. 73059; 2.) Find that Parcel Map No. 73059 together with the provisions for its design and improvement, is consistent with the City's General Plans; and 3.) Authorize the City Engineer and City Clerk to sign Parcel Map No. 73059.

9. Authorize 1996 Safe Neighborhood Parks Proposition (Prop A) Grant Application for Playground Improvements for the City's Parkettes

Recommendation: That the City Council: 1.) Amend the Capital Improvement Plan (CIP) to include the Parkette Playground Improvements at three (3) City Parkettes; and 2.) Adopt Resolution No. 9494 approving the grant application for Prop A funds in the amount of \$300,000 from the Los Angeles County Regional Park and Open Space District; and 3.) Authorize the City Manager to submit the Grant Application for Prop A funds.

10. Community Facilities District No. 2002 – 1 (Bloomfield – Lakeland) – Annual Special Tax Levy Report for Fiscal Year 2014 - 15

Recommendation: That the City Council: receive and file the Special Tax Levy Annual Report for Community Facilities District 2002-1 for Fiscal Year 2014-15.

11. Community Facilities District No. 2004 -1 (Bloomfield – Florence) – Annual Special Tax Levy Report for Fiscal Year 2014 -15

Recommendation: That the City Council: receive and file the Special Tax Levy Annual Report for Community Facilities District 2004-1 for Fiscal Year 2014-15.

12. Authorize the Purchase of One (1) 2016 Chevrolet Colorado Pick-Up Truck from National Auto Fleet Group

Recommendation: That the City Council: Authorize the Director of Purchasing Services to purchase one (1) 2016 Chevrolet Colorado Pick-Up Truck utilizing the National Joint Powers Alliance Contract (No. 102811-NAF) from National Auto Fleet Group and authorize a purchase order to be issued in the amount of \$28,299.35 for this transaction.

Recommendation:

13. Council Approval of Resolution No. 9496, authorizing property owners in the City of Santa Fe Springs to participate in the California Statewide Communities Development Authority (CSCDA) Assembly Bill 811 (AB 811) PACE Program.

Recommendation: That the City Council: Authorize the City to permit property owners within the incorporated areas of the City to participate in the CSCDA AB 811 PACE Program, known as CaliforniaFIRST.

Items 14 – 24 will occur in the 7:00 p.m. hour.

14. **INVOCATION**

15. **PLEDGE OF ALLEGIANCE**

INTRODUCTIONS

16. Representatives from the Chamber of Commerce

17. **ANNOUNCEMENTS**

PRESENTATIONS

18. Recognition of Mayor Laurie Rios upon her Retirement

19. District Update by Assemblymember Ian Calderon

City of Santa Fe Springs

Adjourned Meetings

November 24, 2015

20. Introduction of New Department of Community Services Employee, Program Coordinator Eric Ey

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

21. Committee Appointments

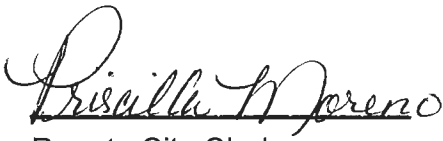
22. ORAL COMMUNICATIONS

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

23. EXECUTIVE TEAM REPORTS

24. ADJOURNMENT

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


Deputy City Clerk

11-19-2015
Date

**MINUTES OF THE ADJOURNED MEETINGS OF THE
HOUSING SUCCESSOR, SUCCESSOR AGENCY
AND CITY COUNCIL**

NOVEMBER 10, 2015

1. CALL TO ORDER

Mayor Rios called the meetings to order at 5:05 p.m.

2. ROLL CALL

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

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, City Attorney; 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; David Barron, Interim City Clerk; Joseph Rodriguez, Public Works

SUCCESSOR AGENCY

3. Resolution No. SA-2015-006 – approving a Revised Long Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5 was approved unanimously upon motion by Council Member Sarno with second by Council Member Trujillo.

4. City Manager Thaddeus McCormack made a brief report on activities of interest to the Council

5. CONSENT AGENDA

A. Approval of Minutes

Recommendation: That the City Council approve Minutes of the October 8, 2015 as submitted.

Council Member Rounds moved the approval of Item 5A; Council Member Moore seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

6. NEW BUSINESS

Resolution No. 9490 – Request for a Tow-away Zone at 14930 Marquardt Avenue

Recommendation: That the city adopt Resolution 9490, which would prohibit the parking of vehicles on the eastside of Marquardt Avenue from a point 40 feet south of Excelsior Drive to a point 350 feet north of Excelsior Drive

Council Member Sarno moved the approval of Item 6; Council Member Moore seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

7. **Resolution No. 9491 – Request for Parking Restriction on Molette Street, East of Shoemaker Avenue. Issued through the Water Utility Authority (WUA)**

Recommendation: That City Council adopt Resolution No. 9491, which would prohibit parking of vehicles weighing 6,000 pounds on the north side of Molette Street from a point 300 feet east of Shoemaker Avenue to a point 810 feet east of Shoemaker Avenue and implement a tow-away zone within the same limits for vehicles that violate the restrict.

Council Member Moore moved the approval of Item 7; Council Member Trujillo seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

8. **Resolution N. 9492 – Confirming Withdrawal from Membership in the Los Angeles Regional Communication Joint Powers Authority (LA RICS) No.**

Recommendation: That the City Council adopt Resolution N. 9492 confirming and ratifying the City of Santa Fe Springs withdrawal from membership in the Los Angeles Regional Communication System Joint Powers Authority (LA RICS).

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

9. **Resolution No. 9493 – Declaring the City as a Healthy Eating Active Living City**

Recommendation: That the City Council approve Resolution 9493 declaring the City of Santa Fe Springs as a Healthy Eating Active Living (HEAL) City.

Council Member Trujillo moved the approval of Item 9; Councilmember Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

10. **Authorization to Issue a Request for Qualifications (RFQ) to Provide “As Needed” Code Enforcement Services**

Recommendation: That the City Council authorize the Director of Police Services to issue a Request for Qualifications (RFQ) to provide “As Needed” Code Enforcement Services.

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

11. **Fire Station Headquarters and Police Services Center: Generator Replacement – Award of Contract**

Recommendation: That the City Council: 1) Accept the bids; and 2) Award a contract to AG Engineering, Inc. of Rancho Cucamonga, California in the amount of \$128,911.50.

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

12. **Heritage Park Wedding Reception Area, Synthetic Turf – Authorization to Advertise for Construction Bids**

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

Council Member Rounds moved the approval of Item 12; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

13. **Heritage Park Restroom Renovation – Authorization to Advertise for construction Bids**

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

Council Member Trujillo moved the approval of Item 13; Councilmember Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

14. **Agreement with Rio Hondo College to Provide Subsidized Bus Passes to the City of Santa Fe Springs Residents Attending the College utilizing AB2766 Funds**

Recommendation: That the City Council: 1) approve the agreement with Rio Hondo College to provide Subsidized Bus Passes; and 2) Authorize the City Manager to execute the agreement on behalf of the City

Mayor Pro Tem Moore moved the approval of Item 14; Councilmember Sarno seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

15. **Strategic Transportation Plan (STP) Status Update**

Recommendation: Representatives Yvette Kirrin, and Gary Hammon, from the Gateway Cities Council of Government made a presentation describing the status of the transportation plan. They utilized power point projections and hand-outs to illustrate and explain the progress and status.

16. **Heritage Park Aviary Renovation – Authorization to Advertise for Construction Bids.**

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

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

17. **City Park Picnic Tables – Award of Contract:**

Recommendation: That the City Council: 1) Accept the bids for City Park Picnic Tables; 2) award a contract to Summit Supply Corporation of Colorado, in the Amount of \$29239.73; and 3) Appropriate \$29,500.00 from the General Fund Activity No. 110-397-9003 to fund the cost of the picnic table.

Discussion: Council members asked about the conditions of all of the picnic tables in the park. Staff responded that all the tables in the park are in poor condition and that this proposal would only replace a portion of the tables. Council asked how many tables were in the park and the cost of replacing all of them. Staff responded that there are 169 tables that should be replaced and the cost would be approximately \$103,940 to replace them all.

Action: Council Member Moore made a motion that directed staff replace all the 169 tables and award the contract to Summit Supply Corporation at the estimated cost and with funds coming from the General Fund Activity NO. 110-397-9003 as appropriate; Council Member Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

18. **Clarke Estate Window/Door Frame Restoration and Exterior Painting Authorization to Advertise for Construction Bids**

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

Council Member Trujillo moved the approval of Item 18; Councilmember Rounds seconded the motion which passed by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios; Opposed – None.

19: **Introduction of Proposed Water Efficient Landscape Ordinance – Staff Report.**

Mayor Rios asked the City Manager Thaddeus McCormack for Report: Following discussion, City Manager McCormack suggested tabling the item and forming a city subcommittee to study the matter for further study by a city council subcommittee before bringing it back to the council.

Council member Rounds made a motion to table Item 19 and form an ad hoc subcommittee: Second by Mayor Pro Tem Moore, the motion was approved by the following vote: In favor – Moore, Rounds, Sarno, Trujillo, Rios. Opposed – None.

RECESS: AT 5:45 P.M. Mayor Rios declared a recess during which time Veteran's Day ceremonies would be conducted at the city monument just outside of the City Hall.

RECONVENE

At 6: 25 p.m. Mayor Rios called the Council meeting back in session with all council members present.

20. **INVOCATION**

Invocation was presented by Council Member Sarno.

21. **PLEDGE OF ALLEGIANCE**

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

Mayor Rios Recognized the Veterans in the audience and they gathered with the City Council for a memorial photograph.

22. **INTRODUCTIONS**

Representatives from the Chamber of Commerce

Chamber Representative Michael Aguilar introduced this year's Business and Residential Citizens of the Year Award recipients. They will be honored at a special event on Tuesday, Nov. 17.

23. **SPECIAL ANNOUNCEMENTS**

Chamber of Commerce Representative Michael Aguilar introduce the Chamber's Citizen of the Year Award winners. Mike Foley of Cushman & Wakefield of California is the recipient of the 2015 Business Citizen of the Year Award. Ted Radoumis has been selected as the 2015 Residential Citizen of the Year.

VETERANS

In recognition of Veteran's Day on November 11, Mayor Rios invited Veterans in the audience to come forward to the dais to be presented to the public. Council Members and Veterans present then proceeded to have photos taken.

FIRE FIGHTERS' PRESENTATIONS

Robert Mora, president of the Firefighters Association announced the success of a recent fund-raising golf tournament and other efforts including a challenge coin raise funds for a local memorial honoring the four Santa Fe Springs Firefighters who have died in the line of duty.

BIRTHDAY CELEBRATION

Mayor Rios recognized Council Member Trujillo on the celebration of her birthday. A birthday cake was presented and the Happy Birthday song was sung by the council and the audience.

PRESENTATIONS

24. **Breast Cancer Awareness**

Ed Ramirez, Community Services Supervisor, led a presentation regarding city programs recognizing Breast Cancer Awareness Month. A video presentation illustrated the activities.

25. **Introduction of Family & Human Services Division.**

Social Services Interns and Case Management Services. Ramirez and members of the staff including interns made a presentation discussing the Social Service Intern program offered by the city at the Gus Velasco Neighborhood Center.

26. **Presentation to retiring City Clerk Anita Jimenez by City Manager Thaddeus McCormack**

The City Manager presented City Clerk Jimenez with a retirement gift and commented on her 33 years of service to the city. Each of the council members also spoke and congratulated retiring City Clerk Jimenez.

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

There were no Committee Appointments announced.

28. **ORAL COMMUNICATIONS**

Nathan Maddox, a local resident, spoke regarding the need for skate boarding facilities in the city. Following his presentation, Council member Trujillo suggested an ad hoc committee to study the needs of Skate Boarders. Council Member Rounds commented that the group of skateboarders presented had also appealed to the Recreation Commission.

29. **EXECUTIVE TEAM REPORTS**

Each of the keep staff persons made brief presentations to update the council on community activities.

Noe Negrete reported on the successful commercial vehicle safety inspections conducted with the California Highway Patrol.

Dino Torres reported on the success of the Red Ribbon Parade and rally. He also reported on the inspection and security improvements at the Promenade center.

Mike Crook announced discussions with the Mayor of Sinoloa, Mex. regarding a Fire Fighter academy. He reminded people that with the time change it is also a time to change batteries on smoke detectors in homes and businesses.

Maricela Baldera reported on community programs including ribbon cutting, and Halloween carnival and costume contests. More than 900 people attended the Haunted House at Los Nietos Park.

30. **ADJOURNMENT**

At 7:36 p.m., Mayor Rios adjourned the meeting..

Laurie Rios, Mayor

ATTEST:

David M. Barron, CMC
Interim City Clerk

Date



NEW BUSINESS

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

RECOMMENDATION

That the Public Financing Authority receive and file the report.

BACKGROUND

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

Consolidated Redevelopment Project 2001 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 10/31/15	None
Outstanding principal at 10/31/15	\$13,965,000

Consolidated Redevelopment Project 2002 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 10/31/15	None
Outstanding principal at 10/31/15	\$5,150,000

Consolidated Redevelopment Project 2003 Taxable Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 10/31/15	None
Outstanding principal at 10/31/15	\$2,775,000

Water Revenue Bonds, 2005 Series A

Financing proceeds available for appropriation at 10/31/15	None
Outstanding principal at 10/31/15	\$2,310,000

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 10/31/15	None
Outstanding principal at 10/31/15	\$36,713,999

Consolidated Redevelopment Project 2006-B Taxable Tax Allocation Bonds

Financing proceeds available for appropriation at 10/31/15	None
Outstanding principal at 10/31/15	\$7,085,000

Consolidated Redevelopment Project 2007-A Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 10/31/15	None
Outstanding principal at 10/31/15	\$33,395,000

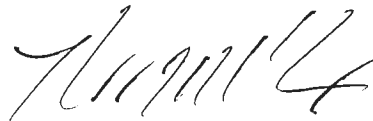
Bond Repayment

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

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

Unspent Bond Proceeds

Under an approved Bond Expenditure Agreement, unspent bond proceeds of the former CDC in the amount of approximately \$19 million were transferred to the City in July 2014. The funds are to be spent in accordance with the original bond documents. The unspent proceeds continue to be a source of funding within the City's capital improvement program (CIP).



Thaddeus McCormack
City Manager/Executive Director

Please See Item 3A



NEW BUSINESS

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

RECOMMENDATION

That the Water Utility Authority receive and file the report.

BACKGROUND

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

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 10/31/15

None

Outstanding principal at 10/31/15

\$6,890,000

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

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

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

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

Thaddeus McCormack
City Manager/Executive Director



City of Santa Fe Springs

Adjourned Water Utility Authority Meeting

November 24, 2015

CONSENT AGENDA

Status Update of Water-Related Capital Improvement Projects

RECOMMENDATION

That the Water Utility Authority receive and file the report.

BACKGROUND

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

Water Well No.1 Rehabilitation

Staff are currently working to have the well casing brushed, and to provide a post cleaning video to further determine the integrity of the well casing. The video and Casing Inspection Thickness Measurement (CITM) results will be analyzed further to determine if a comprehensive design for Well No. 1 is feasible.

Water Well No.12 – Water Quality

Under the directive of the City's new discharge permit the well has been in operation to waste since October 27th. To date a total of 36 million gallons of water has been pumped from the well at an average rate of 1,200 gallons per minute. Periodic sampling have been conducted throughout the duration of the wells operation. Preliminary sample results for Iron have come back a levels below the Maximum Contaminant Level (MCL) with several other Iron samples pending results. The general physical sample results of the well water over time have yielded no significant change to the quality of water being pumped to date with respect to temperature and odor. All sample results should be complete by the first week of December 2015.

FISCAL IMPACT

Projects listed in the CIP will be funded through the Water CIP Fund which currently has \$1.25 million set aside for CIP Projects, and a \$250,000 available for equipment replacement. Water Well No. 1 and Water Well No. 12 are funded by the 2015/16 Water CIP Fund.


Thaddeus McCormack
Executive Director

Attachments:
None

Report Submitted By:

Noe Negrete, Director
Department of Public Works

Date of Report: November 19, 2015

40.

Please See Item 3A



NEW BUSINESS

Approval of Vesting Parcel Map No. 71304 – 13700, 13750 & 13770 Firestone Boulevard

RECOMMENDATION

That the City Council: 1.) Approve Vesting Parcel Map No. 71304; 2.) Find that Vesting Parcel Map No. 71304 together with the provisions for its design and improvement, is consistent with the City's General Plans; and 3.) Authorize the City Engineer and City Clerk to sign Vesting Parcel Map No. 71304.

BACKGROUND

The Planning Commission, at its regular meeting on September 13, 2010, approved the Vesting Tentative Parcel Map No. 71304. The subdivision consist of subdividing three (3) parcels of approximately 9.548 acres, located at 13700 Firestone Boulevard (APN: 7005-014-052), 13750 Firestone Boulevard (APN: 7005-014-045), and 13770 Firestone Boulevard (APN: 7005-014-009), into two (2) parcels: Parcel 1 of 6.123 Acres and Parcel 2 of 2.193 acres. The properties are located on the M-2-FOZ-BP, Heavy Manufacturing-Freeway Overlay Buffer Parking, Zone.

The site is occupied by LeFiell Manufacturing Company. The lapse in time between the initial approval of the Vesting Tentative Parcel Map and now is due to the intervening design and construction of the I-5 expansion project.

A Parcel Map is required to subdivide the existing lots into two Parcels. A full-sized copy of Vesting Parcel Map No. 71304 is available in the office of the City Clerk.

FISCAL IMPACT

None.

INFRASTRUCTURE IMPACT

None.

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

Thaddeus McCormack
City Manager

Attachment:

Location Map



LOCATION MAP



City of Santa Fe Springs

Adjourned City Council Meeting

November 24, 2015

NEW BUSINESS

Approval of Parcel Map No. 73059 – 11651 Telegraph Road

RECOMMENDATION

That the City Council: 1.) Approve Parcel Map No. 73059; 2.) Find that Parcel Map No. 73059 together with the provisions for its design and improvement, is consistent with the City's General Plans; and 3.) Authorize the City Engineer and City Clerk to sign Parcel Map No. 73059.

BACKGROUND

The Planning Commission, at its regular meeting on February 18, 2015 approved the Tentative Parcel Map No. 73059 consisting of the consolidation of two (2) existing parcels and one (1) easement measuring approximately 24,724 sq. ft. into one (1) parcel located at 11651 Telegraph Road (APN: 8005-002-095 and 8005-002-054) in the ML-D (Limited Manufacturing Administrative and Research - Design) Zone (76 Gas Station).

A Parcel Map is required to consolidate the two (2) existing assessor's parcels into one (1) parcel. A full-sized copy of Parcel Map No. 73059 is available in the office of the City Clerk.

FISCAL IMPACT

None

INFRASTRUCTURE IMPACT

None.


Thaddeus McCormack
City Manager

Attachment:

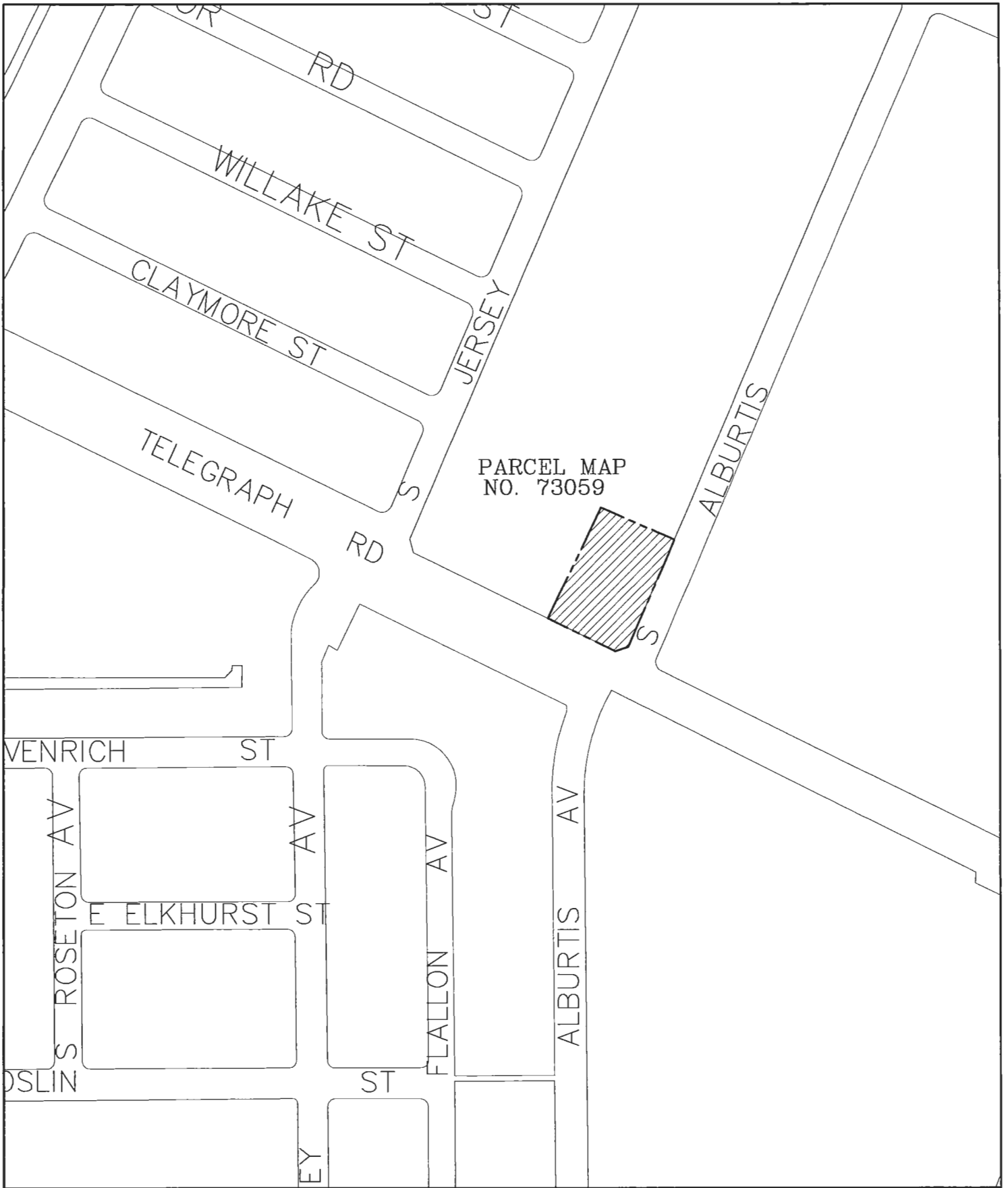
Location Map

Report Submitted By:

Noe Negrete, Director
Department of Public Works

Date of Report: November 18, 2015

8.



LOCATION MAP



NEW BUSINESS

Authorize 1996 Safe Neighborhood Parks Proposition (Prop A) Grant Application for Playground Improvements for the City's Parkettes

RECOMMENDATION

That the City Council: 1.) Amend the Capital Improvement Plan (CIP) to include the Parkette Playground Improvements at three (3) City Parkettes; and 2.) Adopt Resolution No. 9494 approving the grant application for Prop A funds in the amount of \$300,000 from the Los Angeles County Regional Park and Open Space District; and 3.) Authorize the City Manager to submit the Grant Application for Prop A funds.

BACKGROUND

The City was informed by Supervisor Knabe's office that up to \$300,000 of Prop A funds were available to each of the cities in the Fourth Supervisorial District for shovel ready, park and recreation projects. The funds can be used to develop, restore, rehabilitate or improve existing parks, recreational facilities and trails.

The Supervisor established the following criteria for proposed projects:

1. The project must be shovel-ready, fully funded and set to be completed by December 2016.
2. The project must not exceed the \$300,000 funding amount.
3. The project must be categorically exempt from the California Environmental Quality Act.
4. The project requires a Youth Employment Plan for at-risk youths in the community.
5. Applications are due by December 3, 2015.

Staff is recommending that the City Council approve a CIP project for playground improvements at each of the three (3) City parkettes. The project would replace the existing playground equipment and sand surfacing with new equipment and rubberized surfacing. In addition, lighting and fencing would be installed or upgraded as required. The estimated cost for the playground improvements at the three (3) parkettes is \$300,000.00.

The three (3) parkettes are located at:

1. Longworth Avenue - (Directly Across from 10538 Longworth Avenue)
2. Davenrich Street - (Directly Across from 10977 Davenrich Street)
3. Bradwell Avenue - (Directly Across from 9426 Bradwell Avenue)

Staff is proposing a Youth Employment Plan that would require the contractor to employ at-risk youth to perform specific tasks (removal of sand and chips) at each parkette. Youth would be hired in conformance with the Los Angeles County Regional Park and Open Space District's definition of "at-risk youth".

Staff is recommending that the City Council authorize the City Manager to submit a grant application in the amount of \$300,000.00 to the Los Angeles County Regional Park and Open Space District to fund the proposed playground improvements. The grant application requires City Council adoption of Resolution No. 9494 (attached).

FISCAL IMPACT

The cost of the proposed improvements to the City parkettes will be funded by Prop A funds. No City funds will be used for the proposed improvements.

INFRASTRUCTURE IMPACT

This project will mitigate risks and enhance the quality of the parkette experience for the City's children and their parents and guardians.



Thaddeus McCormack
City Manager

Attachment:

1. Resolution No. 9494
2. Youth Employment Plan

RESOLUTION NO. 9494

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
APPROVING THE APPLICATION FOR GRANT FUNDS FROM
THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT
FOR DISTRICT FOUR (4) SUPERVISORIAL DISTRICT "PROP A" FUNDING FOR
"PARKETTE PLAYGROUND IMPROVEMENTS PROJECT" AND APPROVES THE
ADOPTION OF A YOUTH EMPLOYMENT PLAN**

WHEREAS, the people of the County of Los Angeles on November 3, 1992, and on November 5, 1996 enacted Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beach and Wildlife Protection (the Propositions), which among other uses, provides funds to public agencies and nonprofit organizations in the County for the purpose of acquiring and/or development facilities and open space for public recreation; and

WHEREAS, the Propositions also created the Los Angeles County Regional Park and Open Space District (the District) to administer said funds; and

WHEREAS, the District has set forth the necessary procedures governing application for grant funds under the Propositions, and

WHEREAS, the District's procedures require City of Santa Fe Springs to certify, by resolution, the approval of the application before submission of said application(s) to the District; and

WHEREAS, said application contains assurances that City of Santa Fe Springs must comply with; and

WHEREAS, City of Santa Fe Springs certifies, through this resolution, that the application is approved for submission to the District; and

WHEREAS, City of Santa Fe Springs will enter into an Agreement with the District to provide funds for acquisition and development projects.

WHEREAS, the District's procedures require the adoption of a Youth Employment Plan for development projects by the governing body of the agency.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS HEREBY:

1. Approves the filing of an application with the Los Angeles County Regional Park and Open Space District for Funds for the above project; and
2. Certifies that City of Santa Fe Springs understands the assurances and certification in the application form; and
3. Certifies that City of Santa Fe Springs has, or will have, sufficient funds to operate and maintain the project in perpetuity; and

4. Certifies that City of Santa Fe Springs will sign and return, within 30 days, both copies of the project agreement sent by the District for authorizing signature; and
5. Approves the adoption of a Youth Employment Plan for the project (see attached); and
6. Appoints the City Manager or designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the completion of the aforementioned project.

APPROVED AND ADOPTED this **24th** day of **November, 2015**.

CITY MANAGER

ATTEST:

CITY CLERK



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

"A great place to live, work, and play"

Los Angeles County Regional
Park and Open Space District
510 South Vermont Avenue, Room 230
Los Angeles, CA 90020-1975

Attention: Steven Chang, Program Manager

**PARKETTE PLAYGROUND IMPROVEMENTS PROJECT
YOUTH EMPLOYMENT PLAN**

Dear Mr. Chang:

Enclosed is the Youth Employment Plan for the City of Santa Fe Springs Parkette Playground Improvements Project. The Youth Employment Plan is on the Agenda for the November 24, 2015 City Council Meeting. The City will be submitting the Grant Application for your review immediately upon the City Council approval. We look forward to your acknowledgment that the City's Youth Employment Plan requirement will be met for this Grant.

Sincerely,

Noe Negrete
Director of Public Works

YOUTH EMPLOYMENT PLAN
City of Santa Fe Springs
Parkette Playground Improvements Project

BACKGROUND

The Safe Neighborhood Parks Proposition of 1996 can provide up to \$300,000 to the City for the Parkette Playground Improvements Project located within the residential community. The project would replace the existing playground equipment and sand surfacing with new equipment and rubberized surfacing. In addition, lighting and fencing would be installed or upgraded as required. The three (3) parkettes are located at:

1. Longworth Avenue - (Directly Across from 10538 Longworth Avenue)
2. Davenrich Street - (Directly Across from 10977 Davenrich Street)
3. Bradwell Avenue - (Directly Across from 9426 Bradwell Avenue)

Plans and specifications will be prepared to allow for the contractor awarded the contract to hire at-risk youth from the community in which the Project is located.

TASKS THAT MAY BE PERFORMED BY AT-RISK YOUTH

1. Removal of Sand or Wood Chips at each Parkette (60 hours).

ESTIMATED COST OF YOUTH EMPLOYMENT

Total estimated hours of youth employment:	60 hours
Cost per hour:	× <u>\$ 10.00 per hour</u>
Total estimated cost of youth employment:	\$600.00

METHOD OF YOUTH EMPLOYMENT

The Contactor awarded the contract will be responsible for hiring the local youth in conformance with the Los Angeles County Regional Park and Open Space District's (District) definition of "at-risk youth."

YOUTH EMPLOYMENT GOAL

Due to the nature of the project the Youth Employment Goal is extremely minimal. The majority of the construction work will be performed by skilled heavy equipment operators and certified playground equipment installers. The City will make every effort to include the at-risk youth where possible.



City of Santa Fe Springs

Adjourned City Council Meeting

November 24, 2015

NEW BUSINESS

Community Facilities District No. 2002-1 (Bloomfield-Lakeland) - Annual Special Tax Levy Report for Fiscal Year 2014-15

RECOMMENDATION

That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2002-1 for Fiscal Year 2014-15.

BACKGROUND

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

FISCAL IMPACT

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


Thaddeus McCormack
City Manager

Attachment:

Special Tax Levy Annual Report for CFD 2002-1 for Fiscal Year 2014-15



10.



Harris & AssociatesSM

SHAPING THE FUTURE ONE PROJECT AT A TIME.

Special Tax Levy Annual Report

for

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

Fiscal Year 2014-15

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

November 13, 2015

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

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IV. Administrative Fees	9
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APPENDIX

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

INTRODUCTION

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

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

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

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

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

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

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

I. FACILITIES AND SERVICES FINANCED BY THE DISTRICT

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

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

Development Status

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

**TABLE 1
PARCEL STATUS**

<u>Development Status</u>	<u>Total Parcels FY 2014-15</u>	<u>Total Assessed Value FY 2014-15</u>	<u>Properties Sold Since FY 2013-14</u>
Developed Non-Residential Property	3	\$ 40,590,405	0
Undeveloped Non-Residential Property	0	\$ -	0
Total	3	\$ 40,590,405	0

II. IMPROVEMENT AREA

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

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

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

**TABLE 2
COMMUNITY FACILITIES DISTRICT**

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

III. SPECIAL TAX FOR SERVICES

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

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to their proportional share of the Street Maintenance Services based on the relative square footage of the building on each property in accordance with the amended Rate and Method of Apportionment. The annual Street Maintenance Service for fiscal year 2014-15 was \$5,635.40 which included a CPI increase of 1.0% over fiscal year 2013-14.

The following table represents the proportional spread of maintenance services tax and administrative fees for fiscal year 2014-15.

TABLE 3
STREET MAINTENANCE

Address	Bldg SF	Annual Expense	Annual Exp./SF
11020 Bloomfield	84,651	\$1,045.44	\$0.01235
11130 Bloomfield	240,252	\$2,967.11	\$0.01235
11320 Bloomfield	131,405	\$1,622.85	\$0.01235
	456,308	\$5,635.40	

IV. ADMINISTRATIVE FEES

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to their proportional share of the Administrative Fees based on the relative square footage of the building on each property in accordance with the amended Rate and Method of Apportionment. The annual Administrative Fee was \$6,783.35 which included a CPI increase of 1.0% over fiscal year 2013-14.

The following table represents the proportional spread of the administrative fees for fiscal year 2014-15.

TABLE 4
ANNUAL ADMINISTRATION FEE

Address	Bldg SF	Annual Administration	Annual Exp./SF
11020 Bloomfield	84,651	\$1,258.40	\$0.01487
11130 Bloomfield	240,252	\$3,571.52	\$0.01487
11320 Bloomfield	131,405	\$1,953.43	\$0.01487
	456,308	\$6,783.35	

V. SOURCES AND OBLIGATIONS

A statement showing the Sources and Obligations of special tax funds for CFD No. 2002-1 for Fiscal Year 2014-15 is presented in Table 4. The Special Tax Requirement for Fiscal Year 2014-15 was determined as specified in the adopted Rate and Method of Apportionment of the Special Tax.

TABLE 5
SOURCES AND OBLIGATIONS

	Fiscal Year 2013-14 <u>Amount</u>	Fiscal Year 2014-15 <u>Amount</u>
<u>SOURCES</u>		
Annual Special Tax Roll		
Developed Property	\$93,325.00	\$93,448.35
Undeveloped Property	\$0.00	\$0.00
Subtotal	<u>\$93,325.00</u>	<u>\$93,448.35</u>
TOTAL SPECIAL TAXES FROM ALL SOURCES	<u>\$93,325.00</u>	<u>\$93,448.35</u>
<u>OBLIGATIONS</u>		
Debt Service	\$81,029.60	\$81,029.60
Special Tax for Maintenance Services	\$5,579.60	\$5,635.40
Administration and Incidentals	\$6,716.19	\$6,783.35
2014 Fund Balance (Reserve)	\$0.00	\$0.00
Subtotal	<u>\$93,325.39</u>	<u>\$93,448.35</u>
Surplus/Shortage to District	\$0.00	\$0.00
TOTAL OBLIGATIONS FOR SPECIAL TAXES	<u>\$93,325.39</u>	<u>\$93,448.35</u>

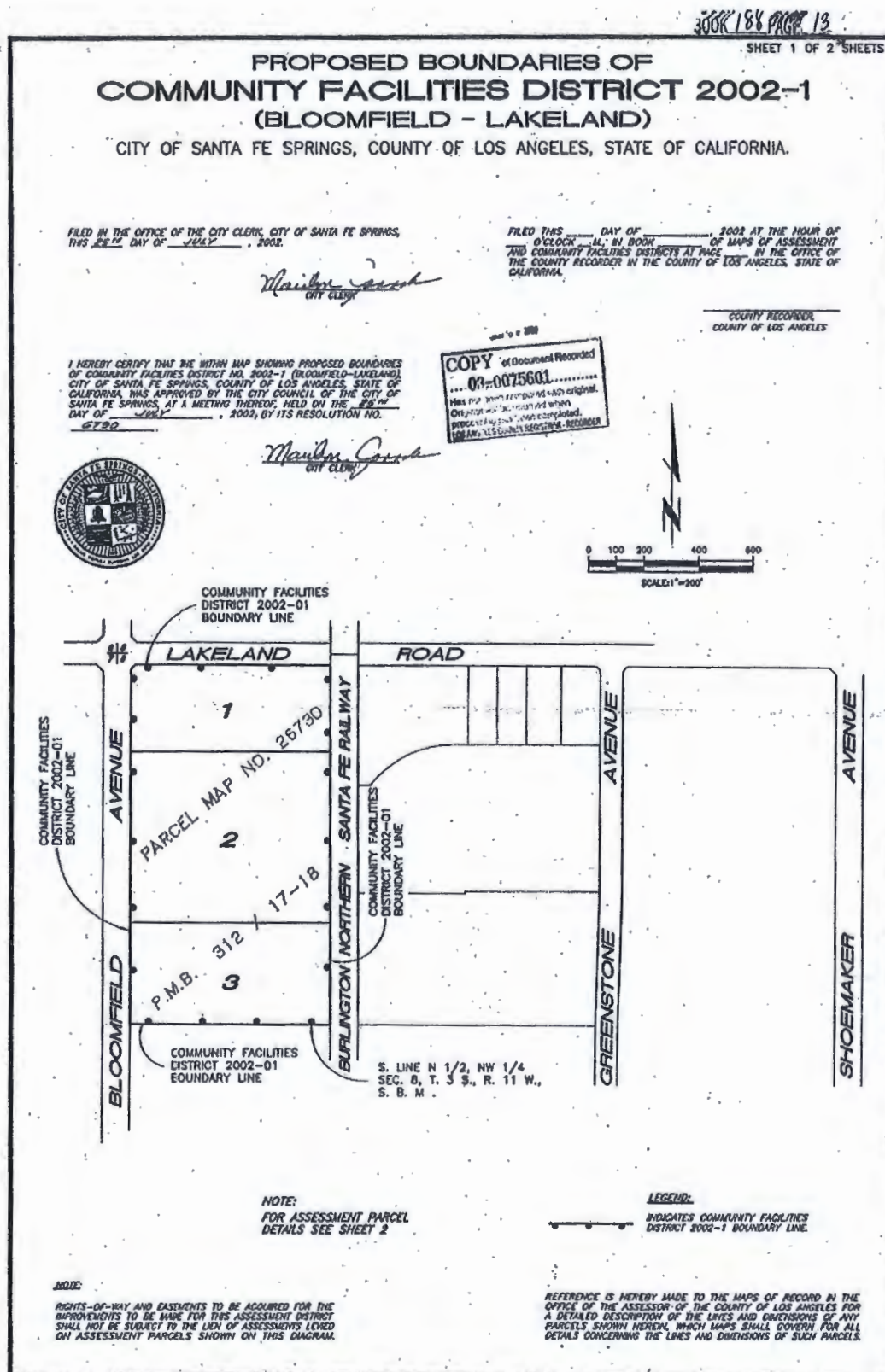
VI. SPECIAL TAX ROLL

The Special Tax Roll lists the special tax levy on each parcel within the boundaries of CFD No. 2002-1 for Fiscal Year 2014-15. A copy of the Special Tax Roll is included in the Appendix of this report as Exhibit E.

EXHIBIT A

Boundary Map

Boundary Map



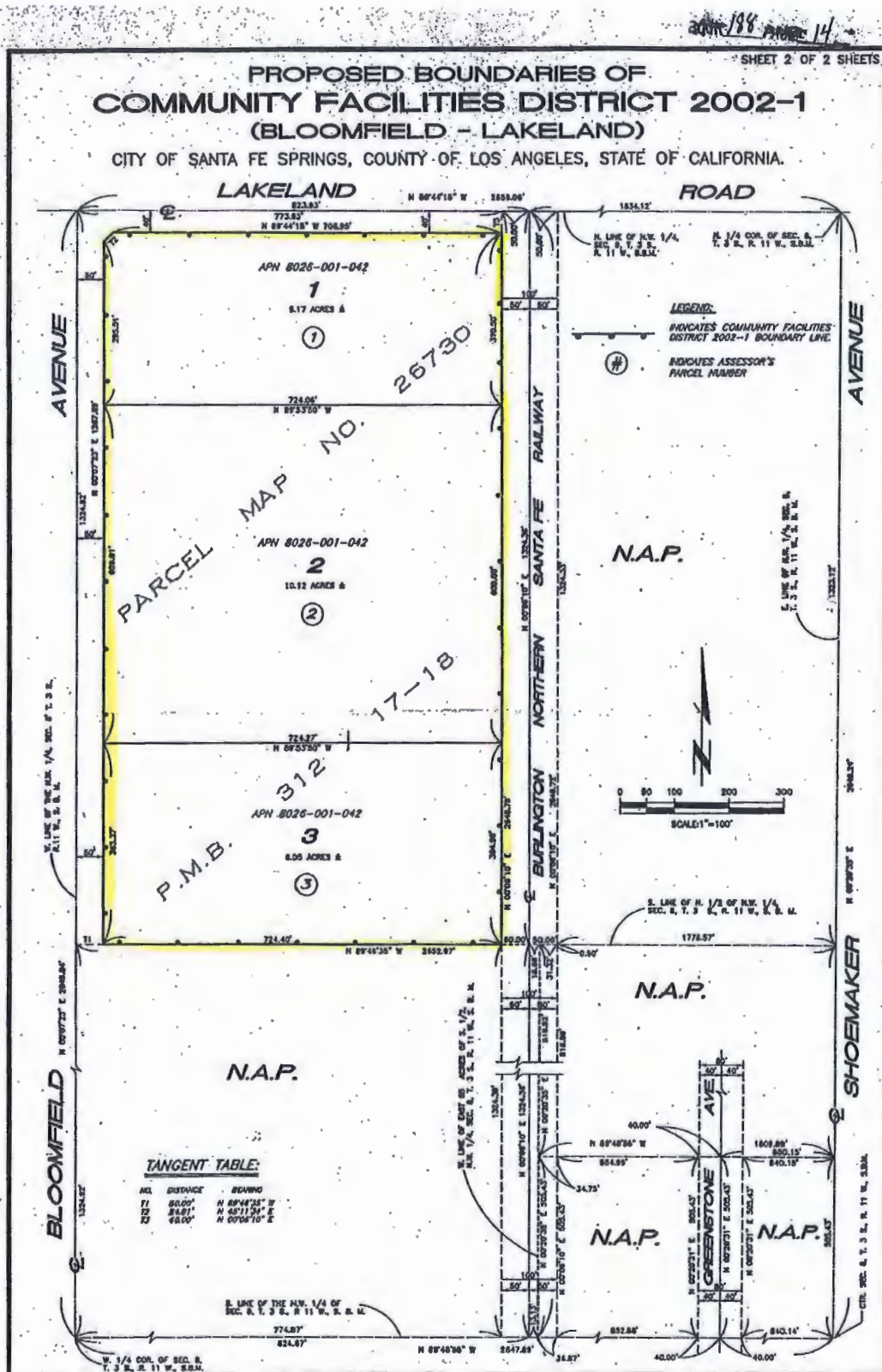


EXHIBIT B

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



Rate and Method of Apportionment of Special Tax

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

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

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

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

Rate and Method of Apportionment of Special Tax

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

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

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

"City" means the City of Santa Fe Springs.

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

"County" means the County of Los Angeles.

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

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

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

"Maintenance Expenses" means the expenses of the City, whether incurred by the City or designee of the City, or both, in the furnishing of services (as defined in Section 53317 of the Act) and materials for maintenance of certain streets as specified in condition No. 26 of the Development Plan Approval No. 737-739 approved by the City's Community Development Commission on March 14, 2002 and attached as Exhibit B to the Payment Agreement. The maximum amount for Maintenance Expenses, including reserve funding, is set at \$5,663.58 for Fiscal Year 2015-16; the maximum amount for subsequent Fiscal Years will be equal to (i) the Maintenance Expenses for the previous year plus (ii) the product of multiplying (A) the Maintenance Expenses for the previous year times (B) the annual percentage change (if positive) in CPI for the preceding year ending in March.

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

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

"Parcel" means Assessor's Parcel.

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

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

Rate and Method of Apportionment of Special Tax

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

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

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

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

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

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

"State" means the State of California.

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

B. CLASSIFICATION OF PROPERTIES

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

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

C. SPECIAL TAX FOR PAYMENT AMOUNT RATE

Maximum Special Tax for Payment Amount

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

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

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

Rate and Method of Apportionment of Special Tax

D. MANNER OF COLLECTION OF SPECIAL TAXES

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

E. PREPAYMENT OF SPECIAL TAX FOR PAYMENT AMOUNT

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

F. TERM OF SPECIAL TAX FOR PAYMENT AMOUNT

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

G. SPECIAL TAX FOR MAINTENANCE RATE

Maximum Special Tax for Maintenance

Commencing with Fiscal Year 2011-12 and for each subsequent Fiscal Year, the Council shall levy the Special Tax for Maintenance on all Assessor's Parcels of Taxable Property up to the applicable Maximum Special Tax for Maintenance to fund the Special Tax for Maintenance Requirement.

The Special Tax for Maintenance Requirement shall be apportioned to all parcels of Taxable Property Proportionately based on the amount of Building Square Footage.

H. TERM OF SPECIAL TAX FOR MAINTENANCE

The Special Tax for Maintenance shall be levied in perpetuity to fund the Special Tax for Maintenance Requirement unless no longer required as determined at the sole discretion of the Council.

If the levy of the Special Tax for Maintenance is repealed by initiative or any other action participated in by the owners of the Assessor's Parcels in CFD 2002-1, the City shall have no obligation to provide the services for which the Special Tax for Maintenance was levied.

I. EXEMPTIONS

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

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

Rate and Method of Apportionment of Special Tax

J. ENFORCEMENT

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

EXHIBIT C
PAYMENT AGREEMENT

PAYMENT AGREEMENT

This Payment Agreement ("Agreement") is made and entered into as of March 28, 2002, by and between the City of Santa Fe Springs ("City"), and Bloomfield Partners, LLC, a Delaware limited liability company (together with its successor and assigns, "Developer").

Recitals

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

B. On March 11, 2002, City's Planning Commission granted Development Plan Approval ("DPA No. 737-739") for Developer's proposed development of the Property (the "Project"); on March 14, 2002, the Community Development Commission of the City of Santa Fe Springs also approved DPA No. 737-739. A copy of DPA No. 737-739 is attached hereto as Exhibit "B", and is incorporated by reference as though fully set forth herein.

C. DPA No. 737-739 provides that the parties may enter into this Agreement.

D. Developer intends to apply for a subdivision of the Property ("Proposed Subdivision"), pursuant to which the Property would be divided into three (3) separate legal parcels. A number of the conditions contained in DPA No. 737-739, including, but not limited to, those described in Section 1 below, were imposed in anticipation of said Proposed Subdivision (the "Proposed Subdivision Conditions").

E. The conditions imposed in conjunction with DPA No. 737-739 were intended to address all impacts anticipated by the City and likely to arise in connection with the full permitting and development of the Project ("Anticipated Impacts").

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

1. Developer shall pay to City the principal sum of \$800,000.00 (the "Payment Sum") in accordance with the provisions of this Agreement, which payment shall constitute full satisfaction of the following, except as set forth in Sections 2 and 3, below:

(i) Developer's obligations set forth in DPA No. 737-739 Condition Nos. 5, 6, 7, 14, 21, 22, 25, 26.a and 27, as well as similar conditions that may be imposed in respect of the Anticipated Impacts, including similar conditions that may be imposed in respect of the Proposed Subdivision Conditions. Developer shall not be obligated to construct any of the items described in such conditions, and City holds Developer harmless from and against such obligations, notwithstanding: (a) the fact that the Payment Sum has not yet been fully paid (so long as Developer is making payments in accordance with Section 4 below); and (ii) the failure of City to commence or complete such construction (although the City shall have no obligation to Developer to undertake such construction).

Payment Agreement

(ii) Developer's obligation to pay any City imposed fees or charges in connection with the planning, permitting, or inspection of the Project (collectively, the "Project Fees"), including, without limitation, fees and charges in respect of (a) the City's review, processing and approval of any building, grading, drainage, utility, street and sidewalk, subdivision (including, without limitation, any filing fees or map checking fees required in connection with the Proposed Subdivision), environmental compliance (including, without limitation, any fees required in connection with soil or methane gas monitoring programs), excavation or similar plans, (b) any applications for building, mechanical, electrical, plumbing, structural, occupancy, environmental, or similar permits, (c) any building, grading, fire, health and safety, street and sidewalk or other inspections; and (d) any development impact fees, including the City's Heritage Artwork in Public Places Program. .

2. In the event that the total amount chargeable to Developer in Project Fees exceeds \$300,000.00, then Developer shall pay to City the amount by which such Project Fees exceed \$300,000.00, prior to the issuance of any building permits for the Project. The payment of such amount shall be a condition precedent to the issuance of any such permits by City. Such payment shall be separate from, and in addition to, the payment of \$800,000.00, as described in Section 1, above.

3. As to DPA No. 737-738 Condition No. 25, the payment described in Section 1, above, satisfies Developer's obligations, except that it does not satisfy the obligation to agree to adjustments to the existing Street Light Assessment District, as set forth in Condition No. 25.

4. Developer shall pay the Payment Sum to City in accordance with the following:

A. Interest shall accrue at a fixed annual rate of Five and Three Quarters Percent (5.75%), which both the City and Developer agree is the Prime Rate plus One Hundred (100) basis points on the date of this Agreement, and shall be payable in installments as set forth in Section 4B. Interest shall begin to accrue as of the first date any Project Fees would have otherwise been due and payable to the City but for the agreements set forth herein.

B. Developer shall make monthly installment payments of principal and interest of \$6,750.00 ("Installment Payments"), beginning and continuing as provided in Section 4.C. That portion of the Installment Payments not allocated to accrued interest under Section 4.A shall be allocated to the principal amount of the Payment Sum. The parties hereto estimate that the term of the Installment Payments will be 175 months.

C. Payment of Installment Payments shall begin on the first day of the month following the Permit Anniversary Date, and shall continue on the first day of each month thereafter until the Payment Sum has been paid in full.

Payment Agreement

D. As used herein, "Permit Anniversary Date" shall mean the date 12 months following issuance of first building permit for development of the Property.

E. It is expressly stipulated and agreed to be the intent of the parties at all times to comply with applicable state law regarding prevailing wages (including, but not limited to, California Labor Code Sections 1720 and 1771) and that this Section shall control every other covenant and agreement in this Agreement and other related documents between the parties regarding the interest rate paid thereunder. If the applicable prevailing wages law, for any reason, is ever found or judicially interpreted to: (i) render the interest rate under this Agreement to be a public works and/or paid for in whole or in part out of public funds (and such interest rate does not comply with any de minimus exception under the applicable prevailing wages law); and/or (ii) subject the terms of this Agreement to prevailing wages, then it is the parties' express intent that (1) Bloomfield Partners LLC shall immediately pay to the City of Santa Fe Springs, as to all payments previously made under this Agreement, the difference between the interest rate paid pursuant to this Agreement and the appropriate interest rate which would not subject this Agreement to prevailing wages, and (2) the provisions of this Agreement and other related documents immediately be deemed reformed to reflect the appropriate interest rate, without the necessity of the execution of any new documents, so as to not subject the terms of this Agreement to the applicable prevailing wages law.

Upon the commencement of Installment Payments, the parties agree to execute and deliver in a timely fashion an agreement which specifically sets forth the remaining term of the Developer's obligations to make Installment Payments under Section 4B above. Further, upon full repayment of the Payment Sum, City shall provide to Developer, at Developer's request, a letter or similar document reasonably acceptable to Developer, confirming that the Developer's payment obligations under this Section 4 are satisfied.

5. In the event that the City approves the Proposed Subdivision, the Payment Sum shall be apportioned between the newly created parcels, based on the relative square footage of the building to be built on each parcel. As of the date of the recording of the final parcel map for the Proposed Subdivision, the owner of each newly created parcel shall be separately obligated to pay to City its apportioned share of the Payment Sum, and shall be relieved of any liability to pay sums allocable to any other parcel owner. In no event shall a default by one parcel owner be attributable to any other parcel owner.

6. Developer shall secure the Payment Sum by providing City with security as follows: a letter of credit in favor of the City obtained by Developer in the amount of \$800,000. The form of the letter of credit and any letter of credit agreement necessary to describe the security arrangement shall be proposed by Developer and approved by the City Attorney, which approval shall not be unreasonably withheld. The letter of credit or letter of credit agreement shall contain customary provisions releasing the security provided thereby proportionately as the principal amount of the Payment Sum is reduced.

Payment Agreement

The letter of credit or letter of credit agreement shall also contain provisions permitting the Developer to replace existing security with other security of comparable value, subject to approval by the City Attorney, which approval shall not be unreasonably withheld. The approval and perfecting of such security is a condition precedent to City's issuance of any building permits for the Project.

7. Developer and City have agreed to form a Community Facilities District No. 2002-1 (the "Community Facilities District"). After the Ordinance of the City Council of the City of Santa Fe Springs levying special taxes within such Community Facilities District becomes effective, City acknowledges and agrees that all of Developer's obligations under this Agreement, except as specifically provided in this Section 7 (collectively referred to herein as the "Payment Amount") shall be deemed fully satisfied and complied with including, without limitation, Developer's obligation (i) to pay the Payment Sum to the City or to satisfy the DPA Conditions as described in Section 1, (ii) to provide security for the Payment Sum under Section 6, and any letter of credit issued pursuant thereto shall be released by the City and terminated immediately upon formation of the Community Facilities District, and (iii) to comply with the conditions set forth in DPA No. 737-739 Condition No. 26. Provided, however, Developer acknowledges and agrees that notwithstanding formation of the Community Facilities District, Developer shall not be relieved of its obligation to pay to the City (a) Project Fees in excess of \$300,000 as, and to the extent, described in Section 2 above, or (b) the amount equal to any adjustments to the existing Street Light Assessment District as, and to the extent, described in Section 3 above.

8. This Agreement shall be assignable by Developer and (subject to Section 5 above) shall run with the land, inure to the benefit of and be binding upon the parties, and all of their successors and assigns. In the event of an assignment of all or any portion of Developer's obligations, the assignor shall be relieved of liability as to that portion assigned, but only if the security described in Section 6, above, is left in place, or replaced with equivalent security, or the obligation is deemed satisfied pursuant to Section 7 above.

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

10. This Agreement shall be governed by the laws of the State of California.

11. If any lawsuit, arbitration, or other action is brought by either party against the other party, the prevailing party shall be entitled to recover the reasonable attorneys' fees and court costs it incurred in connection therewith.

EXHIBIT C
Payment Agreement

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

City of Santa Fe Springs

Mayor

Attest:

City Clerk


Approved as to form:

City Attorney

Bloomfield Partners LLC, a Delaware
limited liability company

By: Calsmart L.L.C., a Delaware limited liability company
its Manager

By: RREEF America, L.L.C., a Delaware limited liability company
its authorized agent

By: 

LEGAL DESCRIPTION OF PROPERTY

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH; RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LYING WEST OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY.

EXCEPT THEREFROM THE FOLLOWING THREE (3) STRIPS OF LAND:

STRIP NO. 1; BLOOMFIELD AVENUE:

BEING THE WEST 50.00 FEET OF SAID NORTHWEST QUARTER, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE THEREOF.

STRIP NO. 2; LAKELAND ROAD:

BEING THE NORTH 40.00 FEET OF SAID NORTHWEST QUARTER, MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF.

STRIP NO. 3; CORNER CUT-OFF:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID STRIP NO. 2 WITH THE EAST LINE OF SAID STRIP NO. 1;

THENCE SOUTHERLY 17.00 FEET ALONG SAID EAST LINE;

THENCE NORTHEASTERLY IN A DIRECT LINE TO A POINT ON SAID SOUTH LINE, DISTANT EAST THEREON, 17.00 FEET FROM THE POINT OF BEGINNING OF THIS STRIP;

THENCE WESTERLY ALONG SAID SOUTH LINE 17.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

DESCRIBED PARCEL CONTAINS 21.35 ACRES MORE OR LESS.

Payment Agreement



March 12, 2002

Sares Regis Group
Attn: Peter Rooney
18802 Bardeen Avenue
Irvine, CA 92612-1521

RE: Development Plan Approval Case No. 737-739

Dear Mr. Rooney:

The Planning Commission, at their regular meeting of March 11, 2002, acted on your request for approval of development plans to allow the construction of three concrete tilt-up industrial buildings totaling approximately 455,783 sq ft in area on a 21.32-acre property located on the southeast corner of Bloomfield Avenue and Lakeland Road in the M-2, Heavy Manufacturing, Zone within the Consolidated Redevelopment Project.

The Planning Commission subsequently approved your request for Development Plan Approval for the proposed industrial buildings and related improvements subject to the following list of conditions:

SUGGESTED CONDITIONS OF APPROVAL

1. The owner/developer shall construct a meandering sidewalk within a dedicated easement along Bloomfield Avenue frontage.
2. The owner/developer shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner/developer will receive credit for demolition of any buildings which formerly occupied the site.
3. Existing public fire hydrants shall be upgraded, if required by the City Engineer.

Louie Gonadler, Mayor • Ronald S. Kemes, Mayor Pro-Tem
City Council
George Minnelian • Benji Putnam • Gustavo R. Velasco
City Manager
Frederick W. Latham

Payment Agreement

4. Adequate "on-site" parking shall be provided per City requirements, and streets shall be posted "No Stopping Any Time." The cost of sign installation shall be paid by the owner/developer.
5. The owner/developer shall provide \$50,000 to the City to mitigate traffic impacts from this development to the Bloomfield Avenue intersections at Telegraph Road, Florence Avenue and Lakeland Road.
6. The landscape irrigation system shall be connected to a reclaimed water distribution system when available in the street. Separate meter(s) shall be installed for landscape irrigation systems. Owner/Developer shall provide funds to design and construct a 6" reclaimed water distribution pipeline along frontage of development.
7. Point of access to each parcel shall be approved by the City Engineer. Owner/developer shall be responsible for the cost of the design and construction of raised landscaped medians adjacent to the property on Bloomfield Avenue, as approved by the City Engineer.
8. Sanitary sewers shall be constructed in accordance with City specifications to serve subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
9. The owner/developer shall comply with all requirements of the Department of County Engineer-Facilities, make application for and pay the sewer maintenance fee.
10. No common driveways shall be allowed unless approved by the City Engineer. If proposed driveways conflict with existing fire hydrants, street lights, water meters, etc., owner/developer shall pay for relocation.
11. Owner/developer's general contractor shall implement storm water and urban runoff pollution prevention controls and Best Management Practices (BMP's) on construction sites in accordance with Chapter 52, Storm Water Runoff, of the City Code (Ordinance 851). The contractor may also be required to file a Notice of Intent (NOI) with the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan (SWPPP) as specified in the State of California General Permit for Storm Water Discharges associated with the construction activities in accordance with the NPDES mandate to protect receiving waters and storm drains from construction activity, related erosion and pollution. A copy of the September 8, 1992 instructions and NOI form are available from the

Payment Agreement

Public Works Department. In addition, this project shall conform to Ordinance 915, which amends Chapter 52 "Stormwater/Urban Runoff" of the City Code and implements the requirements of the approved Standard Urban Stormwater Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMP's to mitigate (infiltrate or treat) the first 3/4" of runoff from all storm events and to control peak flow discharges.

12. Planning and Development and Public Works Departments shall approve the location of double-check valves. All sprinkler plans shall have a stamp of approval from Planning and Development prior to Fire Department submittal. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of City Water Department. The valve on water main line shall be operated only by the City upon approval of test results.
13. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project construction waste per approval of the Department of Planning and Development.
14. The Owner/Developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 755.
15. The owner/developer shall comply with the requirements of Ordinance 829 with respect to Oil and Gas Regulations.
16. Prior to issuance of building permits, the applicant shall comply with the following environmental assessment conditions to the satisfaction of the City of Santa Fe Springs:
 - A. Environmental Audit. Recognizing that NFA letters have been issued by both the DTSC and RWQCB and a large volume of site assessment work has already been performed, only limited additional assessment work will be required. This additional assessment shall focus on properly closing the six (6) UST's that were previously removed but not closed. A Soil Management Plan for mitigating contamination in excess of City standards must be submitted and approved by the Fire Department.
 - B. Permits and Approval. Owner/developer shall, at its own expense, secure or cause to be secured any and all permits which may be required by the City in furtherance of complying with Paragraph 16 (A) set forth herein. Permits shall be secured prior to beginning work related to the permitted activity.

Payment Agreement

C. Covenants.

1. Owner/developer shall provide a written covenant to the Planning Commission that, except as revealed in previous studies as part of DTSC and RWQCB NFA certification and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know or have reasonable cause to believe that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq.
2. Owner/developer shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
3. Owner/developer understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
4. Owner/developer understands and agrees that any representations, actions or approvals by the City, except to the extent that it acts as the lead environmental agency, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City,



Payment Agreement

Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

17. Owner/Developer agrees to comply with all portions of Cleanup and Abatement Order Nos. 85-18 and 97-118 issued by the Regional Water Quality Control Board (RWQCB) as it relates to this property.
18. Not used.
19. That the owner/developer shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, Uniform Building Code, Uniform Fire Code, Certified Unified Program Agency (CUPA) programs and all other applicable codes and regulations.
20. That the subject property shall submit an Industrial Wastewater Discharge Permit Application prior to generating, storing, treating or discharging any industrial wastewater to the sanitary sewer.
21. In order to meet the current public health and safety standards relating to emergency response and to provide for safety of responders and the community at large, the owner/developer shall install one (1) Emergency traffic signal control device (Opticom) to aid in the rapid and safe response of emergency vehicles at the intersection of Bloomfield Avenue and Lakeland Road.
22. The owner/developer shall install two 4-inch schedule 80 PVC ducts and appurtenances encased in concrete along the eastside of Bloomfield Avenue from a point 1,300 feet south of Lakeland Road centerline. Said ducts for future fiber optic system shall be placed in locations designed by the City Engineer.
23. The owner/developer, or successors in interest, shall be obligated to pay for a portion of the cost of undergrounding existing overhead utilities on Bloomfield Avenue and Lakeland Road adjacent to the subject property. The owner/developer, or successors in interest, shall satisfy said obligation by paying to the City an amount equal to the fair market value of the property to be acquired from owner/developer, or successors in interest, in fee or in easement, by CalTrans, the BNSF Railroad, or other public or



Payment Agreement

quasi-public agency, for construction of a grade separation on Lakeland Road at the BNSF railroad crossing. Payment shall be provided per terms of the "Agreement" between the Sares-Regis Goup (owner/developer) and the City.

24. The owner/developer shall remove the existing wall along Bloomfield Avenue at the south end of the property.
25. The owner/developer shall pay to the City the entire costs of design, engineering, installation and inspection of five (5) street lights on Bloomfield Avenue. The City shall design and cause construction of the street lighting system (\$25,000 Estimated Cost). The owner/developer shall also agree to the addition of a cost of living adjustment to the existing Street Light Assessment District. Annual adjustments shall be based on the Consumer Price Index for Los Angeles County.
26. The owner/developer shall enter into an agreement with the City for the City to maintain the south half of Lakeland Road between Bloomfield Avenue and the easterly property line at the BNSF right-of-way and the east half of Bloomfield Avenue between the southerly property line and Lakeland Road. Maintenance may include slurry seal every five years, resurfacing approximately every ten years and reconstruction at the end of twenty years, if needed, as determined by the City Engineer as reasonably related to the condition of the individual roadway. This condition may be satisfied by the creation of assessment districts, Mello-Roos Districts or other methods of financing approved by the City pursuant to the Agreement, or eliminated in any areas constructed with Portland Cement Concrete (PCC) pavement. (\$27,000 Estimated Annual Cost)
- 26a. The owner/developer shall pay \$96,500 for past and immediate resurfacing of the Lakeland Road and the Bloomfield Avenue frontage to the street centerline, the funding of which shall be provided per terms of the Agreement.
27. The developer shall pay to the City one-fourth (1/4) of any and all costs to construct a Portland cement concrete street intersection at Bloomfield Avenue and Lakeland Road.
28. Owner/developer may defer completion of satisfaction of Conditions 5, 6, 7, 14, 21, 22, 25, 26, 26a and 27, as numbered above, contingent on owner/developer entering into an agreement with the City regarding such performance. Entry into such agreement shall be a condition precedent to the issuance of any necessary permits (e.g., building permits) or other approvals (e.g., parcel map) for development of the subject property. Such agreement shall: (a) require developer

Payment Agreement

to provide adequate security for such performance in a form approved by the City, which approval will not be unreasonably withheld; (b) provide for interest, at a market rate, on developer's financial obligations to the City; (c) provide for completion of performance or repayment within seven (7) years of the date of approval hereof unless otherwise approved by the City; and (d) provide for the potential, with the City's approval, of incorporating work into street maintenance, landscaping or lighting districts.

29. A grading plan shall be submitted for drainage approval by the City Engineer. The site is subject to storm water retention, and the drainage plan shall incorporate retention on site. The owner/developer shall pay drainage review fees in conjunction with this submittal. The hydrology study to be conducted shall evaluate the amount and disposition of storm water on the subject property. The hydrology study shall be conducted by a Professional Engineer and subject to the approval of the City Engineer. The grading plan shall also accommodate the existing drainage from the railroad right-of-way at southeast portion of property.
30. The owner/developer shall pay to the City a one-time cost (not to exceed \$2,500) for the replacement of street name signs, traffic control signs, raised pavement markers and pavement markings, as required by the City Engineer.
31. Land and access rights shall be reserved for a future grade separation on Lakeland Road between Bloomfield Avenue and the BNSF Railroad. Sufficient right-of-way includes: construction easement, utilities easement and slope easement along Lakeland Road frontage and railroad shoofly along portion of east property line. Project design shall accommodate the future grade separation. No permanent structure shall be placed within the reservation area.
32. All buildings shall be protected by an approved automatic sprinkler system.
33. All buildings that are to be used for high-piled storage shall be equipped with required access doors as per Article 81 of the Uniform Fire Code.
34. Interior gates or fences are not permitted across required fire access roadways.
35. On-site fire hydrants must be provided along required Fire Department access roads. Minimum flow shall be 2500 GPM.

Payment Agreement

36. The minimum width of required Fire Department access roadways shall be not less than twenty-six (26) feet. Internal driveways shall have a turning radius of not less than fifty-two (52) feet.
37. Prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. Plan must be between 20 and 40 scale. Include on plan all entrance gates that will be installed.
38. Knox boxes are required on all new construction. All entrance gates shall also be equipped with Knox boxes.
39. That an "Owners' Association" or a Community Association shall be created with CC&R's stipulating maintenance requirements for landscape maintenance, including the pedestrian walkways, if the property is subdivided. Levels of maintenance shall be to the highest of standards as required by the City, and all maintenance costs shall be borne by the Association.
40. That the applicant shall submit for approval a detailed Xeriscape landscape and irrigation system for the on-site and parkway landscape areas for the development design pursuant to the Landscape Design Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials to be used.
41. That no portion of the required off-street parking and loading areas shall be used for outdoor storage, manufacturing or similar uses at any time, unless approved by the Director of Planning and Development.
42. That all fences, walls, signs and similar improvements for the proposed development shall be subject to the approval of the Director of Planning and Development.
43. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning and Development.
44. That a security and lighting plan for the proposed industrial development shall be submitted to the Department of Police Services for review and approval.
45. That all truck yard areas shall be screened from the public streets in the area by a decorative screen wall subject to the approval of the Director of Planning and Development.

Payment Agreement

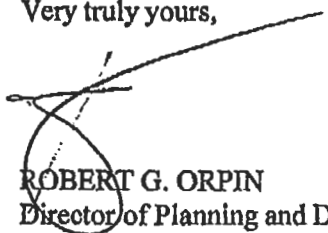
46. The applicant understands that other than indicated within these conditions, the applicant shall comply with the requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code and all other applicable regulations as pertain to this property.
47. That Development Plan Approval Case No. 737-739 shall not be valid until approved by the Community Development Commission and shall be subject to any other conditions the Board deems necessary to impose.
48. That Development Plan Approval Case No. 737-739 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating he is aware of and accepts all the conditions of this approval.

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

The Zoning Ordinance sets forth an appeal period of four (14) days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

If you have any questions regarding this matter, please feel free to call me at (562) 868-0511, Ext. 211.

Very truly yours,



ROBERT G. ORPIN
Director of Planning and Development

cc: City Council
Frederick W. Latham, City Manager
Marina Sueiro, Director of Intergovernmental Relations
Building Division
Fire Department
Property Maintenance Officer
Sue Janikowski, Assistant Planner
Monica Mendoza, Planning Intern

Payment Agreement

MAY 01 '02 09:55AM SARES-REGIS GROUP (949) 756-5955

P.12/12

ACCEPTANCE OF CONDITIONS
IN DEVELOPMENT PLAN APPROVAL CASE

AFFIDAVIT

I, Dwight L. Merriman, HEREBY STATE THAT I am the owner, or the authorized agent of the owner, of property involved in Development Plan Approval Case No. 737-739.

I FURTHER STATE THAT I have read, understand and accept, and will comply with all the conditions of approval established by the Planning Commission at its meeting of March 14, 2002.

I AM ALSO AWARE THAT if any of the provisions of this approval are violated or held to be invalid, or any law, statute or ordinance is violated, the Permit shall be void and the privileges granted thereunder shall lapse.

signature

title (if any)

company name (if any)

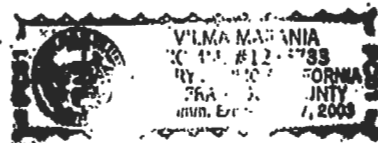
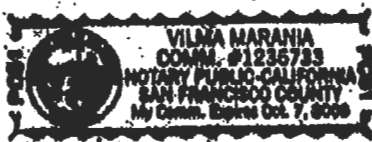
mailing address

city, state, zip

phone

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

On May 13, 2002 before me, Vilma Marania, Notary Public,
personally appeared Dwight L. Merriman
Name(s) of Signer(s)



- ☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument,

WITNESS my hand and official seal.

Notary Public

EXHIBIT D
Debt Service Schedule

Debt Service Schedule

\$800,000 Principal Amount
5.75% Interest Rate
FY 25-26 last year of collection
15 years of payment
0.101287 level debt factor (A/P)
\$81,030 total annual installment due

Fiscal Year	Beginning Principal Balance	Principal	Interest	Principal + Interest Amount
FY 11-12	\$800,000	\$35,030	\$46,000	\$81,030
FY 12-13	\$764,970	\$37,044	\$43,986	\$81,030
FY 13-14	\$727,927	\$39,174	\$41,856	\$81,030
FY 14-15	\$688,753	\$41,426	\$39,604	\$81,030
FY 15-16	\$647,328	\$43,808	\$37,222	\$81,030
FY 16-17	\$603,520	\$46,327	\$34,703	\$81,030
FY 17-18	\$557,193	\$48,991	\$32,039	\$81,030
FY 18-19	\$508,203	\$51,808	\$29,222	\$81,030
FY 19-20	\$456,395	\$54,787	\$26,243	\$81,030
FY 20-21	\$401,609	\$57,937	\$23,093	\$81,030
FY 21-22	\$343,672	\$61,268	\$19,762	\$81,030
FY 22-23	\$282,404	\$64,791	\$16,239	\$81,030
FY 23-24	\$217,614	\$68,517	\$12,513	\$81,030
FY 24-25	\$149,097	\$72,456	\$8,574	\$81,030
FY 25-26	\$76,642	\$76,623	\$4,407	\$81,030

EXHIBIT E
Special Tax Roll

EXHIBIT E
Special Tax Roll

Exhibit E
SPECIAL TAX ROLL

APN	Building Square Feet	Total Special Tax Amount FY 2014-15
8026-001-069	84,651	\$17,335.87
8026-001-070	240,252	\$49,201.75
8026-001-071	131,405	\$26,910.73
	456,308	\$93,448.35





City of Santa Fe Springs

Adjourned City Council Meeting

November 24, 2015

NEW BUSINESS

Community Facilities District No. 2004-1 (Bloomfield-Florence) – Annual Special Tax Levy Report for Fiscal Year 2014-15

RECOMMENDATION

That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2004-1 for Fiscal Year 2014-15.

BACKGROUND

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

FISCAL IMPACT

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

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

Thaddeus McCormack
City Manager

Attachment:

Special Tax Levy Annual Report for CFD 2004-1 for Fiscal Year 2014-15

Report Submitted By:

Noe Negrete,
Director of Public Works

Handwritten initials in blue ink, possibly "NN".

Date of Report: November 18, 2015

11.



Harris & AssociatesSM

SHAPING THE FUTURE ONE PROJECT AT A TIME.SM

Special Tax Levy Annual Report

for

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

Fiscal Year 2014-15

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

November 13, 2015

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

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INTRODUCTION

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

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

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

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

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

Payment Summary

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

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

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

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

I. FACILITIES AND SERVICES FINANCED BY THE DISTRICT

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

Development Status

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

**TABLE 1
PARCEL STATUS**

	Total Parcels	Total	Properties
<u>Development Status</u>	<u>FY 2014-15</u>	<u>Assessed Value</u>	<u>Sold Since</u>
		<u>FY 2014-15</u>	<u>2004</u>
Developed Non-Residential Property	8	\$ 30,978,110	0
Undeveloped Non-Residential Property	0	\$ -	0
Total	8	\$ 30,978,110	0

II. IMPROVEMENT AREA

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

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

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

TABLE 2

COMMUNITY FACILITIES DISTRICT

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

III. ADMINISTRATIVE FEES

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

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to their proportional share of the administrative fee based on the relative square footage of the building on each property in accordance with the Rate and Method of Apportionment. The administrative fee for FY 2014-15 is \$6,783.35. When the District was Amended and Restated in FY 2011-12, four of the original eight properties paid off their apportioned share of the loan and the City agreed to absorb the administrative costs that would have been paid by those four parcels. The remaining administrative fee spread proportionately to the four parcels subject to the levy is \$3,318.65.

The following table represents proportional spread of the administrative fee for FY 2014-15. The fee is subject to increase as set forth in the amended Rate and Method of Apportionment (RMA).

TABLE 3

ADMINISTRATIVE FEE

Address	Bldg SF	Annual Expense	Annual Exp./SF
12661 Corral Pl	19,973	\$360.77	\$0.01806
12681 Corral Pl	112,014	\$2,023.30	\$0.01806
12662 Corral Pl	26,573	-	
10818 Bloomfield Ave	35,384	\$639.14	\$0.01806
10838 Bloomfield Ave	16,356	\$295.44	\$0.01806
10928 Bloomfield Ave	21,399	-	
10988 Bloomfield Ave	45,964	-	
12680 Corral Pl	97,877	-	
	375,540	\$3,318.65	

VI. SOURCES AND OBLIGATIONS

A statement showing the Sources and Obligations of special tax funds for CFD No. 2004-1 for Fiscal Year 2014-15 is presented in Table 4. The Special Tax Requirement for Fiscal Year 2015-16 was determined as specified in the adopted Rate and Method of Apportionment of the Special Tax.

TABLE 4
SOURCES AND OBLIGATIONS

	Fiscal Year 2013-14 <u>Amount</u>	Fiscal Year 2014-15 <u>Amount</u>
<u>Sources</u>		
Annual Special Tax Roll		
Developed Property	\$37,972.93	\$38,005.79
Undeveloped Property	\$0.00	\$0.00
Subtotal	\$37,972.93	\$38,005.79
Total Special Taxes From All Sources	\$37,972.93	\$38,005.79
<u>Obligations</u>		
Debt Service	\$34,687.14	\$34,687.14
Administration and Incidentals	\$3,285.79	\$3,318.65
2014 Fund Balance (Reserve)	\$0.00	\$0.00
Subtotal	\$37,972.93	\$38,005.79
Surplus/(Shortage) to District	\$0.00	\$0.00
Total Obligations For Special Taxes	\$37,972.93	\$38,005.79

VII. SPECIAL TAX ROLL

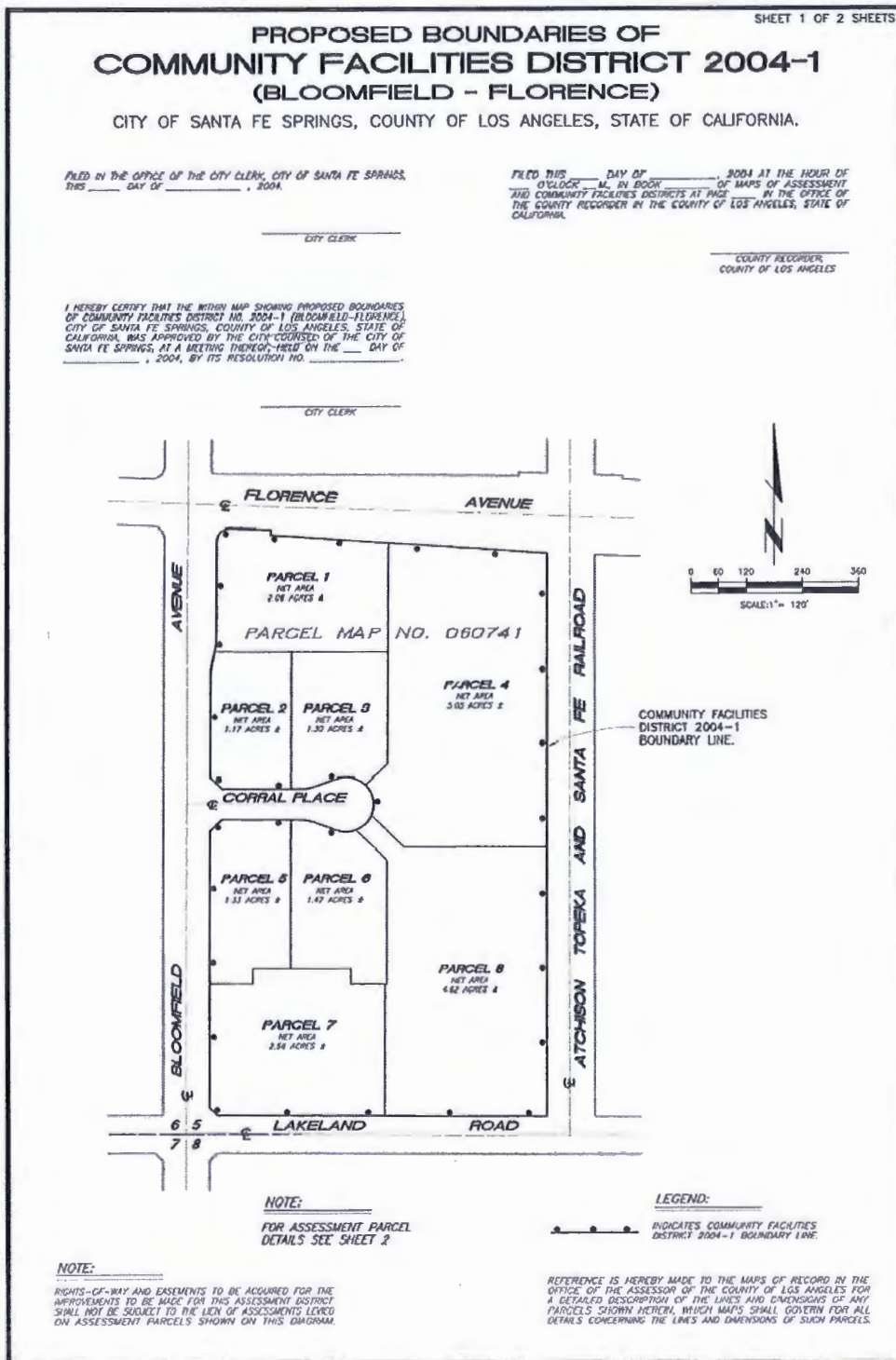
The Special Tax Roll lists the special tax levy on each parcel within the boundaries of CFD No. 2004-1 for Fiscal Year 2014-15. A copy of the Special Tax Roll is included in the Appendix of this report as Exhibit C.

EXHIBIT A

Boundary Map



EXHIBIT A
Boundary Map



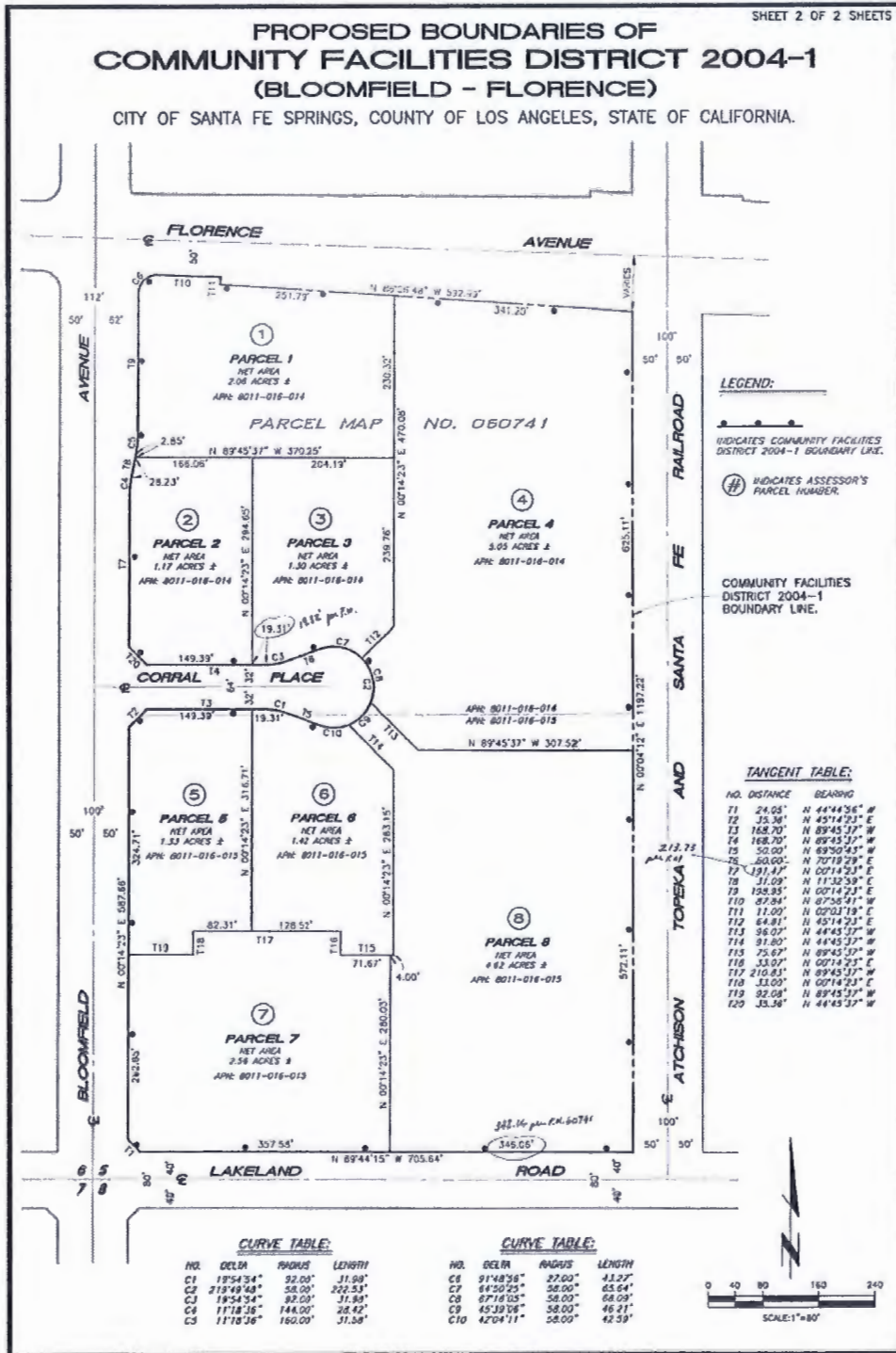


EXHIBIT B

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

EXHIBIT C
REIMBURSEMENT AGREEMENT



Reimbursement Agreement

REIMBURSEMENT AGREEMENT

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

RECITALS:

- A. Developer intends to develop that certain real property located in City, legally described in Exhibit "A" attached hereto (the "Property").
- B. On February 23, 2004, City's Planning Commission granted Development Plan Approval No. 778-785 (the "DPA") for Developer's proposed development of the Property (the "Project"); on February 26, 2004, CDC also approved the DPA. A copy of the DPA is attached hereto as Exhibit "B", and is incorporated by reference as though fully set forth herein.
- C. The DPA requires that the parties enter into this Agreement.
- D. Developer intends to subdivide the Property into eight (8) separate legal parcels.

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

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

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

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

701269.04/OC
57335-451/9-14-04/wrd/wrd

MPA



Reimbursement Agreement

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


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

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

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

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

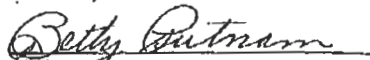
CITY OF SANTA FE SPRINGS


Mayor

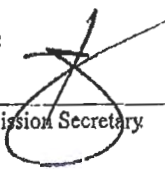
Attest:


City Clerk

COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SANTA FE
SPRINGS



Chairman

Attest:


Commission Secretary


Reimbursement Agreement

Approved as to form.

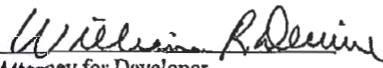


City/CDC Attorney

BLOOMFIELD II, LLC, a Delaware limited liability company


(By) _____

Approved as to form.



Attorney for Developer

EXHIBIT C
Reimbursement Agreement

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

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

EXCEPT THEREFROM ANY STREETS OF RECORD.



Reimbursement Agreement



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

Dear Mr. Rooney:

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

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

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

Gustavo R. Velasco, Mayor
Betty Putnam, Mayor Pro-Tempore
City Council
Louie Gonzalez • Ronald S. Kernes • Joseph D. Serrano, Sr.
City Manager
Frederick W. Jallman

Item No.



Harris & Associates.

Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

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

EXHIBIT C
Reimbursement Agreement

30. An Agreement shall be executed and recorded in the Office of the Los Angeles County Recorder that addresses the obligations of the owner and/or developer and City regarding the following work that is to be completed and paid for by the City:
- Installation of a traffic signal at the intersection of Bloomfield Avenue and the new cul-de-sac street.
 - Extension of a reclaimed water line southerly in Bloomfield Avenue from Florence Avenue to a point south of Lakeland Road.

Agreement shall be subject to the approval of the City Attorney and executed by the owner and/or developer before a certificate of occupancy is issued by the City.

31. That an "Owners' Association" or a Community Association shall be created with CC&R's stipulating maintenance requirement for landscaping and all common areas of the development. Level of maintenance shall be to the highest of standards as required by the City, and all maintenance costs shall be borne by the Association. Such CC&R's shall be subject to the approval of the Director of Planning and Development.
32. A Reciprocal Access Easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.
33. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp of approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
34. That if the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or any other material, the screening shall only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.



Reimbursement Agreement

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

EXHIBIT C
Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

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

EXHIBIT C
Reimbursement Agreement

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

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

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



EXHIBIT D

Debt Service Schedule

Debt Service Schedule

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

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

EXHIBIT E
Special Tax Roll

EXHIBIT E
Special Tax Roll

Exhibit E
SPECIAL TAX ROLL

APN	Building Square Feet	Total Special Tax Amount FY 2014-15
8011-016-026	19,973	\$4,131.62
8011-016-027	112,014	\$23,171.23
8011-016-033	35,384	\$7,319.54
8011-016-034	16,356	\$3,383.40
	183,727	\$38,005.79



NEW BUSINESS

Authorize the Purchase of One (1) 2016 Chevrolet Colorado Pick-Up Truck from National Auto Fleet Group

RECOMMENDATION

That the City Council: authorize the Director of Purchasing Services to purchase one (1) 2016 Chevrolet Colorado Pick-Up Truck utilizing the National Joint Powers Alliance Contract (No. 102811-NAF) from National Auto Fleet Group and authorize a purchase order to be issued in the amount of \$28,299.35 for this transaction.

BACKGROUND

Replacement vehicles are budgeted annually for vehicles that have reached the end of their mileage and/or service use life cycle. The City Council approved in the FY 2015/16 Budget the purchase of one (1) truck for Police Services to be used by Whittier Police Detectives serving Santa Fe Springs. This vehicle would replace Unit 463, a 1995 Ford Aerostar van.

The Director of Purchasing Services requests approval to authorize the purchase of one (1) 2016 Chevrolet Colorado Pick-Up Truck utilizing or "piggybacking" on an existing National Joint Powers Alliance Contract (No. 102811-NAF) from National Auto Fleet Group. This includes authorization to issue a purchase order in the amount of \$28,299.35. National Joint Powers Alliance issued a contract to National Auto Fleet Group based on a comprehensive procurement process for a range of vehicles. The contract maturity date is January 17, 2017. The quoted amount includes all taxes, fees, and delivery.

FISCAL IMPACT

The City Council approved \$32,000 in the FY 2015-16 Budget for the acquisition of this vehicle.

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

Thaddeus McCormack
City Manager

Attachments: National Auto Fleet Group Contract Quote, No. 5420
NJPA – Proposal Offering & Acceptance & Award RFP#102811
NJPA – Annual Renewal of Agreements



National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) BUY-NAPA • (626) 457-5590

(855) 289-6572 • (831) 480-8497 Fax

10/22/2015

QuoteID: 5420

Tim Rodriguez
city of santa fe springs
Public Works Fleet Dept.
11710 E Telegraph Rd.
Santa Fe Springs, California, 90670

2018

Dear Tim Rodriguez,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.

One (1) New/Unused (2016 Chevrolet Colorado (12M53) 2WD Ext Cab 128.3" WT,) and delivered to your specified location, each for

One Unit

Base Price \$25,954.68

Tax (9.00 %) \$2,335.92

Tire fee \$3.75

Total \$28,299.35

- per the attached specifications. Price includes 2 additional key(s).

This vehicle(s) is available under the National Joint Powers Alliance Contract 102811. Please reference this Bid number on all purchase orders. Payment terms are Net 30 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper
National Fleet Manager
Email: Fleet@NationalAutoFleetGroup.com
Office: (855) 289-6572
Fax: (831) 480-8497



NAL - 626-380-1119

In order to Finalize your Quote, please submit this purchase packet to your governing body for Purchase Order Approval. Once you issue a Purchase Order please send by:

Fax: (831) 480-8497

**Mail: National Auto Fleet Group
490 Auto Center Drive
Watsonville, CA 95076**

Email: Fleet@nationalautofleetgroup.com

We will then send a W-9 if you need one

**Please contact our main office with any questions:
1-855-289-6572**

Vehicle Configuration Options

EMISSIONS

Code	Description
FE9	EMISSIONS, FEDERAL REQUIREMENTS

ENGINE

Code	Description
LFX	ENGINE, 3.6L SIDI DOHC V6 VVT, (305 hp [229 kW] @ 6800 rpm, 269 lb-ft of torque [365 N-m] @ 4000 rpm)

TRANSMISSION

Code	Description
MYB	TRANSMISSION, 6-SPEED AUTOMATIC, HMD, 6L50

AXLE

Code	Description
GU6	REAR AXLE, 3.42 RATIO

PREFERRED EQUIPMENT GROUP

Code	Description
2WT	WORK TRUCK PREFERRED EQUIPMENT GROUP, includes standard equipment

TIRES

Code	Description
QJJ	TIRES, P265/70R16 ALL-SEASON, BLACKWALL, (STD)

SPARE TIRE

Code	Description
ZJR	TIRE, SPARE P265/70R16 ALL-SEASON, BLACKWALL

PAINT

Code	Description
GBV	CYBER GRAY METALLIC

PAINT SCHEME

Code	Description
ZY1	SOLID PAINT

SEAT TYPE

Code	Description
AR7	SEATS, FRONT BUCKET, (STD)

SEAT TRIM

Code	Description
H2R	JET BLACK/DARK ASH, CLOTH SEAT TRIM

RADIO

Code	Description
IO4	AUDIO SYSTEM, CHEVROLET MYLINK, 4.2" DIAGONAL COLOR SCREEN WITH AM/FM STEREO, USB port, auxiliary jack, Bluetooth streaming audio for music and most phones, hands-free smartphone integration, Pandora Internet radio and voice-activated technology for radio and phone (Includes (UE1) OnStar and (VV4) OnStar 4G LTE Wi-Fi hotspot.)

ADDITIONAL EQUIPMENT

Code	Description
PCN	WT CONVENIENCE PACKAGE, includes (ATG) Remote Keyless Entry, (UTJ) theft-deterrent system, (K34) electronic cruise control and (PPA) EZ-Lift tailgate
PCX	LS APPEARANCE PACKAGE, includes (RS1) 16" x 7" (40.6 cm x 17.8 cm) Ultra Silver Metallic cast aluminum wheels, (DL6) outside power-adjustable, body-color, remote, manual-folding mirrors, (9B7) spotter mirror, (VT5) body-color rear bumper, (BW4) chrome beltline moldings and (D75) body-color door handles
5G8	TOW/HAUL MODE
S1K	WHEEL, SPARE, 16" X 7" (40.6 CM X 17.8 CM) STEEL
VT5	BUMPER, REAR BODY-COLOR
BW4	MOLDINGS, CHROME BELTLINE
9B7	MIRROR, SPOTTER, LOCATED IN CORNER OF DRIVER-SIDE OUTSIDE MIRROR
DL6	MIRRORS, OUTSIDE POWER-ADJUSTABLE, BODY-COLOR, MANUAL-FOLDING
VK3	LICENSE PLATE KIT, FRONT
D75	DOOR HANDLES, BODY-COLOR
PPA	TAILGATE, EZ-LIFT AND LOWER
VV4	ONSTAR WITH 4G LTE, and built-in Wi-Fi hotspot to connect to the internet at 4G LTE speeds, includes 3GB or 3 months OnStar Data Trial (whichever comes first)
VAV	LPO, ALL-WEATHER FLOOR MATS
K34	CRUISE CONTROL, ELECTRONIC, AUTOMATIC
ATG	REMOTE KEYLESS ENTRY, EXTENDED RANGE
UTJ	THEFT-DETERRENT SYSTEM, UNAUTHORIZED ENTRY
UE1	ONSTAR GUIDANCE PLAN FOR 6 MONTHS, including Automatic Crash Response, Stolen Vehicle Assistance, Roadside Assistance, Turn-by-Turn Navigation, Advanced Diagnostics and more (trial excludes Hands-Free Calling)
—	ONSTAR BASIC PLAN FOR 5 YEARS, including limited RemoteLink mobile app services, Advanced Diagnostics and Dealer Maintenance Notification

BODY CODE

Code	Description
E63	PICKUP BOX, (STD)

WHEEL TYPE

Code	Description
RS1	WHEELS, 16" X 7" (40.6 CM X 17.8 CM) ULTRA SILVER METALLIC CAST ALUMINUM

SHIP THRU CODES

Code	Description
------	-------------

GVWR

Code	Description
CH9	GVWR, 5700 LBS. (2585 KG)

Standard Equipment**MECHANICAL**

Engine, 2.5L I4, DI, DOHC, VVT (200 hp [149.0 kW] @ 6300 rpm, 191 lb-ft of torque [259 N-m] @ 4400 rpm) (Not included on Crew Cab Long Box models.)
Transmission, 6-speed manual (Extended Cab model only. Requires (LCV) 2.5L I4 engine.)
Rear axle, 4.10 ratio (Requires (LCV) 2.5L I4 engine. Not included on Crew Cab Long Box models.)
GVWR, 5400 lbs. (2449 kg) (Standard on Extended Cab models with (LCV) 2.5L I4 engine only.)
Rear wheel drive
Brakes, 4-wheel antilock, 4-wheel disc

EXTERIOR

Wheels, 16" x 7" (40.6 cm x 17.8 cm) Ultra Silver Metallic steel
Tires, P265/70R16 all-season, blackwall
Pickup box
Tire, compact spare T175/80R18, blackwall (Requires (RTX) 18" x 4.5" (45.7 cm x 11.4 cm) Black cast aluminum, compact spare tire.)
Wheel, compact spare, 18" x 4.5" (45.7 cm x 11.4 cm) Black cast aluminum (Standard with (LCV) 2.5L I4 engine only. Not included on Crew Cab Long Box models.)
Bumper, rear chrome
CornerStep, rear bumper
Moldings, Black beltline
Headlamps, halogen with automatic exterior lamp control
Cargo box light, back of cab
Mirrors, outside remote with manual-folding, Black
Glass, windshield shade band
Door handles, Black
Tailgate, locking
Tailgate handle, Black

ENTERTAINMENT

Audio system, 4.2" diagonal color display, AM/FM stereo with USB port and auxiliary jack
Audio system feature, 6-speaker system
Audio system feature, USB port, located on instrument panel

INTERIOR

Seats, front bucket
Seat adjuster, driver 4-way power with manual recline
Seat adjuster, passenger 2-way manual fore/aft with manual recline
Seats, dual rear with underseat storage (Extended Cab models only.)
Console, floor, front compartment, custom
Floor covering, color-keyed carpeting
Floor mats, carpeted front (Deleted when (B38) full-length Black vinyl floor covering is ordered. Requires (B30) color-keyed carpeting floor covering.)
Floor mats, carpeted rear (Requires (B30) color-keyed carpeting floor covering.)
Steering wheel, urethane
Steering column, tilt, manual
Display, driver instrument information enhanced, one color
Windows, power with driver Express-Up and Down
Door locks, power
Theft-deterrent system, immobilization
Air conditioning, single-zone manual climate control

Handles, door release, front and rear, Jet Black
Mirror, inside rearview manual day/night
Visors, driver and front passenger with passenger vanity mirror
Lighting, interior, center dome

SAFETY

StabiliTrak, stability control system
Traction control, electronic
Daytime Running Lamps
Air bags, dual-stage frontal and side-impact, driver and front passenger and head-curtain and seat-mounted side-impact, front and rear outboard seating positions with Passenger Sensing System (Always use safety belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
Rear Vision Camera with dynamic guide lines
Tire Pressure Monitor System

**Proposal Offering
And Acceptance and Award
RFP #102811**

FORM D

**PASSENGER CARS, LIGHT DUTY, MEDIUM DUTY, AND HEAVY DUTY TRUCKS WITH RELATED
ACCESSORIES**

Proposal Offering (To be completed Only by Proposer)

In compliance with the Request for proposal (RFP) for PASSENGER CARS, LIGHT DUTY, MEDIUM DUTY, AND HEAVY DUTY TRUCKS WITH RELATED ACCESSORIES, the undersigned warrants that I/we have examined this RFP and, being familiar with all of the instructions, terms and conditions, general specifications, expectations, technical specifications, service expectations and any special terms, do hereby offer and agree to furnish the defined products/services and services in compliance with all terms, conditions of this RFP, any applicable amendments of this RFP, and all Proposer's Response documentation. Proposer further understands they are the sole offeror herein and that the performance of any sub-contractors employed by the Proposer in fulfillment of this offer is the sole responsibility of the Proposer.

Company Name: National Auto Fleet Group Date: 11-14-11

Company Address: 490 Auto Center Drive

City: Watsonville State: CA Zip: 95076

Contact Person: Clarke Cooper Title: National Fleet Manager

Authorized Signature (ink only):  Clarke Cooper
(Name printed or typed)

Contract Acceptance and Award (To be completed only by NJPA)

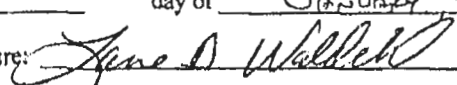
Your proposal offering is hereby accepted and awarded. As an awarded Proposer, you are now bound to provide the defined goods and services contained in your proposal offering according to all terms, conditions, and pricing set forth in this RFP, any amendments to this RFP, and the Proposer's Response. The effective date of the Contract be Jan 17, 2012 and continue for four years thereafter AND which is subject to annual renewal at the option of both parties.

National Joint Powers Alliance® (NJPA)

NJPA Authorized signature:  Todd Lyscio
(Name printed or typed)

Title: Executive Director NJPA

Awarded this 17th day of January 2012 Contract Number # 102811-NAF

NJPA Authorized signature:  Gene D. Wallick
(Name printed or typed)

Title: Board Clerk

Executed this 17th day of January 2012 Contract Number # 102811-NAF

ANNUAL RENEWAL OF AGREEMENT

Made by and Between

National Auto Fleet Group (Vendor)
490 Auto Center Drive
Watsonville, CA 95076

and

National Joint Powers Alliance® (NJPA)
202 12th Street NE
Staples, MN 56479
Phone: (218) 894-1930

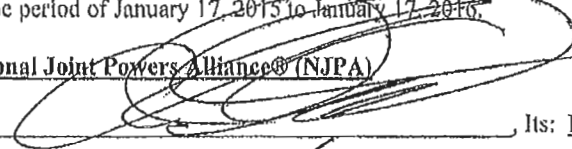
Whereas:

"Vendor" and "NJPA" have entered into an "Acceptance and Award #102811-NAF" for the procurement of Passenger Cars, Light Duty, Medium Duty, and Heavy Duty Trucks with Related Accessories, and having a maturity date of January 17, 2016, and which are subject to annual renewals at the option of both parties.

Now therefore:

"Vendor" and "NJPA" hereby desire and agree to extend and renew the above defined contract for the period of January 17, 2015 to January 17, 2016.

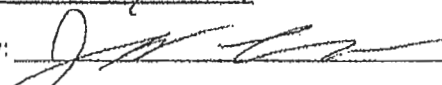
National Joint Powers Alliance® (NJPA)

By:  Its: Executive Director/CEO

Name printed or typed: Chad Couette

Date: 12/8/14

National Auto Fleet Group

By:  Its: Margaret

Name printed or typed: Jesse Cooper

Date: 12-5-14

If you do not desire to extend contract, please sign below and return this agreement.
Discontinue: We desire to discontinue the contract.

Signature: _____ Date: _____

5th YEAR RENEWAL OF AGREEMENT

Made by and Between

National Auto Fleet Group (Vendor)
490 Auto Center Drive
Watsonville, CA 95076

and

National Joint Powers Alliance® (NJPA)
202 12th Street NE
Staples, MN 56479
Phone: (218) 894-1930

Whereas:

"Vendor" and "NJPA" have entered into an "Acceptance and Award #102811-NAF" for the procurement of Passenger Cars, Light Duty, Medium Duty, and Heavy Duty Trucks with Related Accessories, and having a maturity date of January 17, 2016, and which are subject to annual renewals and a 5th year extension at the option of both parties.

Now therefore:

Members of NJPA would benefit from exercising the fifth year option. "Vendor" and "NJPA" hereby desire and agree to exercise the 5th year renewal option for the above defined contract for the period of January 17, 2016 to January 17, 2017.

National Joint Powers Alliance® (NJPA)

By:  Its: Executive Director/CEO

Name printed or typed: Chad Coquette

Date: 7-28-15

National Auto Fleet Group

By:  Its: Manager

Name printed or typed: Jesse Cooper

Date: 7-28-15



NEW BUSINESS

Council Approval of Resolution No. 9496, authorizing property owners in the City of Santa Fe Springs to participate in the California Statewide Communities Development Authority (CSCDA) Assembly Bill 811 (AB 811) PACE Program.

RECOMMENDATION

That the City Council: Authorize the City to permit property owners within the incorporated areas of the City to participate in the CSCDA AB 811 PACE Program, known as CaliforniaFIRST.

BACKGROUND:

The recommended actions will establish the City's association with Renew Financial LLC (Renew Financial) and make the CaliforniaFIRST Property Assessed Clean Energy (PACE) financing available to property owners in Santa Fe Springs. CaliforniaFIRST is a program of the California Statewide Communities Development Authority (CSCDA), of which the city is already a member. CaliforniaFIRST financing provides a mechanism by which all eligible property owners, both residential and nonresidential, can install renewable energy systems and energy- and water-efficient improvements and repay the financing through a voluntary annual amount added to their property tax bill. There are no hard costs and no dedicated staff resources required for the City to participate in this program.

The California legislature has established two separate PACE laws. Assembly Bills 811 (signed into law on July 21, 2008) and 474 (effective January 1, 2010) amended Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code. Senate Bill 555 (signed into law on October 5, 2011) amended the Mello-Roos Community Facilities Act set forth in sections 53311 through 53368.3 of the California Government Code. Both AB 811 and SB 555 authorize a legislative body to designate an area within which public entities and property owners may enter into voluntary assessments and/or special tax levies to finance the installation of certain renewable energy sources, energy efficiency, and/or water efficiency improvements that are permanently fixed to real property. The financing for these improvements has come to be known as PACE – Property Assessed Clean Energy.

The PACE financing program provides property owners in participating cities and counties with an option to finance approved energy- and water-saving improvements on their property. If a property owner chooses to participate, the installed improvements are financed by the PACE program administrator. The loan is secured by the property itself with no obligation to the local government or other participating jurisdictions.

Property owners who wish to participate in this voluntary program agree to repay the amount borrowed through an additional annual increment collected via their property tax bills. In most cases, when the property is sold, the financed amount transitions to the new owner; however, applicants are advised to consult their lender for confirmation. PACE financing is available for eligible improvements on both residential and nonresidential properties.

On June 10, 2010, the City Council adopted Resolution 9260, authorizing Santa Fe Springs property owners to participate in the Los Angeles County Energy Program (LACEP), which use the AB 811 statutory framework to provide PACE financing to residential properties. CSCDA and CaliforniaFIRST operate using this same AB 811 legislative framework.

Most recently, at the October 22, 2015, City Council meeting, the Ygrene Works Pace programs was approved. The Ygrene Works Pace programs added an SB 555 program for Santa Fe Springs property owners. Approving the CaliforniaFIRST PACE program expands the available options for Santa Fe Springs property owners. By offering low cost financing, CSCDA's PACE program allows construction of eligible projects to proceed and, in the process, stimulate building activity and the overall local economy, reduce peak energy demand, reduce water consumption, increase property values, and generate savings on utility bills for property owners. The program will not add to or require any additional responsibilities for the City.

The CaliforniaFIRST Property Assessed Clean Energy (PACE) financing would not be available to property owners in Santa Fe Springs unless the City Council adopts Resolution 9496.

FISCAL IMPACT

The CSCDA JPA and Renew Financial will administer and fund the PACE financing programs. There is no cost to the City by opting into the PACE program described in this report. The City will have no administrative responsibilities, marketing obligations, financial obligations, and no liability associated with the PACE program.

INFRASTRUCTURE IMPACT

This action will not have impacts on City infrastructure.



Thaddeus McCormack
City Manager

Attachments:
Resolution No. 9496

RESOLUTION NO. 9496

RESOLUTION AUTHORIZING THE CITY OF SANTA FE SPRINGS TO JOIN THE CALIFORNIAFIRST PROGRAM; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE INCORPORATED TERRITORY OF THE CITY; AND AUTHORIZING RELATED ACTIONS

WHEREAS, the California Statewide Communities Development Authority ("California Communities") is a joint exercise of powers authority the members of which include numerous cities and counties in the State of California, including the City of Santa Fe Springs (the "City"); and

WHEREAS, California Communities has established the CaliforniaFIRST program (the "CaliforniaFIRST Program") and will provide financing for certain improvements authorized by Chapter 29 of Division 7 of the Streets & Highways Code ("Chapter 29"), including, but not limited to, renewable energy, energy efficiency and water efficiency improvements and seismic strengthening improvements (the "Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the Streets & Highways Code ("Chapter 29") and the issuance of improvement bonds (the "Bonds") under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 and following) (the "1915 Act") upon the security of the unpaid contractual assessments; and

WHEREAS, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner of each lot or parcel on which an assessment is levied at the time the assessment is levied; and

WHEREAS, the City desires to allow the owners of property ("Participating Property Owners") within the incorporated territory of the City to participate in the CaliforniaFIRST Program and to allow California Communities to conduct assessment proceedings under Chapter 29 within the incorporated territory of the City and to issue Bonds under the 1915 Act to finance the Improvements; and

WHEREAS, California Communities will conduct assessment proceedings under Chapter 29 and issue Bonds under the 1915 Act to finance Improvements;

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy or collection of assessments or any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of the Bonds or any other bonds issued in connection with the CaliforniaFIRST Program;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Fe Springs as follows:

Section 1. This City Council hereby finds and declares that properties in the City's incorporated area will benefit from the availability of the CaliforniaFIRST Program within the incorporated territory of the City and, pursuant thereto, the conduct of special assessment proceedings by California Communities pursuant to Chapter 29 and the issuance of Bonds under the 1915 Act.

Section 2. In connection with the CaliforniaFIRST Program, the City hereby consents to the conduct of special assessment proceedings by California Communities pursuant to Chapter 29 on any property within its jurisdiction and the issuance of Bonds under the 1915 Act; provided, that

(1) The Participating Property Owners, who shall be the legal owners of such property, execute a contract pursuant to Chapter 29 and comply with other applicable provisions of California law in order to accomplish the valid levy of assessments; and

(2) The City will not be responsible for the conduct of any assessment proceedings; the levy or collection of assessments or any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of the Bonds or any other bonds issued in connection with the CaliforniaFIRST Program.

(3) The issuance of Bonds will occur following receipt of a final judgment in a validation action filed by California Communities pursuant to Code of Civil Procedure Section 860 that the Bonds are legal obligations of California Communities.

Section 3. Pursuant to the requirements of Chapter 29, California Communities has prepared and will update from time to time the "Program Report" for the CaliforniaFIRST Program (the "Program Report"), and California Communities will undertake assessment proceedings and the financing of Improvements as set forth in the Program Report.

Section 4. City staff is authorized and directed to coordinate with California Communities staff to facilitate operation of the Communities' PACE Program within the City, and report back periodically to this City Council on the success of such program.

Section 5. The City Council hereby finds that adoption of this Resolution is not a "project" under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4)).

Section 6. This Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of California Communities.

PASSED AND ADOPTED this _____ day of _____, 20__ by the following vote, to wit:

AYES: Council Members _____

NOES: Council Members _____

ABSENT: Council Members _____

ABSTAIN: Council Members _____



City of Santa Fe Springs

Adjourned City Council Meeting

November 24, 2015

PRESENTATION

District Update by Assemblymember Ian Calderon

RECOMMENDATION

The Mayor may wish to call Assemblymember Ian Calderon, representative for the 57th assembly district.

BACKGROUND

Assemblymember Ian Calderon has been invited to tonight's meeting to provide his legislative annual update to the City Council and community-at-large.

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

Thaddeus McCormack
City Manager

Attachment(s)

None.



City of Santa Fe Springs

Adjourned City Council Meeting

November 24, 2015

PRESENTATION

Introduction of New Department of Community Services Employee, Program Coordinator Eric Ey

RECOMMENDATION

The Mayor may wish to call upon Community Services Director Maricela Balderas to introduce Eric Ey.

Eric Ey, Program Coordinator, recently began employment with the City. He is at tonight's Council meeting to be introduced to the City Council and community.

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

Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting

November 24, 2015

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Beautification	3	Sarno
Beautification	2	Trujillo
Community Program	1	Moore
Community Program	3	Rios
Community Program	1	Rounds
Community Program	3	Sarno
Community Program	4	Trujillo
Historical	3	Rios
Historical	1	Rounds
Historical	2	Sarno
Historical	3	Trujillo
Senior Citizens	1	Moore
Senior Citizens	3	Rios
Senior Citizens	1	Rounds
Senior Citizens	1	Sarno
Senior Citizens	4	Trujillo
Sister City	2	Moore
Sister City	3	Sarno
Sister City	1	Trujillo
Youth Leadership	2	Rios
Youth Leadership	1	Rounds
Youth Leadership	2	Sarno
Youth Leadership	1	Trujillo

Applications Received: Sarah Garcia submitted an application for the Youth Leadership Committee.

Recent Actions: None.


Thaddeus McCormack
City Manager

Attachments:
Committee Lists
Prospective Members

Report Submitted by:

Date of Report: November 18, 2015

21.

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	(16)
	Paula Minnehan	(16)
	Annie Petris	(17)
	Guadalupe Placencia	(17)
	Gloria Campos	(17)
Rios	Mary Reed	(16)
	Charlotte Zevallos	(16)
	Doris Yarwood	(16)
	Vada Conrad	(17)
	Joseph Saiza	(17)
Rounds	Sadie Calderon	(16)
	Rita Argott	(16)
	Mary Arias	(17)
	Marlene Vernava	(17)
	Debra Cabrera	(17)
Sarno	Vacant	(16)
	Irene Pasillas	(16)
	Vacant	(16)
	May Sharp	(17)
	Vacant	(17)
Trujillo	Mary Jo Haller	(16)
	Vacant	(16)
	Margaret Bustos*	(16)
	Vacant	(17)
	A.J. Hayes*	(17)

**Indicates person currently serves on three committees*

COMMUNITY PROGRAM COMMITTEE

Meets the third Wednesday in Jan., May, and Sept., at 7:00 p.m., Town Center Hall, Meeting Room #1

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.	(16)
	Vacant	(16)
	Mary Jo Haller	(17)
	Gabriela Garcia	(17)
	Bryan Collins	(17)
Rios	Vacant	(16)
	Mary Anderson	(17)
	Dolores H. Romero*	(17)
	Vacant	(16)
	Vacant	(17)
Rounds	Mark Scoggins*	(16)
	Marlene Vernava	(16)
	Vacant	(16)
	Anthony Ambris	(17)
	Johana Coca*	(17)
Sarno	Jeanne Teran	(16)
	Miguel Estevez	(16)
	Vacant	(16)
	Vacant	(17)
	Vacant	(17)
Trujillo	Lydia Gonzales	(16)
	Vacant	(16)
	Vacant	(16)
	Vacant	(17)
	Vacant	(17)

**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 5:45 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	(16)
	Martha Villanueva	(17)
	Margaret Bustos*	(17)
Rios	Lydia Gonzales	(16)
	Manny Zevallos	(17)
	Gilbert Aguirre	(17)
Rounds	Annette Rodriguez	(16)
	Janie Aguirre	(17)
	Ted Radoumis	(17)
Sarno	Debbie Belmontes	(16)
	Linda Vallejo	(16)
	Hilda Zamora	(17)
Trujillo	Dolores H. Romero*	(16)
	Gloria Duran*	(16)
	Bonnie Fox	(17)

Organizational Representatives: Nancy Stowe
(Up to 5) 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	Pauline Moore	6/30/2016
Rios	Paula Minnehan	6/30/2016
Rounds	A.J. Hayes*	6/30/2016
Sarno	Francis Carbajal	6/30/2016
Trujillo	Amparo Oblea	6/30/2016

Committee Representatives

Beautification Committee	Marlene Vernava*	6/30/2017
Historical Committee	Sally Gaitan	6/30/2017
Planning Commission	Vacant	6/30/2017
Chamber of Commerce	Debbie Baker	6/30/2017

Council/Staff Representatives

Council Liaison	Laurie Rios
Council Alternate	Richard Moore
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., April, July, and Oct., at 5:30 p.m.,
Heritage Park Train Depot

Qualifications: 18 Years of age, reside or active in the City

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Astrid Shesterkin	(16)
	Tony Reyes	(16)
	Amparo Oblea	(17)
	George Felix, Jr.	(17)
Rios	Vacant	(16)
	Vacant	(16)
	Vacant	(17)
	Larry Oblea	(17)
Rounds	Vacant	(16)
	Linda Vallejo	(16)
	Mark Scoggins*	(17)
	Janice Smith	(17)
Sarno	Ed Duran	(16)
	Vacant	(16)
	Vacant	(17)
	Sally Gaitan	(17)
Trujillo	Vacant	(16)
	Vacant	(16)
	Merrie Hathaway	(17)
	Vacant	(17)

**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., Town Center Hall, Meeting Room #1

Subcommittee Meets at 6:00 p.m.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Mary Tavera	(16)
	John Salgado	(16)
	William Logan	(17)
	Ralph Aranda	(17)
	Kurt Hamra	(17)
Rios	Francis Carbajal	(16)
	Bernie Landin	(16)
	Michele Carbajal	(16)
	Sally Gaitan	(17)
	Debra Cabrera	(17)
Rounds	Kenneth Arnold	(16)
	Richard Legarreta, Sr.	(16)
	Johana Coca*	(16)
	Tim Arnold	(17)
	Mark Scoggins*	(17)
Sarno	Joey Hernandez	(16)
	Debbie Belmontes	(16)
	Lisa Garcia	(17)
	Ed Madrid	(16)
	David Diaz-Infante	(17)
Trujillo	Miguel Estevez	(16)
	Andrea Lopez	(16)
	A.J. Hayes*	(17)
	Anthony Ambris	(17)
	Arcelia Miranda	(17)

**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	Vacant	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

Ken Arnold

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 9:30 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	(16)
	Yoko Nakamura	(16)
	Paul Nakamura	(16)
	Astrid Shesterkin	(17)
	Vacant	(17)
Rios	Rebecca Lira	(16)
	Vacant	(16)
	Vacant	(16)
	Amelia Acosta	(17)
	Vacant	(17)
Rounds	Vacant	(16)
	Bonnie Fox	(16)
	Gilbert Aguirre	(17)
	Lorena Huitron	(17)
	Janie Aguirre	(17)
Sarno	Gloria Duran*	(16)
	Vacant	(16)
	Hilda Zamora	(17)
	Linda Vallejo	(17)
	Ed Duran	(17)
Trujillo	Vacant	(16)
	Vacant	(16)
	Vacant	(17)
	Margaret Bustos*	(17)
	Vacant	(17)

**Indicates person currently serves on three committees*

SISTER CITY COMMITTEE

Meets the First Monday of every month, except Dec., at 6:45 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	(16)
	Vacant	(16)
	Mary K. Reed	(17)
	Peggy Radoumis	(17)
	Vacant	(17)
Rios	Charlotte Zevallos	(16)
	Francis Carbajal	(16)
	Michele Carbajal	(17)
	Doris Yarwood	(17)
	Lucy Gomez	(17)
Rounds	Manny Zevallos	(16)
	Susan Johnston	(16)
	Robert Wolfe	(16)
	Ted Radoumis	(17)
	Dominique Velasco	(17)
Sarno	Vacant	(16)
	Vacant	(16)
	Vacant	(16)
	Ed Madrid	(17)
	Cathy Guerrero	(17)
Trujillo	Vacant	(16)
	Andrea Lopez	(16)
	Dolores H. Romero*	(17)
	Marcella Obregon	(17)
	Miguel Esteves	(17)

**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., Gus Velasco Neighborhood Center

Qualifications: Ages 13-18, reside in Santa Fe Springs

Membership: 20

APPOINTED BY	NAME	Term Expires in Year Listed or upon Graduation
Moore	Richard Aguilar	(17)
	Evony Reyes	(16)
	Zachary Varela	(17)
	Lexi Cid	(17)
Rios	Metztli Mercado-Garcia	(17)
	Danniela Chavez	(17)
	Vacant	()
	Vacant	()
Rounds	Gabriel Perez	(16)
	Jennisa Casillas	(17)
	Laurence Ordaz	(16)
	Vacant	()
Sarno	Anissa Rodriguez	(16)
	Vacant	()
	Vacant	()
	Alyssa Madrid	(16)
Trujillo	Paul Legarreta	(17)
	Victoria Nunez	(16)
	Richard Uribe	(16)
	Vacant	()

Prospective Members for Various Committees/Commissions

Beautification

Community Program

Family & Human Services

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation

Linda Vallejo

Planning Commission

Delmy Johana Coca

Senior Citizens Advisory

Sister City

Jeannette Wolfe

Traffic Commission

Delmy Johana Coca

Youth Leadership

Sarah Garcia