



AGENDA

REGULAR MEETINGS OF THE HOUSING SUCCESSOR SUCCESSOR AGENCY AND CITY COUNCIL

**December 8, 2016
6:00 P.M.**

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Richard J. Moore, Mayor
William K. Rounds, Mayor Pro Tem
Jay Sarno, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, 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**

Jay Sarno, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Councilmember
William K. Rounds, Mayor Pro Tem
Richard J. Moore, Mayor

HOUSING SUCCESSOR

3. Minutes of the November 10, 2016 of the Housing Successor Agency.

Recommendation: That the Housing Successor approve the minutes as submitted.

SUCCESSOR AGENCY

4. Minutes of the November 10, 2016 of the Successor Agency.

Recommendation: That the Successor Agency approve the minutes as submitted.

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 Minutes

A. Minutes of the November 10, 2016 Regular City Council Meetings

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

PUBLIC HEARING

7. Zoning Text Amendment – Firearms Sales in the M-2 Zone

Ordinance No. 1077 – An ordinance of the City Council of the City of Santa Fe Springs, California, amending Santa Fe Springs Municipal Code, Title 15, Chapter 155, Section 155.243 and Section 155.648 of the City Zoning Regulations regarding firearms sales in the M-2, Heavy Manufacturing Zone.

Recommendation: That the City Council:

- Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Firearms Sales in the M-2 Zone (Ordinance No. 1077), and thereafter close the Public Hearing.
- Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan.
- Introduce for first reading the proposed amendments to the City Zoning Ordinance regarding firearms sales in the M-2 Zone.

INTRODUCTION OF ORDINANCE

8. Ordinance No. 1080 - Adopting the 2016 Edition of the California Fire Code and Repealing Ordinance 1051 of the City of Santa Fe Springs and All Other Ordinances and Parts of the Ordinances in Conflict Therewith.

Recommendation: That the City Council:

- Waive further reading and introduce Ordinance No. 1080.

INTRODUCTION OF ORDINANCE

9. Introduction of Ordinance No. 1078 – Amending the Santa Fe Springs Municipal Code to Change General Municipal Election Dates to Coincide with Statewide General Elections in November of Even-Numbered Years

Recommendation: That the City Council:

- Waive further reading and introduce Ordinance No. 1078, “An Ordinance of the City Council of the City of Santa Fe Springs, California, moving the City’s General Municipal Elections to the first Tuesday after the first Monday in November of each even-numbered year beginning in November of 2017, and repeal Ordinance No. 956

NEW BUSINESS

10. Approval of Amendment No. 1 to the Stormwater Program Compliance Professional Services Agreement with John L. Hunter and Associates

Recommendation: That the City Council:

- Authorize the City Engineer to execute Amendment No. 1 to the Stormwater Program Compliance Professional Services Agreement with John L. Hunter and Associates.

11. Ordinance No. 1082 (Urgency) Ordinance Amending City Code Chapter 74, Section 1 and Revising Certain Prima Facie Speed Limits

Recommendation: That the City Council:

- Adopt Ordinance No. 1082 as an urgency ordinance setting speed limits on certain streets.

12. Community Facilities District No. 2002-1 (Bloomfield – Lakeland) – Annual Special Tax Levy Report for Fiscal Year 2015-16

Recommendation: That the City Council:

- Receive and file the Special Tax Levy Annual Report for Community Facilities District 2002-1 for Fiscal Year 2015-16.

13. Community Facilities District No. 2004-1 (Bloomfield – Florence) – Annual Special Tax Levy Report for Fiscal Year 2015-16

Recommendation: That the City Council:

- Receive and file the Special Tax Levy Annual Report for Community Facilities District 2004-1 for Fiscal Year 2015-16.

Please note: Item Nos. 14 – 22, will commence in the 7:00 p.m. hour.

14. **INVOCATION**

15. **PLEDGE OF ALLEGIANCE**

16. **INTRODUCTIONS**

- Representatives from the Chamber of Commerce

17. **ANNOUNCEMENTS**

18. **PRESENTATIONS**

- a. Boys and Girls Club College Bound Program Partnership
- b. I-5 Florence Avenue Segment
- c. Proclamation – AIDS Awareness Day

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

19. Committee Appointments

20. **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.

21. **EXECUTIVE TEAM REPORTS**

22. **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.

Priscilla Moreno
Deputy City Clerk

December 1, 2016
Date



City of Santa Fe Springs

City Council Meeting

December 8, 2016

APPROVAL OF MINUTES

Minutes of the November 10, 2016 Regular City Council Meeting

RECOMMENDATION

Staff recommends that the City Council:

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- November 10, 2016

Staff hereby submits the minutes for Council's approval.

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

Thaddeus McCormack
City Manager

Attachment:

Minutes for November 10, 2016



APPROVED:

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

November 10, 2016

1. **CALL TO ORDER**

Mayor Moore called the meeting to order at 6:10 p.m.

2. **ROLL CALL**

Members present: Councilmembers/Directors: Sarno, Trujillo, and Zamora, Mayor Pro Tem/Vice Chair Rounds and Mayor Moore.

Members absent: None

HOUSING SUCCESSOR

3. **CONSENT AGENDA**

Approval of Minutes

Minutes of the October 20, 2016 Housing Successor Agency Meeting.

Recommendation: That the Housing Successor Agency approve the minutes as submitted.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Sarno, approved Item No. 3 by the following vote:

Ayes: Sarno, Zamora, Rounds, Moore

Nayes: None

Absent: Trujillo (EXCUSED)

SUCCESSOR AGENCY

4. **CONSENT AGENDA**

Approval of Minutes

a. Minutes of the October 20, 2016 Successor Agency Meeting

Recommendation: That the Successor Agency approve the minutes as submitted.

It was moved by Council Member Zamora, seconded by Council Member Sarno, approved Item No. 4 by the following vote:

Ayes: Sarno, Zamora, Rounds, Moore

Nayes: None

Absent: Trujillo (EXCUSED)

CITY COUNCIL

5. CITY MANAGER REPORT

Thaddeus McCormack, City Manager spoke regarding Measure M passing. He noted that the Gateway COG stood together during the process. Also, he spoke in regards to the newly elected Supervisor for the Fourth District of Los Angeles County.

Item No. 6 was heard before Item No. 5

6. Approval of Minutes

A. Minutes of the October 20, 2016 City Council Meeting

Recommendation: That the City Council:

- Approve the minutes of the September 8, 2016, meeting as submitted.

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Rounds, to approve the minutes of the September 8, 2016, meeting as submitted, by the following vote:

Ayes: Sarno, Zamora, Rounds, Moore

Nayes: None

Absent: Trujillo (EXCUSED)

NEW BUSINESS

7. Burlington Northern Santa Fe (BNSF) Third Main Track Pedestrian Improvements at the Rosecrans/Marquardt Intersection

Recommendation: That the City Council:

- Endorse the BNSF Third Main Track Pedestrian Improvements at the Rosecrans/Marquardt Intersection

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Rounds, to endorse the BNSF Third Main Track Pedestrian Improvement at the Rosecrans/Marquardt Intersection, by the following vote:

Ayes: Sarno, Zamora, Rounds, Moore

Nayes: None

Absent: Trujillo (EXCUSED)

8. Approval of Amendment No. 1 to the Stormwater Program Compliance Professional Services Agreement with John L. Hunter and Associates

Recommendation: That the City Council:

- Authorize the City Engineer to execute Amendment No. 1 to the Stormwater Program Compliance Professional Services Agreement with John L. Hunter and Associates.

City Manager requested to pull item and will bring it back at next regular meeting to provide further information on how the amount listed exceeded the original budgeted amount.

9. Resolution No. 9532 Approving the Transfer the Franchise granted to ExxonMobil Oil Corporation by Ordinance No. 1064 to Torrance Pipeline Company, LLC

Recommendation: That the City Council:

- Adopt Resolution No. 9532 and approve the transfer of the franchise granted by Ordinance No. 1064 from ExxonMobil Oil Corporation to Torrance Pipeline Company, LLC.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Rounds, to adopt Resolution No. 9532 and approve the transfer of the franchise granted by Ordinance No. 1064 from ExxonMobil Oil Corporation to Torrance Pipeline Company, LLC, by the following vote:

Ayes: Sarno, Zamora, Rounds, Moore

Nayes: None

Absent: Trujillo (EXCUSED)

10. Review and Consideration of Activities for the 2017 City of Santa Fe Springs' 60th Anniversary

Recommendation: That the City Council:

- Review the proposed three (3) options of activities for the 2017 City of Santa Fe Springs' 60th Anniversary celebration to occur May 5 through May 7, 2017;
- Provide direction and feedback to staff regarding the three (3) options;
- If appropriate, approve additional appropriation to fund the City's 60th Anniversary.

Mayor Pro Tem Rounds requested to pull item to have further discussion.

Mayor Moore inquired about the logo for the 60th anniversary.

City Manager spoke in regards to the sub-committee's decision on the logo.

Council Member Zamora requested that changes be made to the City's logo.

Mayor Pro Tem Rounds requested to have the item brought back with the revisions before a decision is made.

The Council reached a consensus to bring back item on the next meeting.

11. Consideration of Entering Into an Exclusive Negotiating Agreement by and between the City of Santa Fe Springs and Dellan 1 Inc., Mike Patel and Sharad R. Patel for Development of a Hotel or Hotels within the City of Santa Fe Springs

Recommendation: That the City Council:

- Authorize the Mayor or City Manager or designee thereof, to execute all documents and take any actions necessary and appropriate to enter into an Exclusive Negotiating Agreement with Dellan 1 Inc. Mike Patel and Sharad R. Patel for Development of a Hotel or Hotels within the City of

Santa Fe Springs.

It was moved by Council Member Sarno, seconded by Council Member Zamora, to authorize the Mayor or City Manager or designee thereof, to execute all documents and take any actions necessary and appropriate to enter into an Exclusive Negotiating Agreement with Dellan 1 Inc. Mike Patel and Sharad R. Patel for Development of a Hotel or Hotels within the City of Santa Fe Springs, by the following vote:

Ayes: Sarno, Zamora, Rounds, Moore

Nayes: None

Absent: Trujillo (EXCUSED)

12. I-5 Freeway/Valley View Segment – Status Update

Recommendation: This report is for informational purposes only and does not require any action by the Council.

Noe Negrete, City Engineer/Public Works Director provided a brief presentation on the item.

Mayor Moore inquired whether there is an incentive clause.

Mr. Negrete noted there is not an incentive clause.

Mayor Moore recessed the meetings at 6:30 p.m.

Mayor Moore convened the meeting at 7:06 p.m.

13. INVOCATION

Invocation was led by Council Member Sarno.

14. PLEDGE OF ALLEGIANCE

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

15. INTRODUCTIONS

- Chamber of Commerce Representatives: Kathie Fink, Commerce of Chamber CEO, Debbie Baker from Simpson Advertising, Inc. and Susan Crowell from HealthFirst Medical Group.

16. ANNOUNCEMENTS

The Youth Leadership Committee Members made the following announcements:

- Island inspirations, Friday, December 2, 2016 at 7:00 P.M. at the City's Library.
- Cookies and Crafts, Saturday, December 3, 2016 from 2:00 P.M. to 4:00 P.M.
- Tree Lighting Ceremony ,Saturday, December 3, 2016 from 5:00 P.M. to 8:00 P.M. at the City's Town Center.
- Thankful Neighbor Basket Program, register at Gus Velasco Neighborhood Center.

17. PRESENTATIONS

- a. Boys and Girls Club Bound Program Partnership (was not presented)
- b. Presentation to Milestone Event Celebrant.

18. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

No appointments were made.

19. ORAL COMMUNICATIONS

Victor Munoz, resident of Downey, CA spoke in regards to the initiatives, such as Prop 64 and San Bernardino City initiative M that passed in other cities.

20. EXECUTIVE TEAM REPORTS

- Wayne Morrell, Director of Planning announced that the Aldi Supermarket construction is in progress. Also mentioned that the Salt and Pepper Restaurant will also be opened the first quarter of 2017. During the second quarter of 2017 PIH will be opened. Last, Mr. Morrell mentioned he attended a Cal Israel Expo.
- Dino Torres, Director of Police Services spoke about the uptown Whittier Christmas parade that is scheduled within the next few weeks.
- Mike Crook, Fire Chief spoke about the 2016 Santa Fe Springs Firefighters Association Charity Golf Tournament. Last, Mr. Palacios from the Firefighters Association provided a brief presentation on a 5,000 donation to the Autism Society.
- Jose Gomez, Finance Director reported that 15 staff members went to the City of Lakewood to see a Finance System Module system.
- Ed Ramirez, Community Services Supervisor introduced Monique whom provided a brief presentation on the "Paint the Town Pink" campaign. Mr. Ramirez continued the presentation and spoke in regards to the Haunted House being a success, along with the Halloween night and the number of participants that attended the events. He also provided a brief video presentation on the past few Halloween events.

The following comments were made by the City Council:

- Council Member Zamora thanked staff for their hard work. Thanked Nick Rondoff and for helping the individuals in the community. Thanked Tammy and Marlene for all their hard work. Thanked Autism society for their hard work.
- Mayor Pro Tem Rounds echoed Zamora's comments. Thanked everyone for their

Minutes of the November 10, 2016 Adjourned Housing Successor, Successor Agency and City Council Meetings

hard work. Also thanked staff for their hard work on the hunted house.

- Council Member Trujillo thanked Mr. Rondoff for his hard work for their community. Also, spoke in regards to dedicating a street for the St. Paul school and thanked everyone for wishing her a happy birthday.
- Council Member Sarno also spoke in regards to Mr. Rondoff and how he inspired him to be the person he is today. Thanked veterans for their service and wished Council Member Trujillo a happy birthday.

ADJOURNMENT

21. Mayor Moore adjourned the meeting at 8:16 p.m. to November 22, 2016 at 5:30 p.m.

Richard J. Moore
Mayor

ATTEST:

Janet Martinez
City Clerk

Date

FOR ITEM NO. 4
PLEASE SEE ITEM NO. 3

FOR ITEM NO. 6A
PLEASE SEE ITEM NO. 3



City of Santa Fe Springs

City Council Meeting

December 8, 2016

PUBLIC HEARING/ORDINANCE FOR INTRODUCTION

ZONING TEXT AMENDMENT – Firearms Sales in the M-2 Zone

Ordinance No. 1077 – An ordinance of the City Council of the City of Santa Fe Springs, California, amending Santa Fe Springs Municipal Code, Title 15, Chapter 155, Section 155.243 and Section 155.648 of the City Zoning Regulations regarding firearms sales in the M-2, Heavy Manufacturing Zone.

RECOMMENDATIONS

Staff recommends that the City Council take the following actions:

1. Open the Public Hearing and receive any comments from the public regarding Zoning Text Amendment – Firearms Sales in the M-2 Zone (Ordinance No. 1077), and thereafter close the Public Hearing.
2. Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan.
3. Introduce for first reading the proposed amendments to the City Zoning Ordinance regarding firearms sales in the M-2 Zone.

BACKGROUND

The Zoning Text Amendment was proposed by applicant S Browne Supply, LLC, represented by Paula Eagleman. S Browne Supply specializes in duty gear and equipment for law enforcement and first responders throughout California. S Browne Supply approached the City with a request to begin retail sales of firearms to their clientele.

Prior to 1994, retail firearms sales were permitted in any commercial or industrial zone in the City. The 1993 adoption of State Penal Code Section 12071 required cities to establish regulatory procedures for the retail sale of firearms. In response, Santa Fe Springs adopted Ordinance No. 834 in March 1994 to classify the retail sale of firearms as a conditional use activity in the C-4 (Community Commercial) zone only. This limitation on retail firearms sales to the C-4 zone is still in effect today. Wholesale transfer of firearms is currently permitted in the M-2 zone upon issuance of a conditional use permit, but wholesale transfer of firearms is not permitted in any other zone in the City.

S Browne Supply caters to a very specific demographic, but their business is not unique. At least four other retailers in the Los Angeles and Orange County region specialize in law enforcement, military, and first responder gear and equipment sales. The primary focus of these retailers is to provide public safety personnel with a

discrete, private and safe place to purchase equipment. As such, these retailers typically establish their retail stores in industrial zones and other low-profile locations that do not receive foot traffic. In fact, S Browne Supply has minimal signage at their storefront to avoid attracting attention.

Given the prominent locations, limited inventory, and low vacancy rates of the City's C-4 zoned properties, S Browne Supply is seeking a Zoning Text Amendment to expand the retail sale of firearms to include the M-2 zone. However, firearms sales within the M-2 zone would be limited to law enforcement, military, security, and first responder personnel.

PROPOSED ZONING TEXT AMENDMENT

Section 155.243(N) would be added to the City's Zoning Regulations, and Section 155.243(B) and Section 155.648 would be amended to accommodate this addition.

The proposed changes are shown underlined.

SANTA FE SPRINGS MUNICIPAL CODE Chapter 155 – Zoning

§ 155.243 CONDITIONAL USES.

The following uses shall be permitted in the M-2 Zone only after a valid conditional use permit has first been issued:

(B) Storage of:

- (1) Oil or gas within 300 feet of any agricultural or residential zone, school or park.
- (2) House mover's equipment and buildings moved from other locations.
- (3) Oil or other flammable liquids in amounts of 100,000 gallons or more.
- (4) Flammable gases in amounts of 500,000 cubic feet or more.
- (5) Explosives, charges, black powder or similar products in amounts totalling one pound or more.
- (6) Firearms of any type, including rifles, hand guns and similar weapons totalling five or more in any combination, including wholesale transfer, retail as specified in § 155.243(N), storage, distribution or delivery of any firearm(s).
- (7) Ammunition, munitions, bullets, including smokeless gunpowder in amounts totalling 20 pounds or more.

(N) Retail sale, lease or transfer of any firearm(s) to the following upon presentation of proper government-issued identification:

- (1) Active and retired sworn law enforcement personnel.
- (2) Law enforcement agencies.
- (3) EMTs, Fire Fighters, Volunteer Fire Fighters, and Paramedics.
- (4) Military personnel including Reservists and National Guard, including Military personnel with "retired" credentials.

- (5) Corrections Officers, including Parole and Probation Officers.
- (6) Individuals with a valid Security Guard License issued by the California Bureau of Security & Investigative Services.
- (7) Security companies with a valid certification by the California Bureau of Security & Investigative Services.
- (8) Court Judges, District Attorneys, Deputy District Attorneys, and District Attorney Investigators.
- (9) Law Enforcement Academy Cadets with enrollment documentation from the Academy.

§ 155.648 STORAGE OF EXPLOSIVES, FIREARMS AND AMMUNITION.

(A) A conditional use permit shall be required for the establishment of a storage or retail use involving explosives, firearms or ammunition pursuant to § 155.243 of this chapter.

(B) In addition to any other conditions which may be imposed by the Planning Commission on the granting of said conditional use permit, the following shall apply:

- (1) A security and safety plan shall be submitted to the city for approval and shall be implemented prior to occupancy of the building.
- (2) The storage of explosives, firearms or ammunition shall not occur within 1,000 feet of any property zoned for or occupied by residential, schools, parks and religious land uses.
- (3) Retail sales in connection with storage of explosives, firearms or ammunition shall be prohibited with the exception of retail sales as specified in § 155.243(N).
- (4) The storage of explosives, firearms or ammunition shall comply with the following additional Building and Fire Code requirements.

(a) *Ammunition.*

1. *Storage of ammunition.*

- a. Amounts not exceeding 500 pounds may be stored in a safe and secured location
- b. Amounts in excess of 500 pounds shall be stored in a location and in a manner approved by the City's Fire Chief.
- c. Not more than 1,000 pounds may be stored in a basement equipped with automatic sprinklers.
- d. Over 5,000 pounds shall be stored in a room of one hour fire resistive construction. Door openings thereon shall be protected by one hour fire assemblies. Such rooms shall be equipped with an automatic sprinkler system.

2. *Separation.* Ammunition shall be separated from flammable liquids, flammable solids, and oxidizing materials by one hour fire resistive separation or by a distance of not less than 25 feet.

3. *Approval.* Ammunition shall not be stored with Class A or Class B explosives unless the storage facility is approved by the City's Fire Chief.

(b) *Fire protection.* Portable fire extinguishers shall be provided as required by § 10.301 of the Uniform Fire Code wherever fireworks, smokeless powder, small arms ammunition or small arms primers are stored, manufactured, or handled.

STAFF CONSIDERATIONS

The proposed Zoning Text Amendment is not in conflict with other purposes, goals, or policies found in the City's Zoning Regulations. Limiting the sale of firearms to law enforcement, security, and military personnel ensures that only those who have gone through extensive vetting and received considerable training will be able to purchase firearms in the M-2 zone. This will attract law enforcement personnel from various departments throughout the region, which could have the added benefit of increasing security and safety throughout the City.

Classifying firearms sales as a conditional use allows the City to evaluate the circumstances of each application and impose appropriate security conditions on a case-by-case basis. Any unusual property or business characteristics can be addressed accordingly through the Conditional Use Permit process.

CONSISTENCY WITH GENERAL PLAN GOALS AND POLICIES

The fundamental goal of the City of Santa Fe Springs is to provide a high quality of life for all people residing in, working in, or frequenting the City. Subsidiary goals are intended to provide for individual well-being, economic well-being, social well-being, and environmental well-being. The proposed Zoning Text Amendment addresses the following goals and policies:

Land Use Goal 5: *Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.*

The proposed amendment stimulates the tax base and viability of local business. Law enforcement, military, security, and first responder personnel are a stable demographic with disposable income. The retail stores permitted by the Zoning Text Amendment would draw in this demographic from around the region. In addition to the direct sales tax increase from firearms sales, patrons would likely shop at other retailers and restaurants in the City, further boosting sales tax revenues.

Land Use Goal 11: *Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.*

Policy 11.1: *Assist and encourage all small businesses throughout the city.*

The proposed Zoning Text Amendment directly supports an existing small business in the City and lays the groundwork for additional small businesses to begin operations.

It allows for expanded business services and strengthens business viability.

PLANNING COMMISSION CONSIDERATION

At its meeting of November 14, 2016, the City Planning Commission conducted a Public Hearing on a Zoning Text Amendment to amend sections 155.243 and 155.648. No person appeared at the Public Hearing to offer an opinion on the proposed amendment. After considering the facts contained in the staff report and a presentation provided by staff, the Planning Commission approved a motion to recommend that the City Council approve Zoning Text Amendment – Firearms Sales in the M-2 Zone (Ordinance No. 1077).

Attached for the City Council review are the following:

1. Resolution No. 59-2016, memorializing the action taken by the City Planning Commission to recommend that the City Council approve the proposed Zoning Text Amendment relating to firearms sales in the M-2 Zone.
2. Proposed Ordinance No. 1077

LEGAL NOTICE OF PUBLIC HEARING

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

The legal notice was posted in Santa Fe Springs City Hall, the City Library and the City's Town Center on November 3, 2016, and published in a newspaper of general circulation (Whittier Daily News) on November 3, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.



Thaddeus McCormack
City Manager

Attachments

1. Resolution No. 59-2016
2. Proposed Ordinance No. 1077

Attachment 1 – Resolution No. 59-2016

CITY OF SANTA FE SPRINGSRESOLUTION NO. 59-2016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPT AN ORDINANCE AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15, CHAPTER 155, SECTION 155.243 AND SECTION 155.648 OF THE CITY ZONING REGULATIONS REGARDING FIREARMS SALES IN THE M-2, HEAVY MANUFACTURING ZONE.

WHEREAS, the City of Santa Fe Springs has reviewed and considered the proposed amendments to the text of the City's Zoning Regulations with the intention of amending Sections 155.243 and 155.648 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to firearms sales in the M-2, Heavy Manufacturing Zone, and

WHEREAS, after study and deliberations by the Department of Planning and Development, the City has prepared for adoption of these amendments to the text of the City's Zoning Regulations, and

WHEREAS, notice of the public hearing was given as required by law, and

WHEREAS, the Planning Commission held a Public Hearing on November 14, 2016 in regards to the proposed amendments to the text of the City's Zoning Regulations, and

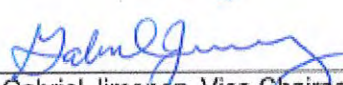
NOW, THEREFORE, IT BE RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1: The Planning Commission finds that the facts in this matter are as follows:

1. That the facts in this matter are as stated in the staff report regarding the proposed amendments to the text of the City's Zoning Regulations.
2. That the Planning Commission finds that pursuant to Section 21080 (b)(1) of the California Environmental Quality Act (CEQA), the proposed amendments to the text of the City Zoning Ordinance are exempt as a ministerial project.
3. That the Planning Commission finds that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan.

4. That the Planning Commission recommend that the City Council approve and adopt Ordinance No. 1077, to effectuate the proposed amendments to the text of the City's Zoning Regulations.

PASSED and ADOPTED this 14th day of November, 2016.



Gabriel Jimenez, Vice Chairperson

ATTEST:



Teresa Cavallo, Planning Secretary

Attachment 2 – Ordinance No. 1077

ORDINANCE NO. 1077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15, CHAPTER 155, SECTION 155.243 AND SECTION 155.648 OF THE CITY ZONING REGULATIONS REGARDING FIREARMS SALES IN THE M-2, HEAVY MANUFACTURING ZONE.

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

SECTION 1. Section 155.243(B)(6) of Chapter 155 of the City Code is hereby amended to read as follows:

§ 155.243(B)(6) CONDITIONAL USES

(B) Storage of:

- (6) Firearms of any type, including rifles, hand guns and similar weapons totalling five or more in any combination, including wholesale transfer, retail as specified in § 155.243(N), storage, distribution or delivery of any firearm(s).

SECTION 2. Section 155.243 of Chapter 155 of the City Code is hereby amended to add thereto new subsection (N) so that said subsection reads as follows:

§ 155.243 CONDITIONAL USES

(N) Retail sale, lease or transfer of any firearm(s) to the following upon presentation of proper government-issued identification:

- (1) Active and retired sworn law enforcement personnel.
- (2) Law enforcement agencies.
- (3) EMTs, Fire Fighters, Volunteer Fire Fighters, and Paramedics.
- (4) Military personnel including Reservists and National Guard, including Military personnel with "retired" credentials.
- (5) Corrections Officers, including Parole and Probation Officers.
- (6) Individuals with a valid Security Guard License issued by the California Bureau of Security & Investigative Services.
- (7) Security companies with a valid certification by the California Bureau of Security & Investigative Services.
- (8) Court Judges, District Attorneys, Deputy District Attorneys, and District Attorney Investigators.
- (9) Law Enforcement Academy Cadets with enrollment documentation from the Academy.

SECTION 3. Section 155.648(A) of Chapter 155 of the City Code is hereby amended to read as follows:

§ 155.648(A) STORAGE OF EXPLOSIVES, FIREARMS AND AMMUNITION

- (A) A conditional use permit shall be required for the establishment of a storage or retail use involving explosives, firearms or ammunition pursuant to § 155.243 of this chapter.

SECTION 4. Section 155.648(B)(3) of Chapter 155 of the City Code is hereby amended to read as follows:

§ 155.648(B)(3) STORAGE OF EXPLOSIVES, FIREARMS AND AMMUNITION

- (B) In addition to any other conditions which may be imposed by the Planning Commission on the granting of said conditional use permit, the following shall apply:
 - (3) Retail sales in connection with storage of explosives, firearms or ammunition shall be prohibited with the exception of retail sales as specified in § 155.243(N).

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 6. Except as amended above, all other provisions of the Zoning Regulations in the City Code shall remain in full force and effect.

SECTION 7. The City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

PASSED AND ADOPTED this _____ day of _____ 2016, by the
following roll call vote:

AYES
NOES
ABSENT
ABSTAIN

Richard J. Moore
Mayor

ATTEST:

Janet Martinez, CMC
City Clerk



City of Santa Fe Springs

City Council Meeting

December 8, 2016

ORDINANCE FOR INTRODUCTION

Ordinance 1080 – Adopting the 2016 Edition of the California Fire Code and Repealing Ordinance 1051 of the City of Santa Fe Springs and All Other Ordinances and Parts of the Ordinances in Conflict Therewith.

RECOMMENDATION

That the City Council waive further reading and introduce Ordinance 1080.

BACKGROUND

The 2013 California Fire Code will be superseded by the 2016 California Fire Code and will become State law on January 1st, 2017. The City of Santa Fe Springs Department of Fire-Rescue will need to adopt the 2016 California Fire Code with amendments under Chapter 93 of the Santa Fe Springs City Code of Ordinances. The codes are amended for a variety of reasons. These include updates from various International Code Committees and California Fire Code committees to take into account current industry practices and modifications to reflect changes in state and federal law.

In 2007, the State of California and local jurisdictions within the state adopted the International Fire Code with State and local amendments. The International Fire Code is part of a greater series of model codes that include the International Building Code, also published by the International Code Council (ICC). The California Fire Code, along with all of the State Building Standard Codes, is on a three-year revision cycle. In 2007, 2010, and 2013, the City revised its Municipal Code to incorporate the California version of the international codes and readopted them under Ordinances 984, 1020, and 1051 respectively. The State's Building Standards Codes are once again at the end of a three-year cycle and the new Codes will go into effect January 1, 2017. The State of California has completed amendments to the codes as of July 1, 2016 and local jurisdictions have 180 days to further amend them before they become law.

Local jurisdictions may amend the Code, as allowed by Health and Safety Code Sections 17922 and 17958, as necessary to mitigate local discrepancies, and continue to protect and preserve the quality of life for our citizens, business community, and first responders.

The amendments, as included in the ordinance, have been thoroughly researched and are deemed necessary to maintain the current level of protection throughout the City of Santa Fe Springs.



City of Santa Fe Springs

City Council Meeting

December 8, 2016

A summary of changes to the 2016 California Fire Code and the proposed 2016 changes to the Santa Fe Springs Code of Ordinances Chapter 93 is attached to this agenda report.

FISCAL IMPACT

A one-time fiscal impact to the Department of Fire-Rescue FY 2016-17 budget will be incurred to replace reference documents and update pre-printed forms. This cost is estimated not to exceed \$2,500.

Thaddeus McCormack
City Manager

Attachment:

Ordinance No. 1080

2016 Fire Code Summary of Changes

ORDINANCE NO. 1080

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS ADOPTING THE 2016 EDITION OF THE *CALIFORNIA FIRE CODE*, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF SANTA FE SPRINGS PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE REPEALING ORDINANCE NO. 1051 OF THE CITY OF SANTA FE SPRINGS AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH.

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

Section 1. That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Santa Fe Springs being marked and designated as the *California Fire Code*, 2016 edition, including Chapters 1 through 80, in addition to Appendix Chapter 4, Appendices A, B, C, D in part, E, H, I, J, K, L, M and N as published by the International Code Council, and is hereby adopted as the Fire Code of the City of Santa Fe Springs in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Santa Fe Springs are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any prescribed in Section 2 of this ordinance.

Section 2. That the following sections are hereby revised:

Section 101.1.

Insert: City of Santa Fe Springs

Section 103.1 is amended to read as follows:

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

Section 105.6 is amended to read as follows:

Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Section 105.6.1 through 105.6.50, or as required by the fire code official.

Section 105.6.14 is amended to read as follows:

Explosives. An operational permit is required for the manufacture, storage, handling, sale or use of any quantity of explosives, explosive materials, fireworks or pyrotechnic special effects within the scope of Chapter 56, or when a local permit or approval by the fire code official is required per CCR Title 19, Division 1, Chapter 6-Fireworks, or Chapter 10-Explosives.

Section 105.6.50 is added to read as follows:

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

Section 105.7 is amended to read as follows:

Required construction permits. The fire code official is authorized to issue construction permits for the work set forth in Section 105.7.1 through 105.7.16, in addition to the construction, addition, alteration, installation, modification or repair of any building, or building system and equipment, or as required by the fire code official.

Section 109.3.1 is amended to read as follows:

Service. A notice of violation issued pursuant to this code shall be served upon the owner, operator, occupant or other person responsible for the condition or violation, either by personal service, mail, electronic mail, or by delivering the same to, and leaving it with, some person of responsibility upon the premises. For unattended or abandoned or locations, a copy of such notice of violation shall be posted on the premises in a conspicuous place at or near the entrance to such premises and the notice of violation shall be mailed by certified mail with return receipt requested or a certificate of mailing, to the last known address of the owner, occupant or both.

Section 109.4.

Insert: Misdemeanor, \$1,000.00, 180 days

Section 109.4

Add: The Department may include violations of this code as part of an administrative enforcement order under the provisions detailed in the California Health and Safety Code section 25404.1.1.

Section 111.4.

Insert: \$100.00, \$1,000.00

Section 113.1 is amended to read as follows:

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

Section 113.6 is added to read as follows:

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

Section 202 is amended to read as follows:

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

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

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

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

Section 301.3 is added to read as follows:

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

Section 503.2.1 is amended to read as follows:

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

Section 503.2.9 is added to read as follows:

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

Section 504.5 is added to read as follows:

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

Section 605.3.1.1 is added to read as follows:

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

Section 901.1.1 is added to read as follows:

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

Section 901.11 is added to read as follows:

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

Section 903.2.1.1 is amended to read as follows:

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

Section 903.2.1.3 is amended to read as follows:

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

Section 903.2.1.4 is amended to read as follows:

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

Section 903.2.3 is amended to read as follows:

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

Section 903.2.4 is amended to read as follows:

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

Section 903.2.7 is amended to read as follows:

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

Section 903.2.9 is amended to read as follows:

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

Section 903.2.9.1 is amended to read as follows:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet (465 sq. m)

2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet (465 sq. m)

Section 903.2.9.2 is amended to read as follows:

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

Section 903.2.10 is amended to read as follows:

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

Section 903.3.1.3 is amended to read as follows:

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

Section 903.6.1 is added to read as follows:

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

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

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

Section 903.6.2 is added to read as follows:

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

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

Section 907.2 is amended to read as follows:

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

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

Section 907.2.1 is amended to read as follows:

Delete Exceptions.

Section 907.2.2 is amended to read as follows:

Delete Exception.

Section 907.2.2.1 is amended to read as follows:

Delete Exception.

Section 907.2.2.2 is amended to read as follows:

Delete Exception.

Section 907.2.3 is amended to read as follows:

Delete Exceptions.

Section 907.2.4 is amended to read as follows:

Delete Exception.

Section 907.2.7 is amended to read as follows:

Group M. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.

Section 907.2.7.1 is amended to read as follows:

Occupant notification. During times that the building is occupied, the initiation of a signal from a manual fire alarm box or from a water flow switch shall be required to activate the occupant notification appliances in accordance with Section 907.5.2.2

Section 907.4.2 is amended to read as follows:

Manual fire alarm boxes. Where a manual fire alarm system is required by another section of the Code, or as required by the Fire Code Official, it shall be activated by fire alarm boxes installed in accordance with Sections 907.4.2.1 through 907.4.2.6.

Section 907.5.2.3 is amended to read as follows:

Visible alarms. Visible alarm notification appliances shall be provided in accordance with Sections 907.5.2.3.1 through 907.5.2.3.5. Notification appliances shall remain activated when the fire alarm system has been silenced.

Section 907.6.3.1.1.1 is added to read as follows:

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

Section 907.9 is amended to read as follows:

Where required in existing buildings and structures. An approved fire alarm system shall be provided in existing buildings and structures where required by Chapter 11, in addition to existing buildings undergoing a change of use, change of occupancy or fire alarm system modification.

Section 913.5.4 is amended to read as follows:

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

Section 2810 is added to read as follows:

STORAGE OF COMBUSTIBLE IDLE PALLETS

Section 2810.1 is added to read as follows:

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

Section 2810.2 is added to read as follows:

Storage location. Pallets shall be stored outside or in a separate building designed for pallet storage, unless stored indoors in accordance with 2810.3.

Section 2810.3 is added to read as follows:

Indoor storage. Pallets stored in a building shall be in accordance with high hazard commodity high pile combustible storage per Chapter 32.

Section 2810.4 is added to read as follows:

Outdoor storage. Pallets stored outside shall be stored in accordance with Table 2810.4.1 and Table 2810.4.2, and Sections 2810.5 and 2810.6.

Section 2810.5 is added to read as follows:

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

Section 2810.6 is added to read as follows:

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

Table 2810.4.1
Required Clearance Between Outside Idle Pallet Storage and Other Yard Storage

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

Table 2810.4.2
Required Clearance Between Outside Idle Pallet Storage and Structures

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

Section 5004.1.1 is added to read as follows:

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

Section 5004.1.2 is added to read as follows:

Lead-Acid Battery Storage. Based on the pathway for toxicity (sulfuric acid is toxic by inhalation), the Department has made a determination that lead-acid batteries do not constitute a significant toxicity threat because the acid is fully enclosed in a sealed battery, therefore lead acid batteries will be regulated as a corrosive only.

- The Fire Department adds the following exemption to Table 5003.1.1(1), footnote p:
 - p. The following shall not be included in determining the maximum allowable quantities:
 - 5. Lead acid batteries on motorized equipment operated in accordance with this Code.

Section 5004.2.2 is amended to add the following:

Secondary containment for hazardous material liquids and solids. Where required by Table 5004.2.2, buildings, rooms or areas used for the storage of hazardous material liquids or solids shall be provided with secondary containment in accordance with this section when the capacity of an individual vessel or the aggregate capacity of multiple vessels exceeds the following:

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

In addition, there shall be a minimum of three feet between the toe of the tank and any other structures, berms or tanks. For Purposes of this article, anhydrous ammonia storage or process tanks shall comply with section 5004.2.2.

Section 5704.2.7.11 is amended to read as follows:

Above ground steel tanks are allowed to be lined only for the purpose of protecting the interior from corrosion or providing compatibility with a materials to be stored. Only those liquids tested for compatibility with the lining material are allowed to be stored in lined tanks. Underground storage tanks may not be lined.

Section 6203.3 is added to read as follows;

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

Section 6603.3 is added to read as follows:

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

Appendix D is amended to read as follows:

Delete Figure D103.1.

Delete Table D103.4.

Appendix O is added to read as follows:

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

Section 3. That the geographic limits referred to in certain sections of the 2016 California Fire Code are hereby established as follows:

Section 5704.2.9.6.1.

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

Section 5706.2.4.4

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

Section 5806.2

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

Section 6104.2

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

Section 4. That Ordinance No. 1051 of the City of Santa Fe Springs entitled Adoption of California Fire Code and other Recognized Standards, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

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

Section 7. That the office of the City Clerk of the City of Santa Fe Springs is hereby ordered and directed to cause legislation to be published.

Section 8. That the law and rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect December 22, 2016 and be in full force from and after the date of its final passage and adoption.

PASSED, APPROVED and ADOPTED THIS 22nd day of December, 2016, by the following called vote:

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

DEPUTY CITY CLERK

Santa Fe Springs 2016 Fire Code Adoption

Summary of Changes - 2016 California Fire Code

Purpose

The 2016 California Fire Code has gone through modification since the last code adoption cycle for a number of reasons. First, some of the code language was removed from previous sections of the code and placed into other sections for increased efficiency and relevance. Some sections have been edited by the International Code Committee and the various California Code committees for greater clarity as to the applicability and intent of the code. Codes are modified to take into account improvements in industry practices and procedures and to provide consistency with revisions in state and federal law.

Code sections that were relocated elsewhere within the code for increased efficiency:

<u>2012 ICC Location</u>	<u>2015 ICC Location</u>
408.11.3	311.6
408	403
903.3.5.2	914.3.2
908.7	915
1014.3, 1015, 1021	1006
1015.2, 1021.3	1007
1009.3	1019
2311.8	2309.6

Summary of detailed Fire Code Changes:

105.6.17.6.1	Petroleum Facility Permit (Non-Producing) <i>New permit for temporarily non-producing wells</i>
105.6.31.1	Mobile Fueling Operations <i>New permit for mobile fueling service</i>
202	Definition: Congregate Living Health Facility <i>Change in definition to correlate with current California Law</i>
202	Definition: Persons with Intellectual Disabilities, Profoundly or Severely <i>Change in definition to correlate with current California Law</i>
202	Definition: Occupancy Classification Group E <i>Change in definition to allow certain day care facilities to operate during religious function</i>
202	Definition: Temporary Stage Canopy <i>Addition of definition</i>

- 312.3 Other Barriers -New Section
Allowances for vehicle impact barriers of alternative design or materials
- 315.6 Storage in Plenums
Prohibits storage of abandoned material in air handling plenums
- 403 Emergency Preparedness Requirements
Consolidation of previous Chapter 4 for consistency and clarity. Updates to fire safety plans, personnel training, emergency preparedness plans for different occupancy classes, schools, etc.
- 508.1.6 NFPA 72 Required Features
Correlated with 903.3.1.1.1 and requires detection in elevator machine rooms, control rooms and spaces
- 604.1 Emergency and Standby Systems
Additional requirements are from CBC to provide enforcement assistance to fire code official
- 604.2.6 Emergency and Standby Power Systems - Group I-2 Occupancies
Provides clarification for designer to comply with CBC Chapter 27 and NFPA 99
- 605.11 Solar Photovoltaic Power Systems
Requirements clarified and coordinated with the CBC and the California Electrical Code
- 605.12 Abandoned Wiring in Plenum
Unused or abandoned cables in air handling plenums shall be removed
- 606.12 Pressure Relief Devices for Mechanical Refrigeration
Clarifies code requirements for design and operation of ammonia refrigeration systems
- 607.6 Water Protection of Hoistway Enclosures
Requirement to ensure water infiltrating prevention devices for elevators are maintained
- 609.2 Commercial Hoods for Appliances Producing Low Grease-laden Vapor Volume
Brings consistency between the IFC and IMC and allows non-Type I hood installation
- 609.3.3.2 Grease Accumulation
New standard that addresses the cleaning of commercial cooking exhausts hoods and ducts
- 609.4 Appliance Connection to Building Piping

Allows for listed flexible connectors between fuel gas piping and cooking appliances

- 611 Hyperbaric Facilities -New Section
Introduces hyperbaric facilities and their inspection, testing and maintenance to CFC
- 807 Decorative Materials Other Than Decorative Vegetation in New and Existing Bldgs.
Clarification and reorganization of decorative materials in rooms and spaces
- 901.4.1 Required Fire Protection Systems
Clarification for inspectors determining required vs. non-required systems
- 901.8.2 Removal of Existing Occupant-Use Hose
Provides fire code official authorization to permit removal of hose in cabinets for other methods of fire suppression
- 903.2.1 Fire Sprinklers in Group A Occupancies
Requires fire sprinklers in the floors between A Occupancy and the level of discharge, including the level of discharge. Also requires sprinklers throughout the story with an A Occupancy. (A1, A2, A3)
- 903.2.1.6 Assembly Occupancies on Roofs
Requires fire sprinklers on all floors below rooftop A Occupancies to the level of discharge
- 903.2.1.7 Multiple Group A Fire Areas
Determination of fire sprinkler requirement shall be made by combined occupant loads of multiple A Occupancies which share egress paths.
- 903.2.9 Commercial Motor Vehicle Storage – Sprinkler Requirements (large areas)
Sprinkler requirements in specific occupancies containing defined commercial vehicles
- 903.2.11.3 Buildings 55 feet or More in Height - Clarification
Requires sprinklers in buildings over 55 feet to finished floor and occupant load over 30
- 903.3.1.1.1 NFPA 13 Sprinkler System – Exempt Locations
Sprinkler exemptions for Machine Room-Less elevators with automatic fire detection system
- 903.3.1.1.2 Bathrooms – Exempt Locations
Allows for omission of sprinklers in apartment bathrooms under 55 SF
- 903.3.1.2 NFPA 13R Sprinkler Systems (<60 feet high and 4 stories or less)
Clarifies limitations for use of 13R in terms of stories and height

- 903.3.1.2.2 Open-Ended Corridors – (for exiting safety)
Requires sprinkler heads in open-ended corridors (breezeways)
- 903.3.8 Limited Area Sprinkler Systems
Reduces the number of sprinklers from 20 to 6 with additional criteria
- 904.2 &
904.11 Automatic Water Mist Systems
Recognizes water mist systems as an alternative on a limited basis
- 907.1.2 Fire Alarm Shop Drawings
Fire alarm designer is now required to design minimum audibility level drawing
- 907.2.3 Group E Manual Fire Alarm System
Manual fire alarm threshold raised from 30 to 50. Emergency voice/alarm raised to 100
- 907.2.6 &
907.5.2.1 Fire Alarm and Detection Systems in Group I-2 Occupancies
Guidelines for the use of "private mode" in these occupancies
- 907.2.6.4 Fire Alarm and Detection Systems in Large-Family Day Care
Modifies contradicting provisions and allows enforcing agency choice of manual alarm
- 907.2.9.3 Fire Alarm and Detection Systems for R-2 College and University Buildings
Introduces "occupancies operated by a college or university" for alarm requirements
- 907.2.11.7 Smoke Detection System
Allows the option to use smoke detection system in lieu of single- and multi-station alarms in certain Group R occupancies
- 907.2.14 Fire Alarm and Detection Systems for Atriums
Allows for 909.4 for rational analysis for the installation of smoke detection
- 907.2.22.1 &
907.2.22.2 Smoke Detection for Airport Traffic Control Towers
New criteria for smoke detector locations in control towers
- 907.5.2.2.4 Emergency Voice/Alarm Communication Captions
Requires pre-recorded or real time captions in stadiums, arenas, etc. (Fixed seating of 15K+)
- 907.4.7 Smoke Control System Interaction
Requires analysis of multiple mechanical smoke control systems in large buildings

907.6.3	Pressurized Stairways and Elevator Hoistways <i>Modifies language for responsibility and authority between fire and building official</i>
909.12.1 & 909.20.6	Verification <i>Allows fire official to bypass individual components for testing</i>
907.21	Elevator Hoistway Pressurization Alternative <i>Allows for option to pressurize hoistway in lieu of enclosing elevator lobby</i>
910	Smoke and Heat Removal <i>Provides direction in F-1 and S-1 occupancies greater than 50,000 SF for smoke and heat removal</i>
913.2.2	Circuits Supplying Fire Pumps <i>References UL Standard 2196 for survivability of fire pump power-supply wiring</i>
915	Carbon Monoxide Detection <i>Rewritten requirements for carbon monoxide detection (focus on classrooms in "E" Occupancies)</i>
Chapter 10	Means of Egress <i>Reformatted, condensed and consolidated for clarification</i>
1004.1.1.1	Intervening Spaces or Accessory Areas <i>Combines occupancy loads of adjacent rooms sharing means of egress</i>
1004.1.1.2	Adjacent Levels for Mezzanines <i>Combines occupancy load of mezzanines with adjacent rooms sharing means of egress</i>
1004.1.1.3	Adjacent Stories <i>Combines occupancy load of adjacent stories for means of egress purposes ONLY</i>
1004.1.2	Occupancy Load Factors <i>Revise all mercantile multi-story load factors to 60 SF per occupant, eliminates confusion between 30 SF and 60 SF factors</i>
1006 & 1007	Number of Exits and Exit Access Doorways <i>Consolidates number of exit requirements and path of travel requirements into two chapters</i>
1006.2.1	Means of Egress Based on Occupant Load and Common Path of Egress Distance <i>Two exits required when specific Occupancy Class Loads exceeded</i>
1006.3	Egress from Stories or Occupied Roofs <i>Requirements for number of exits in multi-story occupancies</i>

- 1007 Exit and Exit Access Doorway Configuration
Addresses arrangement or separation of required means of egress
- 1007.1.1.1 Measurement Point
Clarifies points where exit separation shall be measured
- 1007.1.2 Three or More Exits or Exit Access Door
Ensures adequate separation and arrangement when three or more means of egress are required
- 1007.1.3 Remoteness of Exit Access Stairways or Ramps
Ensures adequate separation and arrangement are maintained when in occupancies with stairways and ramps
- 1007.1.3.1 Three or More Exit Access Stairways or Ramps
Ensures adequate separation and arrangement are maintained when in occupancies when more than two stairways and ramps are required
- 1007.1.3 Remoteness of Exit Access Stairways or Ramps
Ensures adequate separation and arrangement are maintained when in occupancies with stairways and ramps
- 1007.1.3 Remoteness of Exit Access Stairways or Ramps
Ensures adequate separation and arrangement are maintained when in occupancies with stairways and ramps
- 1009.8 Two-Way Communication
Clarifies that one communication system may serve multiple elevators, service elevators are not required to have a system
- 1010.1.9 Door Operations
Consolidated, except when permitted egress doors shall be openable from egress side w/o special knowledge
- 1010.1.9.3 Locks and Latches
Consolidated, requirements for use of locks and latches when certain conditions exist (e.g. Signs – THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS)
- 1007.1.3 Remoteness of Exit Access Stairways or Ramps
Ensures adequate separation and arrangement are maintained when in occupancies with stairways and ramps
- 1010.1.9.7 - Delayed Egress, Sensor Release of Electrically or Electromagnetically Locked
1010.1.9.9 Egress Doors
Simplifies and clarifies use of delayed egress locks and approved types. Revised to simplify for installers

1011.16	Ladders <i>Defines use of ladders within buildings, not allowed as permanent means of egress</i>
1014.8	Handrail Projections <i>Revised to clarify maximum projection from wall and minimum width between intermediate handrails. Further clarifies width of stairwell</i>
1017.2.2	Group F-1 and S-1 Increase <i>Increases exit access travel distance from 200 to 400 feet in single story, less than 24 foot F-1 and S-1 structures</i>
1018.3	Aisles in Groups B and M <i>Simplifies and provides consistent guidance for minimum corridor widths in 1020.2</i>
1018.5	Aisles in other than Assembly Spaces and Groups B and M <i>Also simplifies and provides consistent guidance for minimum corridor widths in 1020.2</i>
1020.2	Corridor Width and Capacity <i>Simplifies corridor width requirements in Table 1020.2 and provides fire code official leeway in I-2 occupancies for reduced width in some areas, e.g. Assembly in I-2 (72" versus 96")</i>
1020.6	Corridor Continuity <i>Fire-resistance-rated corridors shall be continuous from point of entry to an exit and shall have no intervening rooms. Correlates with CBC 3007.6 and 3008.6</i>
1023.3.1	Extension <i>An interior exit stairway is now permitted to continue into an exit passageway with the need for a fire door</i>
1103.4.1	Vertical Openings in Existing Group I-2 and I-3 Occupancies <i>Requires retroactive construction of 1-hour fire resistance-rated separation in existing vertical openings. Provides alternatives</i>
1103.7.6	Manual Fire Alarm Systems in Existing Group R-2 Occupancies <i>Provides alternative of interconnected smoke alarms to retroactive installation of interconnected manual fire alarm stations</i>
1105	Construction Requirements for Existing Group I-2 Occupancies <i>Changes in this Chapter have been revised with collaboration with the CMS (Center for Medicaid and Medicare Services) to provide more clear and consistent direction for existing I-2 occupancies. Revisions provide minimum construction requirement for fire and life safety</i>

- 2307.4 Location of LP-gas Dispensing Operations and Equipment
Revised to reflect and correlate with other industrial safety standards and allows public fueling stations (self-service requirements)
- 2307.5 Additional Requirements for LP-gas Dispensers and Equipment
Installation requirements for LP-gas dispensers and related equipment
- 2307.6 Installation of LP-gas Dispensing Devices and Equipment
Revised to mirror 2307.6.1 through 2307.6.4
- 2307.6.1 Product Control Valves
Installation and product requirements (self-service requirements)
- 2307.6.2 Hoses
Installation and product requirements (self-service requirements)
- 2307.6.3 Emergency Breakaway Devices
Installation and product requirements (self-service requirements)
- 2307.6.4 Vehicle Impact Protection
Installation and product requirements (self-service requirements)
- 2307.7 Public Fueling of Motor Vehicles
Construction and operation guidelines for public LP-gas fueling stations (self-service requirements)
- 2307.8 Overfilling
Guidelines preventing overfilling of LP-gas containers (self-service requirements)
- 3103.9.1 Tents and Membrane Structures Exceeding One Story
Compliance with CBC for the construction of multi-story tents or membrane structures
- 3105 Temporary Stage Canopies
Temporary stage canopies must meet construction requirements. Fire and building official approvals must be obtained with applicable permits. Referenced ANSI E1.21
- 3203.2 Class I Commodities
Buildings containing Class I commodities (e.g. large cans of food products) on PLASTIC PALLETS shall be sprinklered due to high occurrences of pallet fires in recent years
- 3206.4.1 Plastic Pallets
Further defines the need for sprinklers when plastic pallets are used. References NFPA 13, and UL 2335 or FM 4996 pallet listings

3206.9.3	Dead-End <i>Restricts dead end aisles where high-piled combustible storage exists. 20 feet in Group M and not to exceed 50 feet in all other occupancies</i>
3306.2	Cleaning with Flammable Gas <i>Flammable gases shall not be used to clean piping open to the atmosphere. Cleaning requirements shall meet FPA 56</i>
3504.1.7	Precautions in Hot Work <i>Prohibits hot work on flammable gas, liquid or solid containers or equipment until containers or equipment are empty and cleaned</i>
5003.1.1(1)	Maximum Allowable Quantities of Hazardous Materials <i>Table is revised to mirror IBC Table 307.1.1(1) for consistency</i>
5101.4 & 5104	Containers <i>Now allows plastic aerosol containers up to 33.8 fluid ounces, other criteria if exceeded</i>
5307	Carbon Dioxide Systems Used in Beverage Dispensing Systems <i>Carbon Dioxide Beverage System present a life safety hazard. This section provides guidance, permitting, protection and ventilation requirements for public and first responder safety (focus on O2 deficient atmospheres)</i>
Chapter 56	Explosives and Fireworks <i>California's initial adoption and amendment of Chapter 56. Significant modifications were made to correlate with state and federal laws, ATF, CCR Title 18 and other national standards</i>
5704.2.9.7.3	Flame Arresters <i>Section was removed for ALL tanks and liquid types. Protected tanks must already meet UL 2085 and conflicted with UL 142. More specific requirements for product requiring flame arresters has been clarified</i>
5808	Hydrogen Fuel Gas Rooms <i>Requirements for hydrogen fuel gas rooms have been included to meet other industry standards</i>
5808.1	General: Hydrogen Fuel Gas Rooms <i>Requirements now mirror CBC</i>
5808.2	Hydrogen Fuel Gas Rooms Location <i>Shall not be below grade</i>
5808.3	Hydrogen Fuel Gas Rooms Design and Construction <i>Requires separation from other areas of building in accordance with CBC 509.1</i>

- 5808.3.1 Hydrogen Fuel Gas Rooms Pressure Control
Requires ventilation system
- 5808.3.2 Hydrogen Fuel Gas Rooms Windows
Fixed window installation shall meet CBC Section 716
- 5808.5 Hydrogen Fuel Gas Rooms Detection System
Requires detection system for hydrogen fuel leaks
- 5808.5.1 & Hydrogen Fuel Gas Rooms Design, Components and Operation
5808.5.2 & *Guidance for construction and operation of hydrogen fuel gas rooms*
5808.5.3
- 5808.5.4 & Hydrogen Fuel Gas Rooms Failure of Detection System and Explosion Control
5808.6 *Requirements for detection system failure and explosion control*
- 5808.7 Hydrogen Fuel Gas Rooms Standby Power
Requirement for standby power
- 5808.3.4 Hydrogen Fuel Gas Rooms Ventilation
Requires mechanical exhaust systems

California Fire Code Amendments to Appendices

- 435.8.7 Floor Separation
Amended so that nonfire-resistance floor separation at stairs shall be required only when non-ambulatory patients are housed above the first floor
- 436 & Group I-4 special provisions
452 & School Facilities for Kindergarten through 12th Grade and Group E Day Care
455 Large-Family Day Care Homes
All amended to reflect CBC so no regulatory changes. Amendments made to aid in enforcement for fire official
- B105.1 One- and Two- Family Dwellings, Group R-3 and R-4 Buildings and Townhomes
Amended clarify amount of reduction available for each type of fire sprinkler systems
- B105.2 Buildings Other Than One- and Two- Family Dwellings, Group R-3 and R-4 Buildings and Townhomes
Amended clarify amount of reduction available for each type of fire sprinkler systems
- B105.3 One- and Two- Family Dwellings, Group R-3 and R-4 Buildings and Townhomes
Amended to clarify fire-flow to reflect "the great of" demand or required flows
- C101 Fire Hydrant Locations and Distribution
Refinement of fire hydrant requirements and spacing

C102.1	Minimum Number of Fire Hydrants for a Building <i>Amended to clarify number of hydrants specified in Table C.102.1</i>
C103.1	Hydrant Spacing <i>Language amended from “distribution” to “spacing.” Clarifies spacing requirements</i>
C104.1	Existing Fire Hydrants <i>Amended to clarify existing hydrants as allowable to meet requirements of C102 and C103</i>

Status of California Fire Code Appendices

Appendix A	Board of Appeals	<i>(Adopted by Chapter 15)</i>
Appendix B	Fire flow requirements for buildings	<i>(Adopted by 2016 CFC)</i>
Appendix BB	Fire flow requirements for buildings	<i>(Adopted by 2016 CFC)</i>
Appendix C	Fire Hydrant Spacing	<i>(Adopted by 2016 CFC)</i>
Appendix CC	Fire Hydrant Spacing	<i>(Adopted by 2016 CFC)</i>
Appendix D	Fire Apparatus Access Roads (D105, Aerial Access)	<i>(Adopted by Chapter 15)</i>
Appendix E	Hazard Categories	<i>(Not adopted by CFC or Chapter 15)</i>
Appendix F	Hazard Ranking	<i>(Not adopted by CFC or Chapter 15)</i>
Appendix G	Cryogenic Fluids – Weight and Volume Equivalents	<i>(Not adopted by CFC or Chapter 15)</i>
Appendix H	Hazardous Materials Management Plans	<i>(Adopted by 2016 CFC)</i>
Appendix I	Fire Protection Systems – Noncompliant Conditions	<i>(Not adopted by CFC or Chapter 15)</i>
Appendix J	Building Sign Information	<i>(Not adopted by CFC or Chapter 15)</i>
Appendix K	Construction Requirements for Existing Ambulatory Care Facilities	<i>(Not adopted by CFC or Chapter 15)</i>
Appendix L	Requirements for Fire Fighter Air Replenishment Systems	<i>(Not adopted by CFC or Chapter 15)</i>
Appendix M	High-Rise – Retroactive Automatic Sprinkler Requirement	<i>(Not adopted by CFC or Chapter 15)</i>
Appendix N	Temporary Haunted Houses, Ghost Walks and Similar Amusement Uses	<i>(Not adopted by CFC or Chapter 15)</i>

Summary of Changes - Santa Fe Springs Code of Ordinances Chapter 93

Section 2	Format: Everything that was in Section 7 has been moved to Section 2 to remain consistent with the Sample Legislation for Adoption of the CFC Ordinance in the Code.
Section 105.3.1	Deleted amendment. Increased construction permit timeline from 180 days to 120 days.
Section 105.6	Required Operational Permits – Changed to “...through Section 105.6.47” to “...through Section 105.6.50” to reflect the range in CFC plus the additional of the Pallet Yard permit added to the Ordinance.
Section 105.6.14	Explosives – slight change (change “for” to “by”)
Section 105.6.48	Pallet yards – changed section to 105.6.50 since new code made additions to 105.6 permit list.
Section 109.3.1	Services - Added “electronic mail”
Section 109.4	Added “The Department May include violations of this code as part of an administrative enforcement order under the provisions detailed in the California Health and Safety Code Section 25404.1.1.”
Section 202	False Alarm – removed “exclusive of nuisance fire alarm” from the end of this section Fire apparatus access road – Added “Private Street”
Section 505.1	Removed the addition to “Address identification”
Section 903.2.1.3-9	Changed from “Where the...” to “The” for consistency.
Section 905.3	Required installations – existing modification deleted.
Section 905.3.12	High pile storage areas – existing modification delete.
Section 5601.2	Permits – existing modification deleted.
Section 5704.2.7.11	Added “Aboveground” to beginning of section and “Underground storage tanks may not be line” to the end.
Appendix L	Changed to Appendix O since L was added to CFC
SECTION 7	Changed to reflect Code sample language.
SECTION 8	Changed to reflect Code sample language.



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ORDINANCE FOR INTRODUCTION

Introduction of Ordinance No. 1078 – Amending the Santa Fe Springs Municipal Code to Change General Municipal Election Dates to Coincide with Statewide General Elections in November of Even-Numbered Years

RECOMMENDATION: That the City Council

- Waive further reading and introduce Ordinance No. 1078, An Ordinance of the City Council of the City of Santa Fe Springs, California, moving the City's General Municipal Elections to the first Tuesday after the first Monday in November of each even-numbered year beginning in November of 2017, and repeal Ordinance No. 956.

BACKGROUND

On September 1, 2015, Governor Jerry Brown signed Senate Bill No. 415 ("SB 415") (Attachment 3), Voter Participation, into law, adding Sections 14050-14057 to the California Elections Code ("Elections Code"), which prohibits local governments, beginning January 1, 2018, from holding an election on any date other than on a statewide election date if doing so has resulted in voter turnout being at least 25% below the average turnout in that jurisdiction in the previous four statewide general elections. Pursuant to Elections Code (EC) Section 1001, statewide election dates are recognized to occur in June and November of each even-numbered year.

The City of Santa Fe Springs (City) general municipal elections are now held in November of odd-numbered years to elect members of the City Council. In accordance with SB 415, the City Clerk's Office conducted an analysis of voter turnout and determined that the City is required to conduct its general municipal elections to coincide with statewide elections. Pursuant to EC Section 10403.5(b) the City Council may increase or decrease any terms of office by not more than 12 months.

On November 22, 2016, the City Council was presented with a variety of options to comply with SB 415, and directed staff to proceed with Option 1:

Option 1 - Move the November 2017 election (Three Seats) to occur in November 2018 and the November 2019 election (Two Seats) to occur in November 2020, thereby increasing current incumbent terms by one year (+12 months). Consolidation would begin with the November 6, 2018 statewide general election

In order to implement this option, the City Council would need to adopt an ordinance before the November 2017 election. The proposed Ordinance (No. 1078 – Attachment 1) will consolidate the City's general municipal election with a statewide general election date, extend the terms of current Councilmembers by no more than 12 months (Election Code Section 10403.5(b)), and repeal Ordinance No. 956 (Attachment 2), which had established a general election date on the first Tuesday



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after the first Monday in November of each odd-numbered years. Once Ordinance No. 1078 is adopted, it will then require approval by the Board of Supervisors ("Board") of the County of Los Angeles. Within Thirty (30) days after the approval by the Board, the City Clerk will send out a notice to all registered voters in the City informing them of the change in the general municipal election date and the extension of the current incumbent Councilmember terms affected by the Ordinance (Election Code section 10403.5(e)).

FISCAL IMPACT

The fiscal impacts associated with this item are unknown at this time. Election costs vary based on the number of agencies consolidating in a particular election, number of candidates, number of polling sites, etc. It is possible that election costs could decrease as more jurisdictions are required to consolidate with statewide elections.

Thaddeus McCormack
City Manager

Attachment(s)

Ordinance No. 1078

Ordinance No. 956

SB 415

ORDINANCE NO. 1078

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS MOVING THE CITY'S GENERAL MUNICIPAL ELECTIONS TO THE FIRST TUESDAY AFTER THE FIRST MONDAY IN NOVEMBER OF EACH EVEN-NUMBERED YEAR BEGINNING IN NOVEMBER OF 2017

WHEREAS, the City of Santa Fe Springs (the "City") general municipal elections are now held in the month of November of alternating odd-numbered years, to elect five members of the City Council; and

WHEREAS, Senate Bill 415 (SB 415) "Voter Participation" prohibits local governments, beginning January 1, 2018, from holding an election on any date other than a statewide election date, if doing so has resulted in voter turnout being at least 25% below the average turnout in that jurisdiction in the previous four statewide general elections, except as specified; and

WHEREAS, in accordance with SB 415, the City has determined that it must adopt a transition plan to consolidate its general municipal elections with a statewide election date to occur not later than November 8, 2022; and

WHEREAS, Sections 1301 and 10403.5 of the California Elections Code authorize the City Council to reschedule its general municipal election and to increase or decrease any terms of office by not more than 12 months; and

WHEREAS, the City Council desires to reschedule its general municipal election to the first Tuesday after the first Monday in November of even-numbered years, to coincide with the statewide general elections, beginning in November, 2017.

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

SECTION 1. Change of Election Date. Pursuant to Sections 1000 and 1301 of the California Elections Code, the City's general municipal elections are hereby moved to the first Tuesday after the first Monday in November of even-numbered years, to coincide with the statewide general elections, commencing with the moving of the general municipal election presently scheduled for November, 2017, to November, 2018.

SECTION 2. Adjustment to Terms of Office. Pursuant to Sections 1301 and 10403.5 of the California Elections Code, the term of any elected City officeholder that would have expired in November, 2017, shall instead expire in the same manner, but after the occurrence of the November, 2018 general municipal election, and the term of any elected City officeholder that would have expired in November, 2019, shall instead expire in the same manner, but after the occurrence of the November, 2020 general municipal election.

SECTION 3. Ordinance No. 956 is hereby repealed.

SECTION 4. Consolidated Elections. Pursuant to Section 1301 and 10403.5 of the California Elections Code, the City hereby requests that the County of Los Angeles approve this Ordinance and allow for consolidation of the City's general municipal election with the statewide general election conducted by the County in November of each even-numbered year, beginning with the election to be held in November, 2018.

SECTION 5. Effective Date. This Ordinance shall become operative upon approval by the Los Angeles County Board of Supervisors as provided by California Elections Code Sections 1301(b)(1) and 10403(a)(1).

SECTION 6. Notice to Voters. Pursuant to Section 10403.5(e) of the California Elections Code, within 30 days after this Ordinance becomes operative, the City's elections official shall cause notice to be mailed to all registered voters informing the voters of the change in the election date made by this Ordinance and that, as a result of the change in election date, the terms of office of City Officeholders will be extended by not more than 12 months.

SECTION 7. Request to the County. The City Clerk shall forward a copy of this Ordinance to the Los Angeles County Board of Supervisors with a request that it be approved, pursuant to California Elections Code Sections 1301 and 10403.5.

SECTION 8. Certification. Within fifteen (15) days after the passage of this Ordinance, the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be posted in the manner required by law.

ORDINANCE NO. 956

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF SANTA FE SPRINGS, CALIFORNIA,
MOVING THE DATE OF THE CITY'S GENERAL MUNICIPAL ELECTION
FROM THE FIRST TUESDAY AFTER THE FIRST MONDAY
IN MARCH OF ODD-NUMBERED YEARS TO THE
FIRST TUESDAY AFTER THE FIRST MONDAY IN NOVEMBER
OF ODD-NUMBERED YEARS

WHEREAS, the City's General Municipal Election is now scheduled for the first Tuesday after the first Monday in March of odd-numbered years;

WHEREAS, Election Code § 1301 and § 10403.5 authorize the City to reschedule its General Municipal Election;

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

SECTION 1. Pursuant to § 1301 and § 10403.5 of the California Elections Code the date of the General Municipal Election of the City of Santa Fe Springs, California is moved from the first Tuesday after the first Monday in March of each odd-numbered year to the first Tuesday after the first Monday in November of each odd-numbered year.

SECTION 2. In accordance with the change of election date, the terms of office of those members of the City Council presently serving shall be extended for a period of approximately eight (8) months until election results are declared by the City Council.

SECTION 3. This ordinance shall take effect thirty (30) days after its final passage. Within 30 days of the effective date, the City Clerk shall cause a notice to be mailed to all registered voters of the City informing them of the change in the election date.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published according to law.

PASSED, APPROVED AND ADOPTED on this 27th day of
May, 2004, by the following roll call vote:

AYES: Councilmembers Gonalez, Serrano, Mayor Velasco

NOES: Councilmember Putnam

ABSENT: None

ABSTAIN: Councilmember Kernes

Gustavo R. Velasco
MAYOR

ATTEST:

Marilyn Gonzalez
CITY CLERK

Senate Bill No. 415

CHAPTER 235

An act to add Chapter 1.7 (commencing with Section 14050) to Division 14 of the Elections Code, relating to elections.

[Approved by Governor September 1, 2015. Filed with
Secretary of State September 1, 2015.]

LEGISLATIVE COUNSEL'S DIGEST

SB 415, Hueso. Voter participation.

Existing law generally requires all state, county, municipal, district, and school district elections be held on an established election date. Existing law also establishes certain dates for statewide elections. Existing law requires any state, county, municipal, district, and school district election held on a statewide election date to be consolidated with a statewide election, except as provided.

This bill, commencing January 1, 2018, would prohibit a political subdivision, as defined, from holding an election other than on a statewide election date if holding an election on a nonconcurrent date has previously resulted in voter turnout for a regularly scheduled election in that political subdivision being at least 25% less than the average voter turnout within the political subdivision for the previous 4 statewide general elections, except as specified.

This bill would require a court to implement appropriate remedies upon a violation of this prohibition. The bill would authorize a voter who resides in a political subdivision where a violation is alleged to file an action in superior court to enforce this prohibition, and it would allow a prevailing plaintiff other than the state or political subdivision to collect a reasonable attorney's fee and litigation expenses, as provided.

The people of the State of California do enact as follows:

SECTION 1. Chapter 1.7 (commencing with Section 14050) is added to Division 14 of the Elections Code, to read:

CHAPTER 1.7. VOTER PARTICIPATION

14050. This chapter shall be known and may be cited as the California Voter Participation Rights Act.

14051. As used in this chapter:

(a) "Political subdivision" means a geographic area of representation created for the provision of government services, including, but not limited

to, a city, a school district, a community college district, or other district organized pursuant to state law.

(b) “Significant decrease in voter turnout” means the voter turnout for a regularly scheduled election in a political subdivision is at least 25 percent less than the average voter turnout within that political subdivision for the previous four statewide general elections.

(c) “Voter turnout” means the percentage of voters who are eligible to cast ballots within a given political subdivision who voted.

14052. (a) Except as provided in subdivision (b), a political subdivision shall not hold an election other than on a statewide election date if holding an election on a nonconcurrent date has previously resulted in a significant decrease in voter turnout.

(b) A political subdivision may hold an election other than on a statewide election date if, by January 1, 2018, the political subdivision has adopted a plan to consolidate a future election with a statewide election not later than the November 8, 2022, statewide general election.

14053. Upon a finding of a violation of subdivision (a) of Section 14052, the court shall implement appropriate remedies, including the imposition of concurrent election dates for future elections and the upgrade of voting equipment or systems to do so. In imposing remedies pursuant to this section, a court may also require a county board of supervisors to approve consolidation pursuant to Section 10402.5.

14054. In an action to enforce subdivision (a) of Section 14052, the court shall allow the prevailing plaintiff other than the state or political subdivision of the state, a reasonable attorney’s fee consistent with the standards established in *Serrano v. Priest* (1977) 20 Cal.3d 25, 48-49, and litigation expenses including, but not limited to, expert witness fees and expenses as part of the costs. A prevailing defendant shall not recover any costs, unless the court finds the action to be frivolous, unreasonable, or without foundation.

14055. A voter who resides in a political subdivision where a violation of subdivision (a) of Section 14052 is alleged may file an action pursuant to that section in the superior court of the county in which the political subdivision is located.

14056. This chapter does not apply to special elections.

14057. This chapter shall become operative on January 1, 2018.



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NEW BUSINESS

Approval of Amendment No. 1 to the Stormwater Program Compliance Professional Services Agreement with John L. Hunter and Associates

RECOMMENDATION

That the City Council authorize the City Engineer to execute Amendment No. 1 to the Stormwater Program Compliance Professional Services Agreement with John L. Hunter and Associates.

BACKGROUND

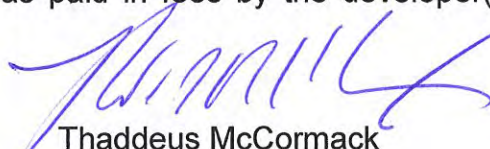
The City Council awarded a professional services contract to John L. Hunter and Associates (JHA) on April 14, 2016 in the amount of \$18,855 to ensure compliance with the increased requirements of the State mandated Stormwater Program. Staff grossly underestimated the scope of work in the original agreement. Therefore, staff conducted a comprehensive review of the future needs regarding the stormwater compliance services and has determined that a contract amendment is necessary for these services. As a result, Staff is requesting City Council authorization to execute Amendment No. 1 for an additional amount of \$60,000 for fiscal year (FY) 16/17 and \$80,000 total for FY17/18. A breakdown of the proposed fee is included as an attachment.

The initial agreement included an estimated funding amount for six (6) development plan checks and fourteen (14) site inspections. Those milestones have been met within the first seven months of providing said services. To date JHA has invoiced approximately \$10,200 for development plan checks and approximately \$8,200 for construction site inspections. Since this program is relatively new to the industry, it is taking four to six plan checks to get the development plans approved, when two to three plan checks were budgeted. Furthermore, the development plan checks have been large developments which have taken more time to review. The larger developments that have been completed are Cenco (Goodman-Bircher) Phase 1, former Dairy site, and Aldi's. For the development plan checks that have been completed, approximately \$1,000 was collected through development fees to offset against the plan check costs. Staff will consider raising the plan check fee for Stormwater Compliance when the City-wide fees are reviewed, to try to offset the cost of the plan checking services.

FISCAL IMPACT

Funding for the Stormwater Program Compliance Professional Services is included in the approved Public Works Department FY 16/17 and FY 17/18 budgets. Some of the costs for the professional services with JHA are offset by fees that are

generated by the developments. For the development plan checks that have been completed, approximately \$1,000 was paid in fees by the developer(s) to offset against the plan check costs.



Thaddeus McCormack
City Manager

Attachments:

1. Amendment No. 1 with Proposal Fees
2. Schedule of Hourly Rates
3. Agreement dated April 14, 2016 with JHA proposal

CONTRACT AMENDMENT NO. 1
STORMWATER PROGRAM COMPLIANCE SERVICES FOR THE NATIONAL
POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND
MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4),
ORDER NO. R4-2012-0175 (MS4 PERMIT)

In accordance with the Contract Agreement dated April 14, 2016 as executed by John L. Hunter & Associates (Consultant), a California corporation, and the City of Santa Fe Springs (CITY), a municipal corporation, Contract Amendment No. 1 modifies the amount not-to-exceed for providing said Scope of Services. The original amount of the contract was for an estimated six (6) development projects and fourteen (14) site inspections.

CITY OF SANTA FE SPRINGS:

Authorized Representative: Noe Negrete, Director of Public Works/City Engineer
Address: 11710 Telegraph Road
City of Santa Fe Springs, California 90670
Telephone No.: (562) 868-0511

JOHN L. HUNTER & ASSOCIATES:

Authorized Representative: John L. Hunter, President
John L. Hunter & Associates
Address: 6131 Orangethorpe Avenue, Suite 300
Buena Park, CA 90620
Telephone No.: (562) 802-7880

SERVICES: CITY hereby proposes that Consultant perform NPDES Program Compliance Services (Services) which includes development plan check, SWPPP review and site inspections. The initial fee (\$18,855) assumed six (6) plan checks for development and fourteen (14) site inspections. Within the first six months, both of the milestones were met. Therefore, an additional \$60,000 is requested to provide Services up to June 30, 2016 (fiscal year 16/17). Furthermore, an amount of \$80,000 is requested for Fiscal Year 17/18 to provide said Services.

ACCEPTANCE of the terms of Contract Amendment No. 1 is acknowledged by the following signatures of the Authorized Representatives.

CITY OF SANTA FE SPRINGS

JOHN L. HUNTER & ASSOCIATES

Noe Negrete, Director of Public Works

John Hunter, President

Date

Date

Stormwater Program Compliance Services
(NPDES) (MS4)

JLHA Estimated Costs to Assist the City of Santa Fe Springs with MS4 NPDES Permit Mandates

MS4 Permit Section	Mandated Task	Rate	Hours (H)/ Units (U)		Cost	Sub-totals	Totals
VI.D.7	Planning and Land Development Program						\$41,010
VI.D.7.b.i,ii	Develop planning forms to meet latest MS4 Permit requirements	\$135	3	H	\$405	\$405	
VI.D.7.d	Program Implementation					\$34,285	
VI.D.7.d.i	Prepare and adopt LID ordinance (assume this task was completed before 7/1/2015)						
VI.D.7.d.ii	Review LID plans (SUSMPs) for following the criteria of VI.D.7.b-c	\$135	180	H	\$24,300		
VI.D.7.d.iv.(1).(a)	Track projects and BMPs in an electronic database	\$135	18	H	\$2,430		
VI.D.7.d.iv.(1).(a)	Track all inspection reports and enforcement actions	\$65	2	H	\$130		
VI.D.7.d.iv.(1).(b)	Conduct BMP verification inspections	\$135	27	H	\$3,645		
VI.D.7.d.iv.(1).(c)	Notify existing SUSMP sites of maintenance requirements	\$135	3	H	\$405		
VI.D.7.d.iv.(1).(c)	Conduct BMP maintenance inspections	\$135	8	H	\$1,080		
VI.D.7.d.iv.(1).(e)	Conduct follow-up activities at non-compliant projects	\$135	17	H	\$2,295		
VI.D.7.a	Manage Program					\$5,370	
	Manage program for LID plan projects and previously approved projects	\$165	8	H	\$1,320		
		\$135	30	H	\$4,050		
VI.D.8	Development Construction Program						\$39,000
VI.D.8.d	Sites less than one acre					\$0	
	Requirements for sites less than one acre will be addressed by City staff						
VI.D.8.g	Inventory Construction sites (>1 acre)					\$950	
VI.D.8.g.i	Update monthly the inventory of >1 acre construction sites	\$95	4	H	\$380		
VI.D.8.g.ii	Track sites in an inventory using an electronic database	\$95	3	H	\$285		
VI.D.8.j.ii.(4).(f)	Track inspection reports and enforcement actions using an electronic database	\$95	3	H	\$285		
VI.D.8.h	Construction Plan (SWPPP) Review and Approval					\$16,335	
VI.D.8.h.ii.(9)	Develop SWPPP review checklist	\$135	1	H	\$135		
VI.D.8.h.ii	Review and approve site SWPPPs prior to issuing land disturbance permits	\$135	120	H	\$16,200		
VI.D.8.j	Inspect Construction Sites (>1 acre)					\$14,250	
VI.D.8.j.ii.(4).(e)	Develop BMP inspection report form	\$95	1	H	\$95		
VI.D.8.j.ii	Inspect State NPDES-permitted construction sites for proper BMP implementation	\$95	149	U	\$14,155		
VI.D.8.j.ii.(4)	Prepare and follow standard inspection operating procedures (no charge)			U	\$0		
VI.D.2, VI.D.8.k	Ensure Compliance (Implement Progressive Enforcement)					\$3,895	
VI.D.2.a.i	Follow-up at non-compliant facilities within 4 weeks (assume 25% of sites)	\$95	15	U	\$1,425		
VI.D.2.a.i	Second follow-up at non-compliant facilities (assume 25% of non-compliant sites)	\$95	6	U	\$570		
VI.D.2.a.ii	Prepare formal violation notices following the City's municipal code (assume 25% of sites)	\$95	20	H	\$1,900		
VI.D.8.a	Manage Program					\$3,570	
	Manage program for State-permitted construction sites (assume 10% of sub-program costs)	\$135	6	H	\$810		
		\$115	24	H	\$2,760		
	Fiscal Year 2017-2018						\$80,010

JLHA Estimated Costs to Assist the City of Santa Fe Springs with MS4 NPDES Permit Mandates

MS4 Permit Section	Mandated Task	Rate	Hours (H)/ Units (U)		Cost	Sub-totals	Totals
VI.D.7	Planning and Land Development Program						\$31,675
VI.D.7.b.i,ii	Develop planning forms to meet latest MS4 Permit requirements	\$135	3	H	\$405	\$405	
VI.D.7.d	Program Implementation					\$26,320	
VI.D.7.d.i	Prepare and adopt LID ordinance (assume this task was completed before 7/1/2015)	\$135	126	H	\$17,010		
VI.D.7.d.ii	Review LID plans (SUSMPs) for following the criteria of VI.D.7.b-c	\$135	18	H	\$2,430		
VI.D.7.d.iv.(1).(a)	Track projects and BMPs in an electronic database	\$65	2	H	\$130		
VI.D.7.d.iv.(1).(a)	Track all inspection reports and enforcement actions	\$135	27	H	\$3,645		
VI.D.7.d.iv.(1).(b)	Conduct BMP verification inspections	\$135	3	H	\$405		
VI.D.7.d.iv.(1).(c)	Notify existing SUSMP sites of maintenance requirements	\$135	8	H	\$1,080		
VI.D.7.d.iv.(1).(c)	Conduct BMP maintenance inspections	\$135	12	H	\$1,620		
VI.D.7.d.iv.(1).(e)	Conduct follow-up activities at non-compliant projects					\$4,095	
VI.D.7.a	Manage Program	\$165	6	H	\$990		
	Manage program for LID plan projects and previously approved projects	\$135	23	H	\$3,105		
							\$28,350
VI.D.8	Development Construction Program					\$0	
VI.D.8.d	Sites less than one acre						
	Requirements for sites less than one acre will be addressed by City staff					\$855	
VI.D.8.g	Inventory Construction sites (>1 acre)	\$95	3	H	\$285		
VI.D.8.g.i	Update monthly the inventory of >1 acre construction sites	\$95	3	H	\$285		
VI.D.8.g.ii	Track sites in an inventory using an electronic database	\$95	3	H	\$285		
VI.D.8.j.ii.(4).(f)	Track inspection reports and enforcement actions using an electronic database					\$13,635	
VI.D.8.h	Construction Plan (SWPPP) Review and Approval	\$135	1	H	\$135		
VI.D.8.h.ii.(9)	Develop SWPPP review checklist	\$135	100	H	\$13,500		
VI.D.8.h.ii	Review and approve site SWPPPs prior to issuing land disturbance permits					\$7,220	
VI.D.8.j	Inspect Construction Sites (>1 acre)	\$95	1	H	\$95		
VI.D.8.j.ii.(4).(e)	Develop BMP inspection report form	\$95	75	U	\$7,125		
VI.D.8.j.ii	Inspect State NPDES-permitted construction sites for proper BMP implementation			U	\$0		
VI.D.8.j.ii.(4)	Prepare and follow standard inspection operating procedures (no charge)					\$3,895	
VI.D.2, VI.D.8.k	Ensure Compliance (Implement Progressive Enforcement)	\$95	15	U	\$1,425		
VI.D.2.a.i	Follow-up at non-compliant facilities within 4 weeks (assume 25% of sites)	\$95	6	U	\$570		
VI.D.2.a.i	Second follow-up at non-compliant facilities (assume 25% of non-compliant sites)	\$95	20	H	\$1,900		
VI.D.2.a.ii	Prepare formal violation notices following the City's municipal code (assume 25% of sites)					\$2,745	
VI.D.8.a	Manage Program	\$135	5	H	\$675		
	Manage program for State-permitted construction sites (assume 10% of sub-program costs)	\$115	18	H	\$2,070		
							\$60,025
	Fiscal Year 2016-2017						

Schedule of Hourly Rates

Principal, Principal Project Manager, Staff Engineer	\$165/hr
Programs/Project Manager, Project Engineer	\$135/hr
Field Operations Manager	\$115/hr
Environmental Compliance Specialist and Public Outreach Manager	\$95/hr
Laborer (OSHA 40hr certified)/ Public Outreach Assistant	\$65/hr
State Certified Laboratory Analysis	Cost + 5%
Legal Consultation, Court Appearances/Document review, etc.	\$250/hr
Subcontracted equipment	Cost + 5%

Prices effective as of January 1, 2015

JLHA does not add charges for overhead items such as administrative copying or mileage in and around the city.

CITY OF SANTA FE SPRINGS
PROFESSIONAL SERVICE AGREEMENT

THIS AGREEMENT, made and entered into this 14th day of April 2016 by and between the CITY OF SANTA FE SPRINGS (CITY), and John L. Hunter & Associates, (CONSULTANT) is entered into in consideration of the mutual covenants and promises contained herein. The Parties do mutually agree as follows:

1. CONSULTANT will provide services (SERVICES) as outlined in attached proposal and shall organize, supervise, prepare and complete said SERVICES as set forth therein.
2. CITY shall compensate CONSULTANT for the SERVICES as detailed in the proposal, dated 10/18/15 (attached hereto), in the total amount not to exceed of \$18,855.00. CONSULTANT shall not receive additional compensation in excess of the above amount unless previously approved in writing by the CITY. Such compensation shall become payable on a periodic time schedule as approved and agreed to by CITY and the CONSULTANT.
3. CONSULTANT hereby acknowledges that obtaining a City business license may be required to perform the SERVICES specified in this Agreement.
4. The parties hereto acknowledge and agree that the relationship between CITY and CONSULTANT is one of principal and independent CONSULTANT and no other. CONSULTANT is solely responsible for all labor and expenses associated with the performance of the SERVICES. Nothing contained in the Agreement shall create or be construed as creating a partnership, joint venture, employment relationship, or any other relationship except as set forth between the parties. This includes, but is not limited to the application of the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provision of the Internal Revenue Code, the State Revenue and Taxation Code relating to income tax withholding at the source of income, the Workers' Compensation Insurance Code, 401(k) and other benefit payments and third party liability claims. CONSULTANT specifically acknowledges that CITY is not required to, nor shall, provide Worker's Compensation Benefits Insurance for CONSULTANT. Notwithstanding the above, CONSULTANT hereby specifically waives any claims and/or demands for such benefits.
5. CONSULTANT shall defend, indemnify, hold free and harmless the CITY and its appointed and elected officials, officers, employees and agents from and against any and all damages to property or injuries to or death of any person or persons, including attorney fees and shall defend, indemnify, save and hold harmless CITY and its appointed and elected officials, officers, employees and agents from any and all claims, demands, suits, actions or proceedings of any kind or nature, including but not by way of limitation, all civil claims, worker's compensation claims, and all other claims resulting from or arising out of the negligent or willful acts, errors or omission of CONSULTANT, in the performance of the Agreement.
6. CONSULTANT will not be required to follow or establish a regular or daily work schedule. Any advice given to the CONSULTANT regarding the accomplishment of SERVICES shall be considered a suggestion only, not an instruction. The CITY retains the right to inspect, stop, or alter the work of the CONSULTANT to assure its conformity with this Agreement.
7. CONSULTANT shall comply with CITY's Harassment Policy. CITY prohibits any and all harassment in any form.
8. CONSULTANT shall obtain the following forms of insurance and provide City with copies therewith:
 - a. Commercial General Liability Insurance with minimum limits of one million dollars (\$1, 000,000) per occurrence and,
 - b. Automobile Insurance covering all bodily injury and property damage incurred during the performance of this Agreement, with a minimum coverage of \$500,000 combined single limit per accident. Such automobile insurance shall include all vehicles used, whether or not owned by

Stormwater Program Compliance

CONSULTANT.

c. CONSULTANT shall comply with Workers' Compensation insurance laws of California.

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

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

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



CONTRACTOR SIGNATURE

DATE

John L. Hunter

NAME (PRINT)

President

TITLE

John L. Hunter & Associates, Inc.

COMPANY NAME

Corporation ☒

Sole Proprietor ☐

Partnership ☐

LLC ☐

SSN OR TAX ID#

ADDRESS

CITY, STATE, ZIP

TELEPHONE NO.


CITY MANAGER

DATE

5-16-16


DEPARTMENT HEAD SIGNATURE

DATE

5/10/16

City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
(562) 868-0511

Stormwater Program Compliance



City of Santa Fe Springs

City Council Meeting

December 8, 2016

NEW BUSINESS

Ordinance No. 1082 (Urgency) Ordinance Amending City Code Chapter 74, Section I and Revising Certain Prima Facie Speed Limits

RECOMMENDATION

That the City Council Adopt Ordinance No. 1082 as an urgency ordinance setting speed limits on certain streets.

BACKGROUND

The results and recommendations of the traffic and engineering studies conducted on the streets and roads of Santa Fe Springs are attached. This report represents months of extensive field investigations and research to achieve the final presentation of the data.

The Engineering and Traffic Survey serves two important purposes. First, it gives law enforcement the legal backing needed to enforce posted speed limits. Secondly, and most important, present conditions and available roadway history are examined to determine whether existing speed limits are still applicable and reasonable. This process helps to discourage the indiscriminate posting and speed zoning of streets that lack engineering justification.

The last comprehensive Engineering and Traffic Survey was completed in 2009. A 2-year extension of the 2009 Engineering and Traffic Survey was approved by the City Council in 2014. The 2016 Engineering and Traffic Survey was prepared by Minagar & Associates on behalf of the City of Santa Fe Springs. After approval, the latest Survey will be valid until December 2021 but under certain conditions it could be extended up to an additional 5 years.

Attached for the City Council's review is an excerpt from the Engineering and Traffic Survey. The Engineering and Traffic Survey in its entirety is available for review in the City Clerk's office.

The findings of the 2016 Engineering and Traffic Survey indicates that 75 of the 114 surveyed street segments are recommended to remain at their currently established speed limits as documented. The remaining thirty-nine (39) street segments listed below consists of sixteen (16) street segments recommended for a speed limit decrease from the existing prima facie speed limit while twenty-three (23) segments are recommended for a speed limit increase from the existing prima facie speed limit. Staff recommends the approval of said Engineering and Traffic Survey and concurs with the proposed speed limit changes therein, which are noted as follows:

Recommended Decreases to Prima Facie Speed Limit

1. Beasor Drive	Slauson Avenue to Burke Street	30 mph to 25 mph
2. Bloomfield Avenue	Lakeland Road to Telegraph Road	45 mph to 35 mph
3. Borate Street	Marquardt Avenue to easterly terminus	35 mph to 30 mph
4. Excelsior Drive	Bloomfield Avenue to Shoemaker Avenue	40 mph to 35 mph
5. Florence Avenue	Santa Ana Freeway to Pioneer Boulevard	40 mph to 35 mph
6. Florence Avenue	Norwalk Boulevard to Carmenita Road	45 mph to 40 mph
7. Forest Street	Florence Avenue to Clark Street	35 mph to 30 mph
8. Freeway Drive	Excelsior Drive to Alondra Boulevard	40 mph to 30 mph
9. Hawkins Street	Norwalk Boulevard to Easterly Terminus	30 mph to 25 mph
10. Norwalk Boulevard	Florence Avenue to Telegraph Road	45 mph to 40 mph
11. Norwalk Boulevard	Telegraph Road to Los Nietos Road	45 mph to 40 mph
12. Painter Avenue	Telegraph Road to Los Nietos Road	35 mph to 30 mph
13. Pike Street	Northwest Terminus to Southeast Terminus	35 mph to 30 mph
14. Shoemaker Avenue	Adler Drive to Imperial Highway	30 mph to 25 mph
15. Valley View Avenue	Rosecrans Avenue to Alondra Boulevard	45 mph to 40 mph
16. Valley View Avenue	Alondra Boulevard to Firestone Blvd. (South)	45 mph to 40 mph

Recommended Increases in Prima Facie Speed Limit

1. Ann Street	Santa Fe Springs Road to Greenleaf Avenue	30 mph to 35 mph
2. Best Avenue	Rosecrans Avenue to Pumice Street	25 mph to 30 mph
3. Burke Street	Norwalk Boulevard to Dice Road	30 mph to 35 mph
4. Burke Street	Dice Road to Sorensen Avenue	30 mph to 35 mph
5. Carmenita Road	Alondra Boulevard to Excelsior Drive	40 mph to 45 mph
6. Carmenita Road	Florence Avenue to Lanett Avenue	35 mph to 40 mph
7. Cornet Street	Alondra Boulevard to Molette Street	30 mph to 35 mph
8. Firestone Boulevard	Marquardt Avenue to Valley View Avenue	40 mph to 45 mph
9. Foster Road	Carmenita Road to Marquardt Avenue	35 mph to 40 mph
10. Greenleaf Avenue	Telegraph Road to Los Nietos Road	35 mph to 40 mph
11. Greenleaf Avenue	Los Nietos Road to Northerly City Limit	35 mph to 40 mph
12. Laurel Avenue	Lakeland Road to Northerly Terminus	30 mph to 35 mph
13. Leffingwell Avenue	Imperial Highway to Orden Drive	30 mph to 35 mph
14. Orr and Day Road	Florence Avenue to Telegraph Road	35 mph to 45 mph
15. Orr and Day Road	Telegraph Road to Pioneer Boulevard	35 mph to 40 mph
16. Pioneer Boulevard	Orr and Day Road to Los Nietos Road	35 mph to 45 mph
17. Pioneer Boulevard	Lakeland Road to Telegraph Road	40 mph to 45 mph
18. Romandel Avenue	Freeman Avenue to Los Nietos Road	30 mph to 35 mph
19. Shoemaker Avenue	Imperial Highway to Lakeland Road	40 mph to 45 mph
20. Slauson Avenue	Sorensen Avenue to Santa Fe Springs Road	40 mph to 45 mph
21. Slauson Avenue	Norwalk Boulevard to Sorensen Avenue	40 mph to 45 mph
22. Smith Avenue	Arlee Avenue to Norwalk Boulevard	30 mph to 40 mph
23. Spring Avenue	Excelsior Drive to Northerly Terminus	25 mph to 30 mph

Ordinance No. 1082 has been prepared to update Chapter 74, Section I of the Municipal Code and implement the recommendations contained in the Traffic and Engineering Study Report.

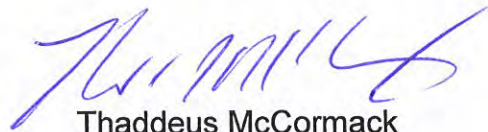
This Ordinance is presented as an Urgency Ordinance due to the fact that the speed limits are unenforceable until adoption of the Ordinance and certification of the Engineering and Traffic Study Report by the courts. State law requires that traffic and engineering surveys be done every five years for radar enforcement of speed limits.

FISCAL IMPACT

The fiscal impact will be the cost associated with the replacement of speed limit signs along the thirty-nine (39) street segments where the speed limit is changing. The estimated cost for material and labor is approximately \$5,000 to \$7,000 and these costs are included in the current Public Works O & M budget.

INFRASTRUCTURE IMPACT

There is no infrastructure impact as existing signs are being replaced and no additional signing will be installed.



Thaddeus McCormack
City Manager

Attachments:
Ordinance No. 1082

ORDINANCE NO. 1082

**AN URGENCY ORDINANCE OF THE CITY OF SANTA FE SPRINGS
AMENDING THE CITY CODE CHAPTER 74, SECTION I AND
REVISING CERTAIN PRIMA FACIE SPEED LIMITS**

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

Section 1. Chapter 74, Section I of the City Code is hereby amended by deleting therefrom the following:

Name of Street or Portion Affected	Declared Prima Facie Speed Limit
Ann Street Between Santa Fe Springs Road to Greenleaf Avenue	30 miles per hour
Arctic Circle Between Shoemaker Avenue to Molette Street	35 miles per hour
Beasor Drive Between Slauson Avenue to Burke Street	30 miles per hour
Best Avenue Between Rosecrans Avenue to Pumice Street	25 miles per hour
Bloomfield Avenue Between Lakeland Road to Telegraph Road	45 miles per hour
Borate Street Between Marquardt Avenue to Easterly Terminus	35 miles per hour
Burke Street Between Norwalk Boulevard to Dice Road	30 miles per hour
Burke Street Between Dice Road to Sorensen Avenue	30 miles per hour
Carmenita Road Between Alondra Boulevard to Excelsior Drive	40 miles per hour
Carmenita Road Between Florence Avenue to Telegraph Road	35 miles per hour
Carmenita Road Between Telegraph Road to Lanett Avenue	35 miles per hour
Cornet Street Between Alondra Boulevard to Molette Street	30 miles per hour
Excelsior Drive Between Bloomfield Avenue to Shoemaker Avenue	40 miles per hour
Firestone Boulevard Between Marquardt Avenue to Valley View Avenue	40 miles per hour
Florence Avenue Between the west corp limit of the city and Norwalk Boulevard	40 miles per hour
Florence Avenue Between Norwalk Boulevard to Carmenita Road	45 miles per hour
Forest Street Between Florence Avenue to Clark Street	35 miles per hour
Foster Road Between Carmenita Road to Marquardt Avenue	35 miles per hour
Freeway Drive Between Carmenita Road to Alondra Boulevard	35 miles per hour
Greenleaf Avenue Between Telegraph Road to Los Nietos Road	35 miles per hour
Greenleaf Avenue Between Los Nietos Road to S.P.R.R.	35 miles per hour
Laurel Avenue Between Lakeland Road to Florence Avenue	30 miles per hour
Molette Street Between Shoemaker Avenue to Carmenita Road	35 miles per hour
Norwalk Boulevard Between Los Nietos Road to Florence Avenue	45 miles per hour
Orr and Day Road Between Florence Avenue to Pioneer Boulevard	35 miles per hour
Painter Avenue Between Telegraph Road to Los Nietos Road	35 miles per hour
Pike Street Between Norwalk Boulevard to Southerly Terminus	35 miles per hour
Pioneer Boulevard Between Orr and Day Road and the north corp limit of the City at the Atchison, Topeka and Santa Fe Railway crossing	35 miles per hour
Pioneer Boulevard Between Lakeland Road to Telegraph Road	40 miles per hour
Romandel Avenue Between Freeman Avenue to Los Nietos Road	40 miles per hour
Shoemaker Avenue Between Imperial Highway to Lakeland Road	40 miles per hour
Slauson Avenue Between Norwalk Boulevard to Santa Fe Springs Road	40 miles per hour
Smith Avenue Between Arlee Avenue to Norwalk Boulevard	30 miles per hour
Spring Avenue Between Excelsior Drive to Northerly Terminus	25 miles per hour
Valley View Avenue Between Rosecrans Avenue to Alondra Boulevard	45 miles per hour
Valley View Avenue Between Alondra Boulevard to the south corp limit of the City	45 miles per hour

Section 2. Chapter 74, Section I of the City Code is hereby amended by adding therefrom the following:

<u>Name of Street or Portion Affected</u>	<u>Declared Prima Facie Speed Limit</u>
Ann Street Between Santa Fe Springs Road to Greenleaf Avenue	35 miles per hour
Arctic Circle Between Shoemaker Avenue to Carmenita Place	35 miles per hour
Beasor Drive Between Slauson Avenue to Burke Street	25 miles per hour
Best Avenue Between Rosecrans Avenue to Pumice Street	30 miles per hour
Bloomfield Avenue Between Lakeland Road to Telegraph Road	35 miles per hour
Borate Street Between Marquardt Avenue to Easterly Terminus	30 miles per hour
Burke Street Between Norwalk Boulevard to Dice Road	35 miles per hour
Burke Street Between Dice Road to Sorensen Avenue	35 miles per hour
Carmenita Road Between Alondra Boulevard to Excelsior Drive	45 miles per hour
Carmenita Road Between Florence Avenue to Lanett Avenue	40 miles per hour
Cornet Street Between Alondra Boulevard to Molette Street	35 miles per hour
Excelsior Drive Between Bloomfield Avenue to Shoemaker Avenue	35 miles per hour
Firestone Boulevard Between Marquardt Avenue to Valley View Avenue	45 miles per hour
Florence Avenue Between Santa Ana Freeway to Pioneer Boulevard	35 miles per hour
Florence Avenue Between Pioneer Boulevard to Norwalk Boulevard	40 miles per hour
Florence Avenue Between Norwalk Boulevard to Carmenita Road	40 miles per hour
Forest Street Between Florence Avenue to Clark Street	30 miles per hour
Foster Road Between Carmenita Road to Marquardt Avenue	40 miles per hour
Freeway Drive Between Excelsior Drive to Alondra Boulevard	30 miles per hour
Greenleaf Avenue Between Telegraph Road to Los Nietos Road	40 miles per hour
Greenleaf Avenue Between Los Nietos Road to U.P.R.R	40 miles per hour
Hawkins Street Between Norwalk Boulevard to Easterly Terminus	25 miles per hour
Laurel Avenue Between Lakeland Road to Northerly Terminus	35 miles per hour
Leffingwell Avenue Between Imperial Highway to Orden Drive	35 miles per hour
Molette Street Between Shoemaker Avenue to Arctic Circle	35 miles per hour
Norwalk Boulevard Between Florence Avenue to Telegraph Road	40 miles per hour
Norwalk Boulevard Between Telegraph Road to Los Nietos Road	40 miles per hour
Orr and Day Road Between Florence Avenue to Telegraph Road	40 miles per hour
Orr and Day Road Between Telegraph Road to Pioneer Boulevard	40 miles per hour
Painter Avenue Between Telegraph Road to Los Nietos Road	30 miles per hour
Pike Street Between Northwest Terminus to Southeast Terminus	30 miles per hour
Pioneer Boulevard Between Orr and Day Road to Los Nietos Road	45 miles per hour
Pioneer Boulevard Between Lakeland Road to Telegraph Road	45 miles per hour
Romandel Avenue Between Freeman Avenue to Los Nietos Road	35 miles per hour
Shoemaker Avenue Between Adler Drive to Imperial Highway	25 miles per hour
Shoemaker Avenue Between Imperial Highway to Lakeland Road	45 miles per hour
Slauson Avenue Between Sorensen Avenue to Santa Fe Springs Road	45 miles per hour
Slauson Avenue Between Norwalk Boulevard to Sorensen Avenue	45 miles per hour
Smith Avenue Between Arlee Avenue to Norwalk Boulevard	40 miles per hour
Spring Avenue Between Excelsior Drive to Northerly Terminus	30 miles per hour
Valley View Avenue Between Rosecrans Avenue to Alondra Boulevard	40 miles per hour
Valley View Avenue Between Alondra Boulevard to Firestone Boulevard (South)	40 miles per hour

Section 3. Effective Date of Ordinance Pursuant to the provisions of Section 36937 of the Government Code, this Ordinance shall take effect immediately and the facts constituting the urgency are as follows:

Engineering, police, and traffic reports reveal the fact that the speeds of vehicular traffic now authorized on the sections of the street set forth in this Ordinance are such as to

APPROVED:
ITEM NO.:

constitute a present and existing danger to persons and property on and abutting said streets. Unless this Ordinance shall take effect immediately and the lawful speed of vehicular traffic revised accordingly, a serious injury may occur.

PASSED and ADOPTED this 8th day of **December 2016** by the following called vote at a regular meeting of the City Council of the City of Santa Fe Springs:

AYES:

NOES:

ABSENT:

ATTEST:

Richard J. Moore, Mayor

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

City Council Meeting

December 8, 2016

NEW BUSINESS

Community Facilities District No. 2002-1 (Bloomfield-Lakeland) - Annual Special Tax Levy Report for Fiscal Year 2015-16

RECOMMENDATION

That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2002-1 for Fiscal Year 2015-16.

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 2015-16



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 2015-16

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

November 7, 2016

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

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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 counsel 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 2015-16</u>	<u>Total Assessed Value FY 2015-16</u>	<u>Properties Sold Since FY 2014-15</u>
Developed Non-Residential Property	3	\$ 40,590,405	0
Undeveloped Non-Residential Property	0	\$ -	0
Total	<u>3</u>	<u>\$ 40,590,405</u>	<u>0</u>

II. IMPROVEMENT AREA

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

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

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

**TABLE 2
COMMUNITY FACILITIES DISTRICT**

<u>Address</u>	<u>Bldg SF</u>	<u>Total Obligation</u>	<u>Amortized Annual Expense</u>	<u>Amortized Annual Exp./SF</u>
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 2015-16 was \$5,663.58 which included a CPI increase of 0.5% over fiscal year 2014-15.

The following table represents the proportional spread of maintenance services tax and administrative fees for fiscal year 2015-16.

TABLE 3
STREET MAINTENANCE

Address	Bldg SF	Annual Expense	Annual Exp./SF
11020 Bloomfield	84,651	\$1,050.67	\$0.01241
11130 Bloomfield	240,252	\$2,981.95	\$0.01241
11320 Bloomfield	131,405	\$1,630.96	\$0.01241
	456,308	\$5,663.58	

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 \$6,817.27 which included a CPI increase of 0.5% over fiscal year 2014-15.

The following table represents the proportional spread of the administrative fees for fiscal year 2015-16.

TABLE 4
ANNUAL ADMINISTRATION FEE

Address	Bldg SF	Annual Administration	Annual Exp./SF
11020 Bloomfield	84,651	\$1,264.69	\$0.01494
11130 Bloomfield	240,252	\$3,589.38	\$0.01494
11320 Bloomfield	131,405	\$1,963.20	\$0.01494
	456,308	\$6,817.27	



V. SOURCES AND OBLIGATIONS

A statement showing the Sources and Obligations of special tax funds for CFD No. 2002-1 for Fiscal Year 2015-16 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 5
SOURCES AND OBLIGATIONS

	Fiscal Year 2014-15 Amount	Fiscal Year 2015-16 Amount
<u>SOURCES</u>		
Annual Special Tax Roll		
Developed Property	\$93,448.35	\$93,510.45
Undeveloped Property	\$0.00	\$0.00
Subtotal	\$93,448.35	\$93,510.45
TOTAL SPECIAL TAXES FROM ALL SOURCES	\$93,448.35	\$93,510.45
<u>OBLIGATIONS</u>		
Debt Service	\$81,029.60	\$81,029.60
Special Tax for Maintenance Services	\$5,635.40	\$5,663.58
Administration and Incidentals	\$6,783.35	\$6,817.27
2015 Fund Balance (Reserve)	\$0.00	\$0.00
Subtotal	\$93,448.35	\$93,510.45
Surplus/Shortage to District	\$0.00	\$0.00
TOTAL OBLIGATIONS FOR SPECIAL TAXES	\$93,448.35	\$93,510.45

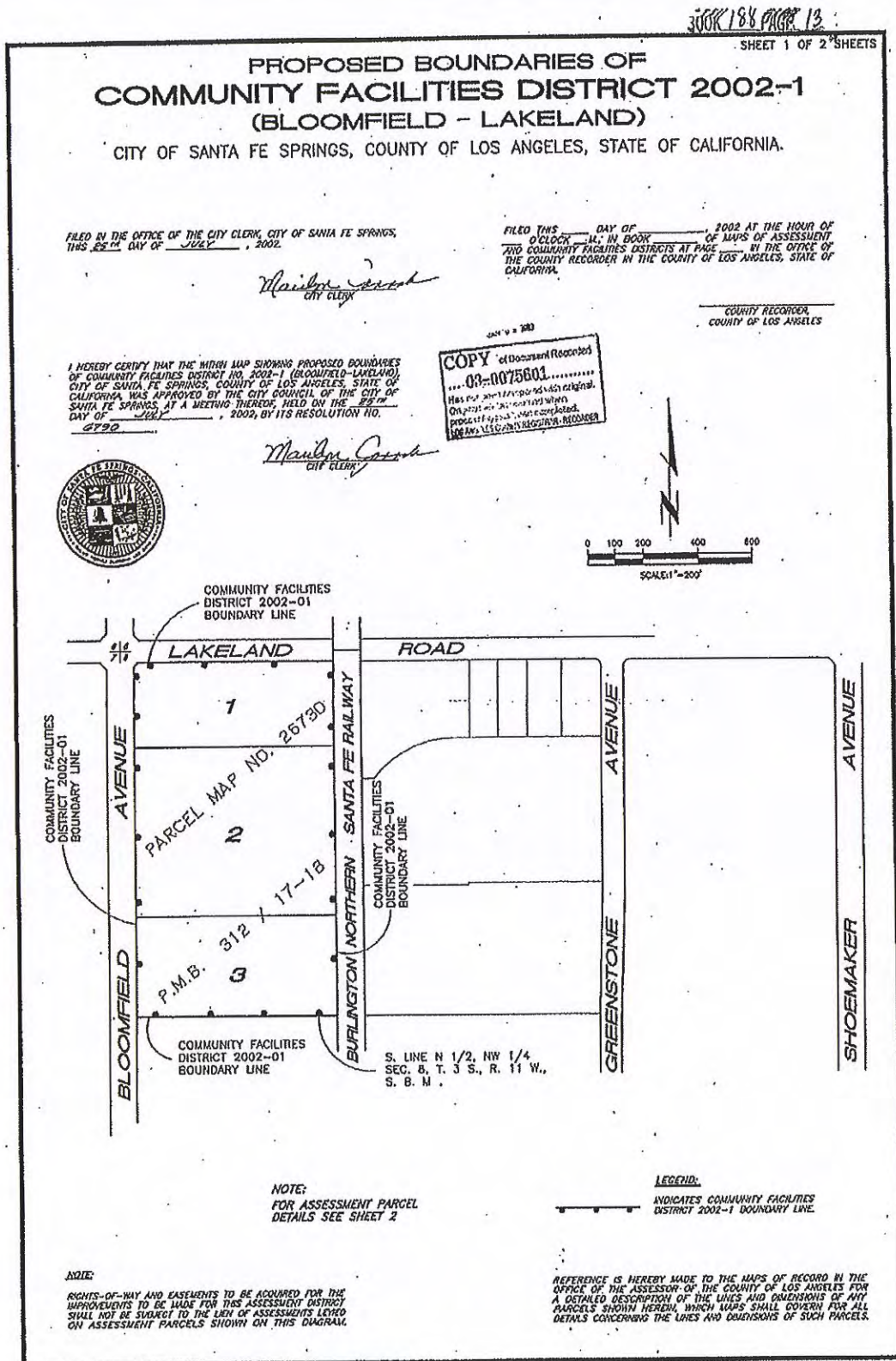
VI. SPECIAL TAX ROLL

The Special Tax Roll lists the special tax levy on each parcel within the boundaries of CFD No. 2002-1 for Fiscal Year 2015-16. A copy of the Special Tax Roll is included in the Appendix of this report as Exhibit E.

EXHIBIT A

Boundary Map





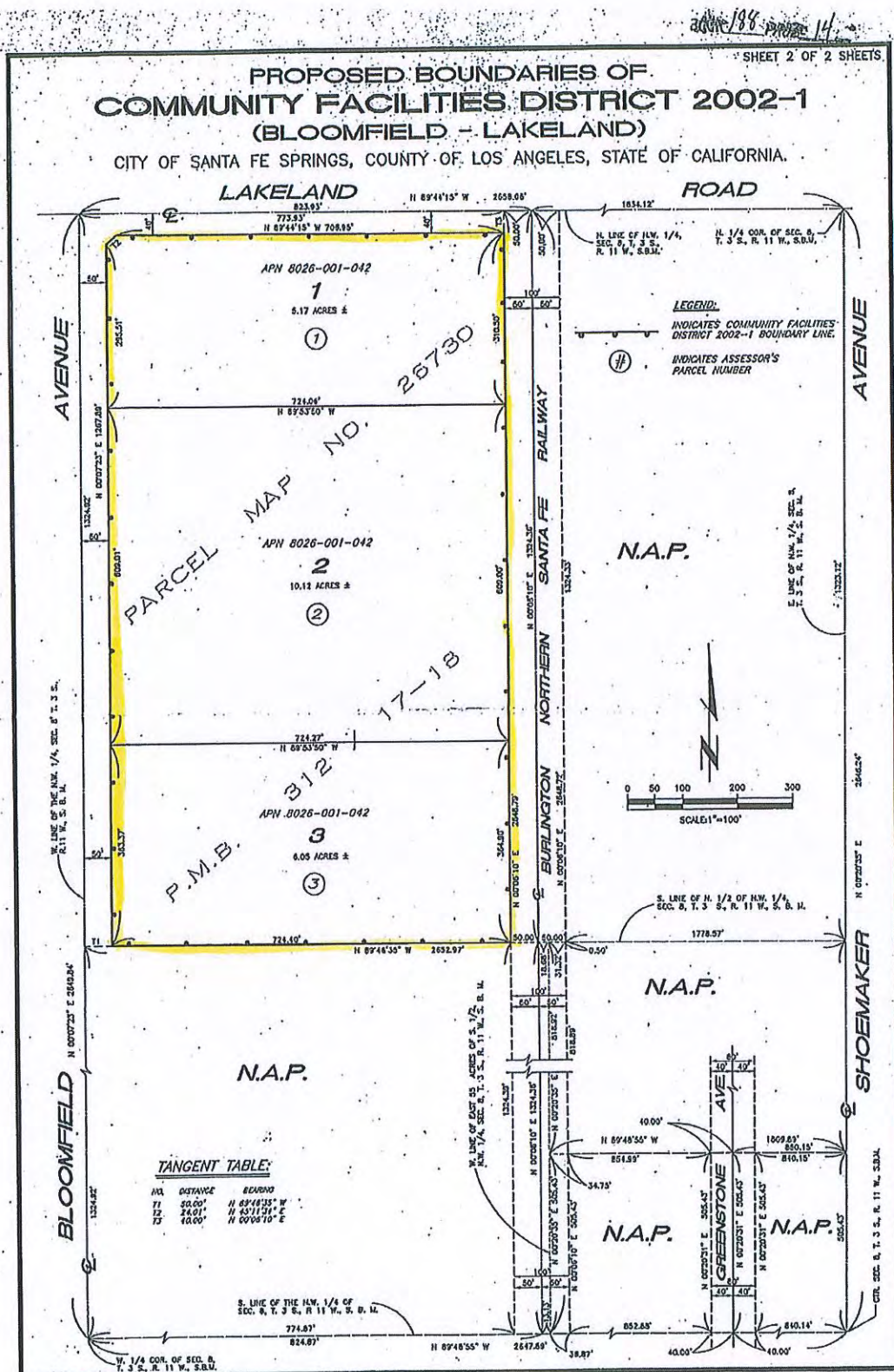


EXHIBIT B

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



Rate and Method of Apportionment of Special Tax

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.

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

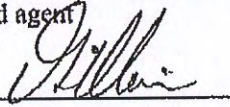
Approved as to form:

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; LAKE LAND 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 Gonzalez, Mayor • Ronald S. Kenna, Mayor Pro-Tempore
City Council
George Minneman • Betty Pulnam • Gustavo R. Velasco
City Manager
Frederick W. Latham



Harris & Associates.

EXHIBIT C
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.

C. Covenants.

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

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

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

EXHIBIT C
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.

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

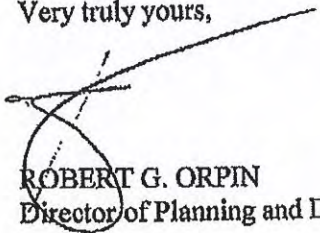
46. The applicant understands that other than indicated within these conditions, the applicant shall comply with the requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code and all other applicable regulations as pertain to this property.
47. That Development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

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

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

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

Very truly yours,



ROBERT G. ORPIN
Director of Planning and Development

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

Payment Agreement

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

P.12/12

ACCEPTANCE OF CONDITIONS
IN DEVELOPMENT PLAN APPROVAL CASE

AFFIDAVIT

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

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

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

signature

Principal

title (if any)

REEF America L.L.C. (c/o Bloomfield Partners L.L.C.)

company name (if any)

101 California Street, 26th Floor

mailing address

San Francisco, CA 94111

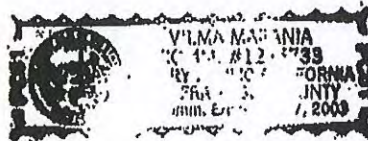
city, state, zip

(415) 781-3300

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.

Vilma Marania
Notary Public



EXHIBIT D
Amended Debt Service Schedule



Amended 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 2015-16
8026-001-069	84,651	\$17,347.39
8026-001-070	240,252	\$49,234.45
8026-001-071	131,405	\$26,928.61
	456,308	\$93,510.45





City of Santa Fe Springs

City Council Meeting

December 8, 2016

NEW BUSINESS

Community Facilities District No. 2004-1 (Bloomfield-Florence) – Annual Special Tax Levy Report for Fiscal Year 2015-16

RECOMMENDATION


That the City Council receive and file the Special Tax Levy Annual Report for Community Facilities District 2004-1 for Fiscal Year 2015-16.

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 2004-1 for Fiscal Year 2015-16



Report Submitted By: Noe Negrete, Director
Public Works

Date of Report: December 1, 2016
ITEM NO. 13



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. 2004-1
(Bloomfield-Florence)**

Fiscal Year 2015-16

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

November 7, 2016

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

TABLE OF CONTENTS

Introduction.....	1
I. Facilities and Services Financed by the District.....	2
II. Improvement Area	3
III. Administrative Fees	3
IV. Sources and Obligations	5
V. Special Tax Roll	5

APPENDIX

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

INTRODUCTION

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

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

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

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

It was determined by the City Finance Department and legal counsel 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).

In March 2016, parcel 8011-016-026 paid off their lien. Changes to the Debt schedule and tables in this report will be reflected in the next Annual Report for Fiscal Year 2016-17.



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**

<u>Development Status</u>	<u>Total Parcels FY 2015-16</u>	<u>Total Assessed Value FY 2015-16</u>	<u>Properties Sold Since 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 2015-16 is \$6,817.27. 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 \$3,335.24.

The following table represents proportional spread of the administrative fee for FY 2015-16. 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	\$362.57	\$0.01815
12681 Corral Pl	112,014	\$2,033.41	\$0.01815
12662 Corral Pl	26,573	-	
10818 Bloomfield Ave	35,384	\$642.34	\$0.01815
10838 Bloomfield Ave	16,356	\$296.91	\$0.01815
10928 Bloomfield Ave	21,399	-	
10988 Bloomfield Ave	45,964	-	
12680 Corral Pl	97,877	-	
	375,540	\$3,335.24	

IV. SOURCES AND OBLIGATIONS

A statement showing the Sources and Obligations of special tax funds for CFD No. 2004-1 for Fiscal Year 2015-16 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

<u>Sources</u>	<u>Fiscal Year 2014-15 Amount</u>	<u>Fiscal Year 2015-16 Amount</u>
Annual Special Tax Roll		
Developed Property	\$38,005.79	\$38,022.38
Undeveloped Property	\$0.00	\$0.00
Subtotal	\$38,005.79	\$38,022.38
Total Special Taxes From All Sources	\$38,005.79	\$38,022.38
<u>Obligations</u>		
Debt Service	\$34,687.14	\$34,687.14
Administration and Incidentals	\$3,318.65	\$3,335.24
2015 Fund Balance (Reserve)	\$0.00	\$0.00
Subtotal	\$38,005.79	\$38,022.38
Surplus/(Shortage) to District	\$0.00	\$0.00
Total Obligations For Special Taxes	\$38,005.79	\$38,022.38

V. SPECIAL TAX ROLL

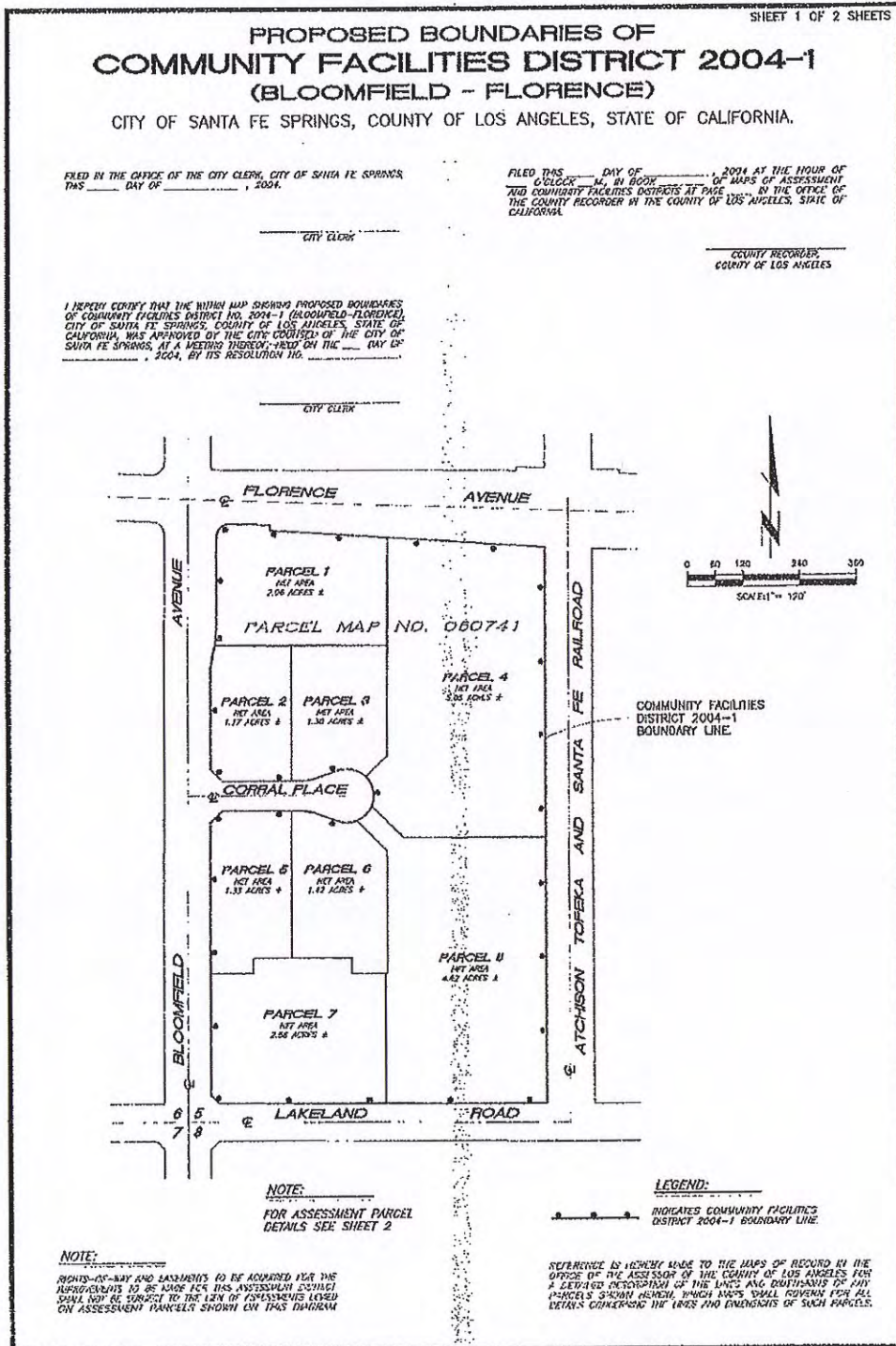
The Special Tax Roll lists the special tax levy on each parcel within the boundaries of CFD No. 2004-1 for Fiscal Year 2015-16. A copy of the Special Tax Roll is included in the Appendix of this report as Exhibit E.

EXHIBIT A

Boundary Map



EXHIBIT A
Boundary Map



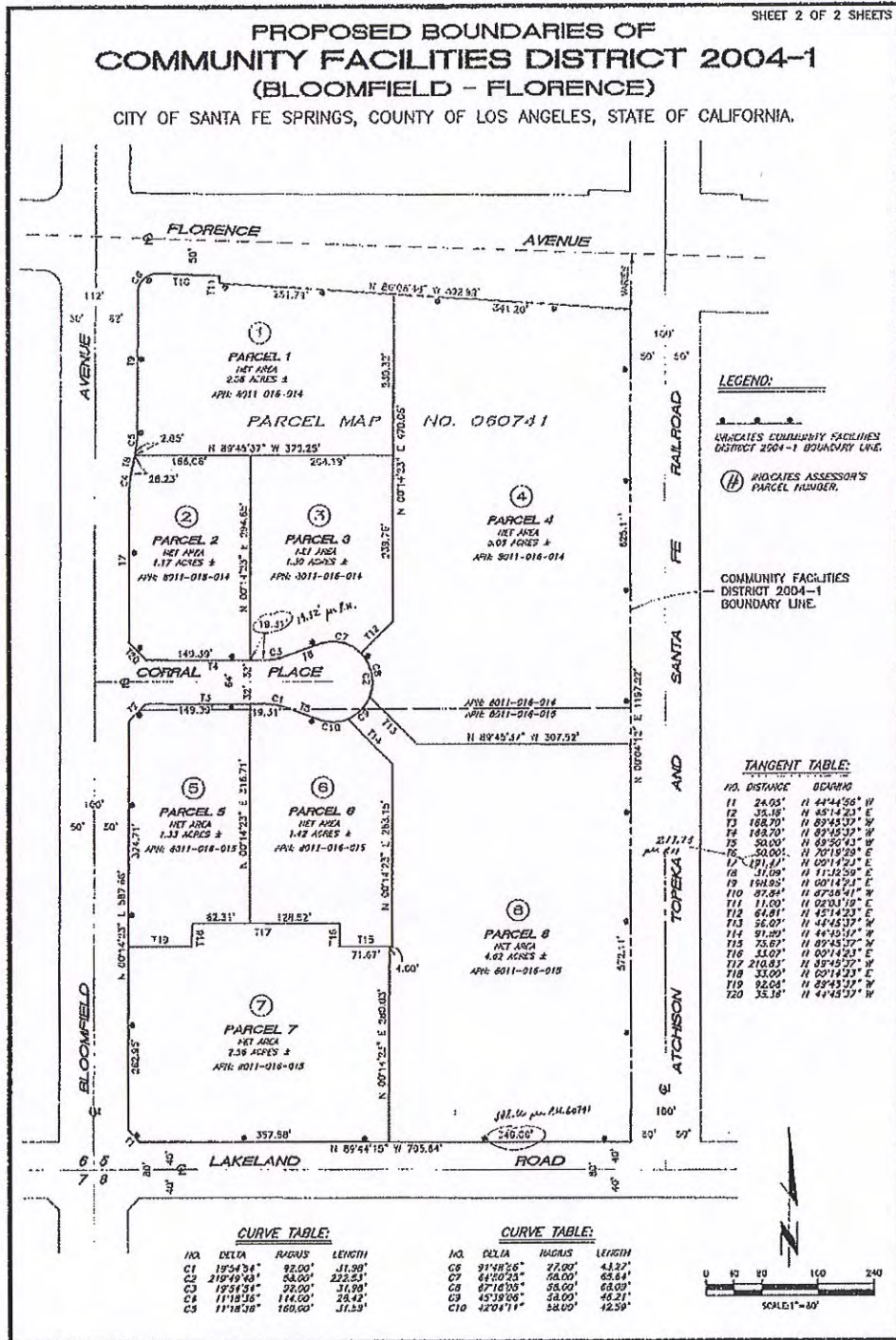


EXHIBIT B

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



EXHIBIT "A"

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

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

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

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

AMENDED AND RESTATED RATE AND METHOD OF APPORTIONMENT

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

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

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

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

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

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

"City" means the City of Santa Fe Springs.

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

"County" means the County of Los Angeles.

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

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

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

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

"Parcel" means Assessor's Parcel.

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

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

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

AMENDED AND RESTATED RATE AND METHOD OF APPORTIONMENT

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

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

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

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

"State" means the State of California.

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

B. CLASSIFICATION OF PROPERTIES

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

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

C. SPECIAL TAX FOR PAYMENT AMOUNT RATE

Maximum Special Tax for Payment Amount

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

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

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

D. MANNER OF COLLECTION OF SPECIAL TAXES

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

AMENDED AND RESTATED RATE AND METHOD OF APPORTIONMENT

E. PREPAYMENT OF SPECIAL TAX FOR PAYMENT AMOUNT

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

F. TERM OF SPECIAL TAX FOR PAYMENT AMOUNT

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

G. EXEMPTIONS

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

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

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

H. ENFORCEMENT

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

EXHIBIT C
REIMBURSEMENT AGREEMENT



Reimbursement Agreement

REIMBURSEMENT AGREEMENT

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

RECITALS:

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

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

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

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

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

705269.04/OC
52335-451/0-14-04/vrdd

npa

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CITY OF SANTA FE SPRINGS
PUBLIC WORKS
2004



Reimbursement Agreement

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

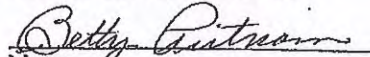
5. No funds shall be released until after the CFD is formed. Upon formation of the CFD, the City shall record separate special tax liens against each of the Parcels so the tax can appear on the tax roll. Thereafter, payments on the loan shall be made to City semi-annually, through the property tax bills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

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

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

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

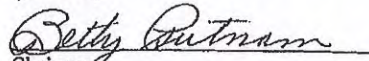
CITY OF SANTA FE SPRINGS


Mayor

Attest:


City Clerk

COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SANTA FE
SPRINGS


Chairman

Attest:


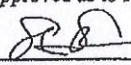

Commission Secretary

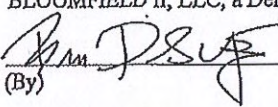
EXHIBIT C
Reimbursement Agreement

Approved as to form.



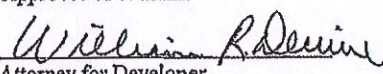
City/CDC Attorney

BLOOMFIELD II, LLC, a Delaware limited liability company



(By)

Approved as to form.



Attorney for Developer

EXHIBIT C
Reimbursement Agreement

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

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

EXCEPT THEREFROM ANY STREETS OF RECORD.



Reimbursement Agreement



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

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

Dear Mr. Rooney:

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

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

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

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

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.



EXHIBIT C
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.

EXHIBIT C
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/stormwtr/construction.html>. The project shall also conform to Ordinance 915 regarding the requirements for the submittal of a Standard Urban Storm Water Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMP's to mitigate (infiltrate or treat) the first 3/4" of runoff from all storm events and to control peak-flow discharges. Unless exempted by the Los Angeles Regional Water Quality Control Board, a Covenant and Restriction ensuring the provisions of the approved SWPPP shall also be required.
29. The owner and/or developer shall provide at no cost to the City one Mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.



Reimbursement Agreement

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.

EXHIBIT C
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.



EXHIBIT C
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 2015-16
8011-016-026	19,973	\$4,133.42
8011-016-027	112,014	\$23,181.34
8011-016-033	35,384	\$7,322.74
8011-016-034	16,356	\$3,384.88
	183,727	\$38,022.38





City of Santa Fe Springs

City Council Meeting

December 8, 2016

PRESENTATION

Boys and Girls Club College Bound Program Partnership

RECOMMENDATION

Highlighting the partnership between the Department of Community Services, Parks and Recreation Division and the Boys and Girls Club of Whittier.

BACKGROUND

The City of Santa Fe Springs and the Boys and Girls Club of Whittier entered into a partnership at the beginning of the 2015-2016 school year. Both organizations recognized the shared values and benefits from working together to serve the youth of the community. The Boys and Girls Club brought their College Bound program to Santa Fe Springs, which was first hosted at the Gus Velasco Neighborhood Center. The program has since transitioned to The Club at Town Center beginning in March, 2016.

College Bound targets all 9th through 12th grade club members. It is designed to assist and guide students through the college preparation process. Club members participating in the program are counseled on appropriate high school and college prep curriculum choices, testing protocols, information on the Cal Grant program, as well as other financial aid opportunities, and SAT preparation. In addition, the students receive instruction and assistance with submitting college applications and identifying potential scholarships within the higher education environment. Throughout the year, members are given the opportunity to participate in weekly workshops and visit and experience a variety of college campuses through tours and classroom audits.

In the City's first year of partnership, Onesimo Sanchez was recognized as an Outstanding Member for the Santa Fe Springs College Bound program at the annual Youth of the Year Celebration. In the past two years, the College Bound program has attracted over 60 participants. Staff continues to strive on increasing the number of youth who participate in this program.

The Mayor may wish to call upon Parks and Recreation Services Manager, Adam Matsumoto to assist with the presentation.


Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting

December 8, 2016

NEW BUSINESS

I-5 Freeway / Florence Avenue Segment – Status Update

RECOMMENDATION

This report is for informational purposes only and does not require any action by the Council.

BACKGROUND

Staff will make a presentation to inform the City Council as to the current status of the I-5 Freeway construction status from Valley View Avenue to Florence Avenue. Special emphasis will be given to the I-5 Freeway / Florence Avenue Segment. Staff will specifically discuss the impacts of the Florence Avenue bridge construction over the I-5 Freeway and its impacts to traffic circulation.


Thaddeus McCormack
City Manager

Attachments:

None

Report Submitted By:

Noe Negrete 
Department of Public Works

Date of Report: December 1, 2016

ITEM NO. 18.b



City of Santa Fe Springs

City Council Meeting

December 8, 2016

NEW BUSINESS

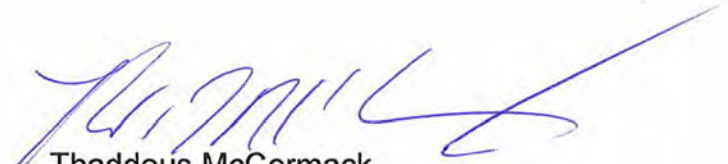
Proclamation – AIDS Awareness Day

RECOMMENDATION

This report is for informational purposes only and does not require any action by the Council.

BACKGROUND

World AIDS Day provides an opportunity to focus local, state national and world wide attention on HIV and AIDS, and to disseminate information on how to prevent the spread of HIV.


Thaddeus McCormack
City Manager

Attachments:
Proclamation

WHEREAS, HIV infection and AIDS continues to be a major health concern with more than 1 million in the United States, and an estimated 42 million worldwide; and

WHEREAS, The global epidemic of HIV infection and AIDS requires a worldwide effort to increase communication, education and united action to stop the spread of HIV and AIDS; and

WHEREAS, HIV/AIDS Education and Prevention organizations, observes December 1st of each year as World AIDS Day to celebrate the progress made in the battle against the epidemic-and brings into focus the remaining challenges; and

WHEREAS, World AIDS Day provides an opportunity to focus local, state national, and worldwide attention on HIV and AIDS, and to disseminate information on how to prevent the spread of HIV; and

WHEREAS, As part of this year's World AIDS Day observance, people are encouraged to ensure that policies and programs exist to protect the rights of the people, to be informed and educated about the risk of HIV infection, and to deliver care for those infected and affected.

NOW, THEREFORE, be it resolved that I, Richard J. Moore, Mayor of the City of Santa Fe Springs, proclaim December 1, 2016 as

"WORLD AIDS DAY"

in the City of Santa Fe Springs.

DATED this 1st day of December, 2016.

RICHARD J. MOORE, MAYOR

ATTEST:

PRISCILLA MORENO, DEPUTY CITY CLERK



City of Santa Fe Springs

City Council Meeting

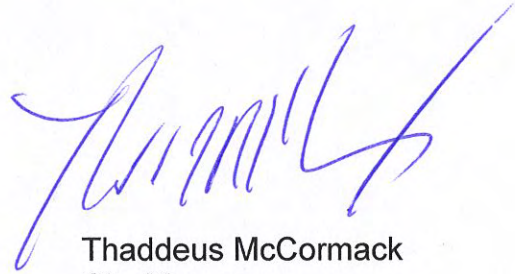
December 8, 2016

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Beautification	1	Moore
Beautification	1	Rounds
Beautification	3	Sarno
Beautification	2	Trujillo
Community Program	1	Moore
Community Program	2	Rounds
Community Program	5	Sarno
Community Program	4	Trujillo
Community Program	3	Zamora
Heritage Arts Committee	1	Zamora
Historical	1	Rounds
Historical	3	Sarno
Historical	3	Trujillo
Historical	3	Zamora
Parks & Recreation	1	Trujillo
Parks & Recreation	2	Sarno
Senior Citizens	3	Moore
Senior Citizens	1	Rounds
Senior Citizens	1	Sarno
Senior Citizens	3	Trujillo
Senior Citizens	3	Zamora
Sister City	3	Sarno
Sister City	1	Trujillo
Sister City	1	Zamora
Youth Leadership	1	Moore
Youth Leadership	3	Sarno
Youth Leadership	1	Trujillo
Youth Leadership	3	Zamora

Applications Received: Sarah Garcia – Youth Leadership Committee and Nora Walsh – Beautification Committee

Recent Actions: Amber Marquez was appointed to the Youth Leadership Committee.



Thaddeus McCormack
City Manager

Attachments:
Committee Lists
Prospective Members

Prospective Members for Various Committees/Commissions

Beautification

Community Program

Family & Human Services

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation

Planning Commission

Senior Citizens Advisory

Sister City

Traffic Commission

Youth Leadership

Amber Jean Marquez
Nora Walsh

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	(18)
	Vacant	(18)
	Annie Petris	(17)
	Guadalupe Placencia	(17)
	Gloria Campos	(17)
Zamora	Mary Reed	(18)
	Charlotte Zevallos	(18)
	Doris Yarwood	(18)
	Vada Conrad	(17)
	Joseph Saiza	(17)
Rounds	Sadie Calderon	(18)
	Rita Argott	(18)
	Mary Arias	(17)
	Marlene Vernava	(17)
	Vacant	(17)
Sarno	Vacant	(18)
	Irene Pasillas	(18)
	Vacant	(18)
	May Sharp	(17)
	Vacant	(17)
Trujillo	Mary Jo Haller	(18)
	Vacant	(18)
	Margaret Bustos*	(18)
	Vacant	(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	Vacant	(18)
	George Felix	(18)
	Mary Jo Haller	(17)
	Gabriela Garcia	(17)
	Bryan Collins	(17)
Zamora	Vacant	(18)
	Mary Anderson	(17)
	Dolores H. Romero*	(17)
	Vacant	(18)
	Vacant	(17)
Rounds	Mark Scoggins*	(18)
	Vacant	(18)
	Vacant	(18)
	Anthony Ambris	(17)
	Johana Coca*	(17)
Sarno	Vacant	(17)
	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Vacant	(17)
Trujillo	Lydia Gonzales	(18)
	Vacant	(18)
	Vacant	(18)
	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	(18)
	Martha Villanueva	(17)
	Margaret Bustos*	(17)
Zamora	Gaby Garcia	(18)
	Tina Delgado	(17)
	Gilbert Aguirre	(17)
Rounds	Annette Rodriguez	(18)
	Janie Aguirre	(17)
	Ted Radoumis	(17)
Sarno	Debbie Belmontes	(18)
	Linda Vallejo	(18)
	Hilda Zamora	(17)
Trujillo	Dolores H. Romero*	(18)
	Laurie Rios	(18)
	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	Laurie Rios	6/30/2018
Zamora	Vacant	6/30/2018
Rounds	Pauline Moore	6/30/2018
Sarno	Francis Carbajal	6/30/2018
Trujillo	Amparo Oblea	6/30/2018

Committee Representatives

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

Council/Staff Representatives

Council Liaison	
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	(18)
	Tony Reyes	(18)
	Amparo Oblea	(17)
	George Felix, Jr.	(17)
Zamora	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Larry Oblea	(17)
Rounds	Vacant	(18)
	Linda Vallejo	(18)
	Mark Scoggins*	(17)
	Janice Smith	(17)
Sarno	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Sally Gaitan	(17)
Trujillo	Vacant	(18)
	Vacant	(18)
	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	(18)
	Adrian Romero	(17)
	William Logan	(17)
	Ralph Aranda	(17)
	Kurt Hamra	(17)
Zamora	Michael Givens	(18)
	Ruben Gonzalez	(18)
	Jamie Castañeda	(18)
	Sally Gaitan	(17)
	Steve Gonzalez	(17)
Rounds	Kenneth Arnold	(18)
	Richard Legarreta, Sr.	(18)
	Johana Coca*	(18)
	Tim Arnold	(17)
	Mark Scoggins*	(17)
Sarno	Vacant	(18)
	Debbie Belmontes	(18)
	Lisa Garcia	(17)
	Vacant	(18)
	David Diaz-Infante	(17)
Trujillo	Miguel Estevez	(18)
	Andrea Lopez	(18)
	Vacant	(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	Neal Welland	6/30/2020
Firemen's Association	Jim De Silva	6/30/2017
Employees' Association	Johnny Hernandez	6/30/2020

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

Rounds

Ralph Aranda

Sarno

John Mora

Trujillo

Frank Ybarra

Zamora

Gabriel Jimenez

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	Vacant	(18)
	Vacant	(18)
	Paul Nakamura	(18)
	Astrid Shesterkin	(17)
	Vacant	(17)
Zamora	Vacant	(18)
	Elena Lopez Armendariz	(18)
	Rebecca Lira	(18)
	Amelia Acosta	(17)
	Vacant	(17)
Rounds	Vacant	(18)
	Bonnie Fox	(18)
	Gilbert Aguirre	(17)
	Lorena Huitron	(17)
	Janie Aguirre	(17)
Sarno	Yoko Nakamura	(18)
	Linda Vallejo	(18)
	Hilda Zamora	(17)
	Vacant	(17)
	Ed Duran	(17)
Trujillo	Vacant	(18)
	Vacant	(18)
	Vacant	(18)
	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	(18)
	Laurie Rios	(18)
	Mary K. Reed	(17)
	Peggy Radoumis	(17)
	Francis Carbajal	(17)
Zamora	Charlotte Zevallos	(18)
	Vacant	(18)
	Michele Carbajal	(17)
	Doris Yarwood	(17)
	Lucy Gomez	(17)
Rounds	Manny Zevallos	(18)
	Susan Johnston	(18)
	Robert Wolfe	(18)
	Ted Radoumis	(17)
	Dominique Velasco	(17)
Sarno	Jeannette Wolfe	(18)
	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Cathy Guerrero	(17)
Trujillo	Vacant	(18)
	Andrea Lopez	(18)
	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

Rounds

Ted Radoumis

Sarno

Alma Martinez

Trujillo

Greg Berg

Zamora

Nancy Romo

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	(18)
	Zachary Varela	(17)
	Vacant	(17)
	Giovanni Sandoval	(18)
Zamora	Metztli Mercado-Garcia	(17)
	Vacant	(17)
	Vacant	(18)
	Vacant	(18)
Rounds	Andrew Chavez	(18)
	Jennisa Casillas	(17)
	Walter Alvarez	(18)
	Valerie Yvette A. Gonzales	(17)
Sarno	Vacant	(18)
	Rafael Gomez	(17)
	Vacant	(18)
	Vacant	(18)
Trujillo	Paul Legarreta	(17)
	Ionnis Panou	(18)
	Vacant	(17)
	Amber Marquez	(18)