



# AGENDA

## REGULAR MEETINGS OF THE HOUSING SUCCESSOR SUCCESSOR AGENCY AND CITY COUNCIL

January 12, 2017  
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.**

**Approval of Minutes**

- a. Minutes of the December 8, 2016 of the Housing Successor Agency  
**Recommendation:** That the Housing Successor approve the minutes as submitted.

**NEW BUSINESS**

- b. License Agreement to Temporary Use Housing Successor-Owned Land  
**Recommendation:** That the Successor Agency authorize the Director of Planning to execute the License Agreement and other related documents to effectuate the temporary use of the subject property pursuant to the terms and conditions contained therein.

**SUCCESSOR AGENCY**

4. Minutes of the December 8, 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 December 8, 2016 Regular City Council Meetings  
**Recommendation:** That the City Council approve the minutes as submitted.

**PUBLIC HEARING**

**7. Zoning Text Amendment – Cottage Food Operations**

Ordinance No. 1081: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.003, 155.062, 155.092, 155.635(A) and adding Section 155.635.1 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code to include Cottage Food Operations as an allowable accessory use in the R-1, Single-Family Residential Zone District and R-3, Multi-Family Residential Zone District. (City of Santa Fe Springs)



**Recommendation:** That the City Council:

- Open the Public Hearing and receive any comments from the public regarding land use requirements for cottage food operations (Ordinance No. 1081), 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 land use requirements for cottage food operations.

**NEW BUSINESS**

8. Award of Contract – Evaluation of a Community Revitalization and Investment Authority (CRIA)

**Recommendation:** That the City Council:

- Appropriate \$40,000 from the Unassigned General Fund Reserve to Activity 9007-4400
- Award a contract to Kosmont and Associates, Inc., in an amount not to exceed \$40,000; and
- Authorize the Director of Planning to execute an Agreement with Kosmont and Associates, Inc., for the evaluation of a Community Revitalization and Investment Authority (CRIA).

9. Water Well Siting Study for Zone 1 – Approval of Report

**Recommendation:** That the City Council:

- Accept and file the hydrogeological evaluation of three potential water well sites for Santa Fe Springs Zone 1, prepared by Richard C. Slade & Associates, LLC; and
- Approve the Ashmun Well Site Location for Drilling and Construction of a New Water Well in Zone 1.

10. Traffic Engineering Services – Authorization to Advertise

**Recommendation:** That the City Council:

- Authorize the City Engineer to advertise to Request for Proposals for Traffic Engineering Services on an as-needed basis.

11. Fire Station Headquarters Apparatus Floor Refinishing – Final Payment

**Recommendation:** That the City Council:

- Approve the Final Payment (less 5% Retention) to JJJ Floor Covering, Inc. of Pico Rivera, California in the amount of \$34,822.50 for the above subject.

12. Evaluation of the Community Program Committee (CPC)

**Recommendation:** That the City Council:

- Approve and merge the Community Program Committee (CPC) with the Parks & Recreation Advisory Committee (PRAC) commencing February, 2017.

- Current CPC members be grandfathered with the PRAC once the merger

**13. Authorize the Purchase of a Storage Area Network (SAN) Appliance from Hewlett Packard Enterprise Group for New Enterprise Resource Planning (ERP) System**

**Recommendation:** That the City Council:

- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$56,418.53 to Hewlett Packard Enterprise Group for the acquisition of one SAN appliance.

**Please note:** Item Nos. 14 – 23, 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. Recognition of Outgoing Mayor

**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**

**COUNCIL REORGANIZATION**

**22. Nomination of Mayor and Mayor Pro Tem for 2017**

**23. 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.*

  
\_\_\_\_\_  
Janet Martinez, CMC  
City Clerk

**January 9, 2017**  
\_\_\_\_\_  
Date

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



# City of Santa Fe Springs

Housing Successor

January 12, 2017

## NEW BUSINESS

### License Agreement to Temporary Use Housing Successor-Owned Land

Consideration of a License Agreement with the Los Angeles County Chief Executive Office for the temporary use of a Housing Successor-owned 3.9± acre property, located at 13231 Lakeland Road (APN: 8011-012-902), to be utilized for the County's Registrar Recorder/County Clerk's election parking needs.

### **RECOMMENDATION:** That the Successor Agency:

- Authorize the Director of Planning to execute the License Agreement and other related documents to effectuate the temporary use of the subject property pursuant to the terms and conditions contained therein.

## **BACKGROUND**

The subject 3.9± acre property, located at 13231 Lakeland Road, was acquired by the Community Development Commission (CDC) in 2008 for the purpose of developing affordable housing. Ownership was transferred to the Housing Successor by operation of law on February 1, 2012. Since that time, staff has been negotiating the final terms of a development agreement for an affordable housing project.

For the tenth time, the Los Angeles County Chief Executive Office is requesting the temporary use of the subject vacant property for the parking of trucks and equipment on behalf of the County Clerk's Office related to upcoming elections. The proposed term is for February 1, 2017 (the "Commencement Date") and terminate on December 31, 2017.

## **FISCAL IMPACT**

The proposed temporary use of the subject 3.9± acre property, pending the eventual development of the site for affordable housing, will not have an adverse impact on the City's Budget.

## **INFRASTRUCTURE IMPACT**

The proposed temporary use of the subject 3.9± acre property, pending the eventual development of the site for affordable housing, will not have an adverse impact City's infrastructure.

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

Thaddeus McCormack  
City Manager

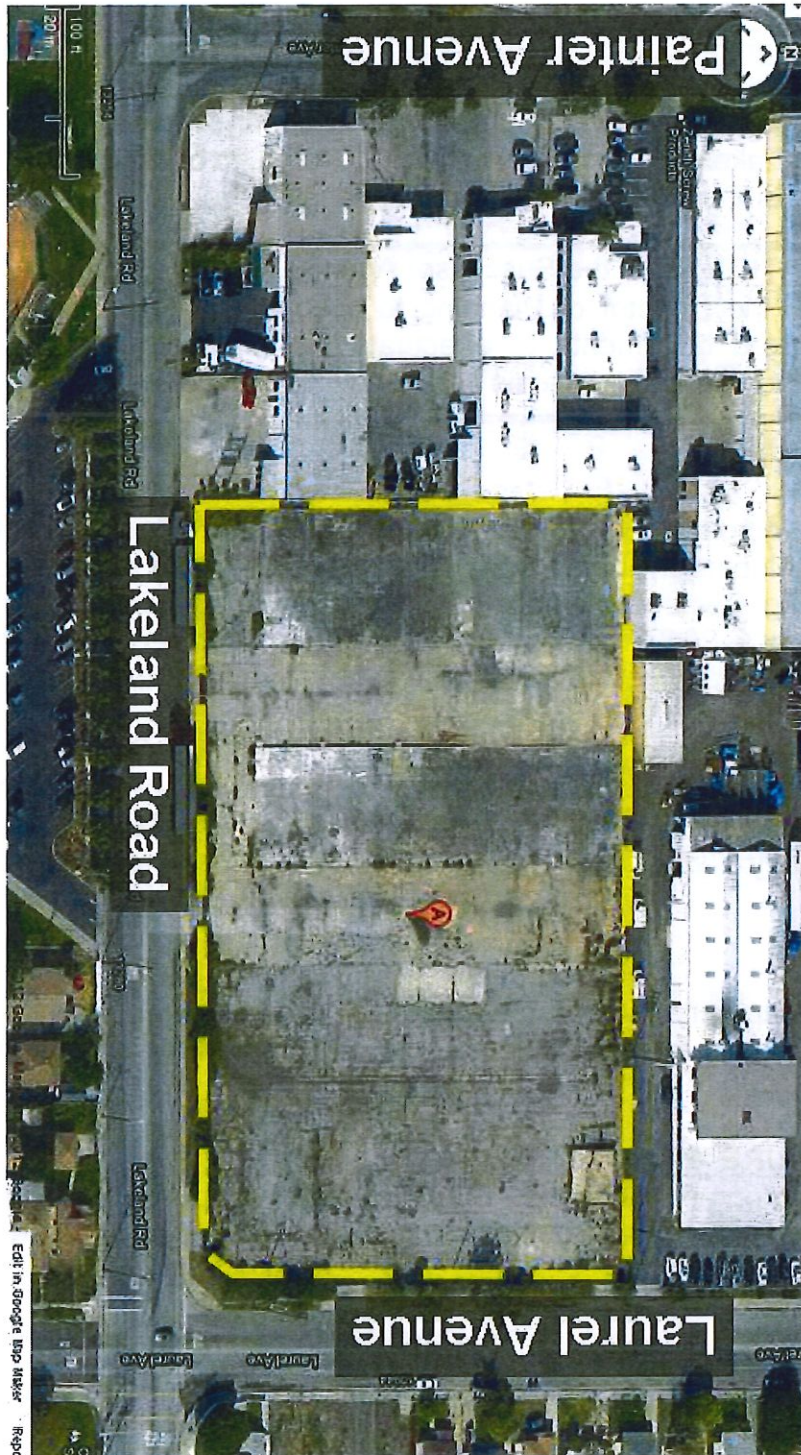
### Attachments:

1. Location Aerial
2. Lease Agreement-PL-LA-2017-01





**Lease of Housing Successor-Owned Land (3.9± Acres)  
13231 Lakeland Road (APN: 8011-012-902)**



**COUNTY OF LOS ANGELES  
CHIEF EXECUTIVE OFFICE  
LICENSE AGREEMENT  
PL-LA-2017-01**

THIS LICENSE AGREEMENT ("License" or "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between THE CITY OF SANTA FE SPRINGS, hereinafter referred to as the "Licensor", and the COUNTY OF LOS ANGELES, a body politic and corporate, hereinafter referred to as the "Licensee".

The parties hereby agree as follows:

1. PREMISES. The Licensor, for and in consideration of the performance of the covenants and agreements hereinafter contained to be kept and performed by the Licensee, upon the following terms and conditions, hereby licenses to the Licensee the right to use the parking lot, comprising 3.9 acres of land, located at 13231 Lakeland Road, Santa Fe Springs, (AIN 8011-012-902) in the County of Los Angeles, State of California hereinafter referred to as the "Premises".

2. TERM. The term of this License shall commence on January 1, 2017 (the "Commencement Date") and terminate on December 31, 2017.

3. CONSIDERATION. Licensee hereby agrees to pay as a license fee, for the Premises during the term of this License, the sum of One Dollars (\$1.00).

4. USE. Licensor agrees that the Premises, together with all appurtenances thereto, shall be used by the Licensee as off-street, in and out parking for the Registrar Recorder County Clerk on a 24 hour/7 days a week basis.

5. TERMINATION. Each party hereto may terminate this Agreement, at any time, for any reason, upon thirty (30) days prior written notice to the other.

6. REPAIRS AND MAINTENANCE. Licensee agrees to maintain the Premises for the duration of the Term, at Licensee's sole expense. Licensee's maintenance responsibility shall include, but not be limited to lighting (including lamps and tubes), sweeping, security, trash removal, and repair or replacement of car-stops, gates and fence. Licensee agrees to return said Premises to Licensor in as good condition as when rented, ordinary wear and tear, damage by earthquake, fire or the elements and other disaster or casualty excepted.

7. UTILITIES. Licensee agrees to pay when due all charges for the use of the sewer, effluent treatment (when and if imposed by any governmental authority), all water, electricity, lighting and other charges accruing or payable in connection with the Premises.



## 8. DEFAULT

A. Default by Licensee: Licensee agrees that if default shall be made in any of the covenants or agreements herein contained on the part of the Licensee to be kept and performed which constitute a material breach of the License, it shall be lawful for the Licensors to declare said term ended and to terminate this License upon the giving of five (5) days written notice. In addition thereto, Licensors shall have such other rights or remedies as may be provided by law. Licensors may not terminate the License if Licensee cures the default within the five (5) day period after the notice is given.

B. Default by Licensors: Licensors shall not be in default in the performance of any obligation required to be performed under this License unless Licensors has failed to perform such obligation within three (3) days after the receipt of written notice of default from Licensee specifying in detail Licensors's failure to perform or within such shorter period of time as may be specified herein. Licensee may terminate this License upon Licensors's default of any material obligation upon giving of three (3) days written notice of termination. In addition thereto, Licensee shall have such other rights or remedies as may be provided by law. Licensee may not terminate the License if Licensors cures the default within the three (3) day period after the notice is given. Licensee shall not exercise any of its rights under this Paragraph, other than its rights to give notice, until Licensee gives notice to any person who has requested in writing notice of Licensors's default, and has specified that person's interest in the License. The notice to such person shall be for the same period of time as that to which Licensors is entitled. Such person shall have the right to cure the default within the same period of time, after notice, to which Licensors would be entitled.

If Licensors or such person does not cure the default, Licensee may exercise any of its rights or remedies provided for or permitted in this License or pursuant to law, including the right to recover any damages proximately caused by the default.

9. NOTICES. Notices desired or required to be given by this License or by any law now or hereinafter in effect shall be given by enclosing the same in a sealed envelope with postage prepaid, certified or registered mail, return receipt requested, with the United States Postal Service.

Any such notice and the envelope containing the same shall be addressed to the Licensors as follows:

City of Santa Fe Springs  
11710 East Telegraph Road  
Santa Fe Springs, CA 90670  
Attention: Wayne Morrell

The notices and envelopes containing the same shall be addressed to the Licensee as follows:

Board of Supervisors  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, CA 90012

with a copy to:

Chief Executive Office  
Real Estate Division  
222 South Hill Street, 3rd floor  
Los Angeles, CA 90012  
Attention: Director of Real Estate

or such other place as may hereinafter be designated in writing by the Licensor or Licensee, except that Licensor shall at all times maintain a mailing address in California.

Notwithstanding anything in this License herein to the contrary, receipt of notice shall be conclusively presumed to have occurred on the earliest of:

- (1) The date of personal delivery to Licensor or to Licensor's agent or employee at Licensor's place of business, or to a resident over eighteen (18) years of age at Licensor's residence.
- (2) The date of delivery shown upon the United States Postal Service's return receipt for certified or registered mail.
- (3) Ten (10) days after deposit of notice to the address stipulated herein, sent by first class mail with the United States Postal Service, provided prior or concurrent notice has been attempted pursuant to Section 8 herein, but delivery has been refused or the notice otherwise returned without delivery.

## 10. INSURANCE

A. Licensor Indemnification. Licensor shall indemnify, defend and save harmless Licensee, its Special Districts, elected officials, agents, officers and employees, from and against any and all liability, expenses (including defense costs and legal fees) and claims for damages of any nature whatsoever, including but not limited to bodily injury, death or personal injury or property damage arising from or connected with the negligent acts or omissions of Licensor with regard to Licensor's use, maintenance or ownership of the Premises.

B. Licensee Indemnification. Licensee shall indemnify and hold Licensor, its

agents, officers and employees free and harmless from any and all liability, claims, loss, damages or expenses (including defense costs and legal fees), arising by reason of bodily injury, death, personal injury, or property damage resulting from Licensee's activities on the Premises. For purposes of this section, Licensee shall be understood to include all employees of Licensee who come on to the Premises for parking or any other purpose. Licensee shall also provide Licensor with a self-insurance certificate naming Licensor as an additional insured for Liability Coverage. Nothing in this License shall be construed to waive, limit, or supersede any of Licensee's rights or immunities under the California Labor Code, including but not limited to waiver pursuant to Labor code section 3864.

C. Waiver of Subrogation. The Licensor and Licensee each waives their rights and their insurers' rights of recovery against the other for any loss arising from or relating to this Agreement.

11. ASSIGNMENT AND SUBLETTING. Licensee shall not assign or sublet the whole or any part of the Premises without first securing the written consent of the Licensor which may be withheld in Licensor's sole and absolute discretion. Any assignments or subletting of the Premises without Licensor's prior consent shall be void and of no force or effect.

12. BINDING ON SUCCESSORS. Each and all of the terms and agreements herein contained shall be binding upon and shall inure to the benefit of the successors in interest of the Licensor, and wherever the context permits or requires, the successors in interest to the Licensee.

### 13. GENERAL PROVISIONS

A. Waiver. The waiver by Licensor or Licensee of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition on any subsequent breach of the same or any other term, covenant or condition herein contained.

B. Marginal Headings. The paragraph titles in this License are not a part of this License and shall have no effect upon the construction or interpretation of any part hereof.

C. Time. Time is of the essence of this License and each and all of its provisions in which performance is a factor.

D. Recordation. Neither party may record this License.

E. Quiet Possession. Licensee shall have quiet possession of the Premises for the entire term hereof subject to all the provisions in this License.

F. Prior Agreements. This License contains all of the agreements of the parties hereto with respect to any matter covered or mentioned in this License and no prior agreements or understanding pertaining to any such matter shall be effective for any purpose. No provision of this License may be amended or added to except by an

agreement in writing signed by the parties hereto or their respective successors-in-interest. This License shall not be effective or binding on any party until fully executed by both parties hereto.

G. Force Majeure. In the event that either party is delayed or hindered from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials not related to the price thereof, failure of power, restrictive governmental laws and regulations, riots, insurrection, war or other reasons of a like nature beyond the control of such party, then performance of such acts shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

H. Severability. Any provision of this License which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision hereof and such other provisions shall remain in full force and effect.

I. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall wherever possible be cumulative with all other remedies at law or in equity.

J. Impairment of Title. Licensor shall obtain prior to the Licensee's occupancy of the Premises, a Request for Notice of Default, in a recordable form, executed and acknowledged by Licensor, requesting that the County be notified of any Notice of Default filed by any of Licensor's lenders, to the address of County as specified in Section 10 of this License.

K. Choice of Law. This License shall be governed by the laws of the State of California, exclusive of conflict of law provisions.

L. Interpretation. The language of this License shall be construed according to its fair meaning and not strictly for or against Licensor or Licensee. Unless the context of this License clearly requires otherwise: (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting.

M. Lobbyists. Licensor and each County lobbyist or County lobbying firm as defined in Los Angeles County Code Section 2.160.010, retained by Licensor, shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code Chapter 2.160. Failure on the part of Licensor or any County lobbyist or County lobbying firm retained by Licensor to fully comply with the County Lobbyist Ordinance shall constitute a material breach of this License upon which County may immediately terminate or suspend this License.

#### 14. ENVIRONMENTAL MATTERS

A. Hazardous Materials. Licensee shall not cause nor permit, nor allow any of Licensee's employees, agents, customers, visitors, invitees, contractors, assignees or subtenants to cause or permit, any Hazardous Materials to be brought upon, stored, manufactured, generated, blended, handled, recycled, treated, disposed or used on, under or about the Premises, except for routine office and janitorial supplies in usual and customary quantities stored, used and disposed of in accordance with all applicable Environmental Laws. As used herein, "Hazardous Materials" means any chemical, substance, material, controlled substance, object, condition, waste, living organism or combination thereof, whether solid, semi solid, liquid or gaseous, which is or may be hazardous to human health or safety or to the environment due to its radioactivity, ignitability, corrosivity, reactivity, explosivity, toxicity, carcinogenicity, mutagenicity, phytotoxicity, infectiousness or other harmful or potentially harmful properties or effects, including, without limitation, molds, toxic levels of bacteria, tobacco smoke within the Premises, petroleum and petroleum products, asbestos, radon, polychlorinated biphenyls (PCBs), refrigerants (including those substances defined in the Environmental Protection Agency's "Refrigerant Recycling Rule," as amended from time to time) and all of those chemicals, substances, materials, controlled substances, objects, conditions, wastes, living organisms or combinations thereof which are now or become in the future listed, defined or regulated in any manner by any Environmental Law based upon, directly or indirectly, such properties or effects. As used herein, "Environmental Laws" means any and all federal, state or local environmental, health and/or safety-related laws, regulations, standards, decisions of courts, ordinances, rules, codes, orders, decrees, directives, guidelines, permits or permit conditions, currently existing and as amended, enacted, issued or adopted in the future which are or become applicable to Licensee or the Premises.

B. Licensor Indemnity. Licensor shall indemnify, protect, defend (by counsel acceptable to Licensee) and hold harmless Licensee from and against any and all claims, judgments, causes of action, damage, penalties, fine, taxes, costs, liabilities, losses and expenses arising at any time during or after the Term as a result (directly or indirectly) of or in connection with the presence of Hazardous Materials on, under or about the Premises or other violation of laws relating to Hazardous Materials other than caused by Licensee. This indemnity shall include, without limitation, the cost of any required or necessary repair, cleanup or detoxification, and the preparation and implementation of any closure, monitoring or other required plans, as such action is required by local or state laws or any governmental agency. Licensor shall promptly deliver to Licensee a copy of any notice received from any governmental agency during the Term concerning the presence of Hazardous Materials in the Premises. Licensor's obligations pursuant to the foregoing indemnity shall survive the expiration or termination of this Agreement. A default by Licensor under this Section shall constitute a material default under this Agreement.

15. WARRANTY OF AUTHORITY. Each of the undersigned signatories for the Licensor hereby personally covenants, warrants and guarantees that each of them, jointly and severally, has the power and authority to execute this License upon the terms and

conditions stated herein and each agrees to indemnify and hold harmless the Licensee from all damages, costs, and expenses, which result from a breach of this material representation.

16. CONSIDERATION OF GAIN PROGRAM PARTICIPANTS. Should Licensors require additional or replacement personnel after the effective date of this Agreement, Licensors shall give consideration for any such employment to participants in the County's Department of Public Social Services' Greater Avenues for Independence (GAIN) Program who meet Licensors' minimum qualifications for the open position. The County will refer GAIN participants by job category to the Licensors.

17. SOLICITATION OF CONSIDERATION. It is improper for any County officer, employee or agent to solicit consideration, in any form, from a licensor with the implication, suggestion or statement that the licensor's provision of the consideration may secure more favorable treatment for the licensor in the award of a license or that the licensor's failure to provide such consideration may negatively affect the County's consideration of the licensor's submission. A licensor shall not offer or give, either; directly or through an intermediary, consideration, in any form, to a County officer, employee or agent for the purpose of securing favorable treatment with respect to the award of the license.

18. NON-DISCRIMINATION

A. Obligation to Refrain from Discrimination. Licensee covenants and agrees for itself and any successors-in-interest that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, ancestry or national origin, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall Licensee or any person claiming under or through Licensee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of any portion of the Property.

B. Form of Nondiscrimination and Nonsegregation Clauses. Licensee shall refrain from restricting the rental, sale or lease of any portion of the Property on the basis of race, color, creed, religion, sex, marital status, ancestry or national origin of any person. All such deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

(i) In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or



occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

(ii) In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

(iii) In contracts entered into relating to the sale, transfer or leasing of the Property or any interest therein, the foregoing provisions in substantially the forms set forth shall be included, and the contracts shall further provide that the foregoing provisions shall be binding upon and obligate the contracting parties any subcontracting parties, or other transferees under the instruments.

19. IRREVOCABLE OFFER. In consideration for the time and expense that the Licensee will invest, including but not limited to legal review, and preparation and noticing for presentation to the County Board of Supervisors in reliance on Licensor's covenant to license to the County under the terms of this license offer, the Licensor irrevocably promises to keep this offer open until March 30, 2015.

IN WITNESS WHEREOF, pursuant to Chapter 2.08 of the Los Angeles County Code this License has been executed by the Licensor and on behalf of the Licensee by its Chief Executive Officer or his designee, on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**LICENSOR:**

THE CITY OF SANTA FE SPRINGS

By: \_\_\_\_\_  
WAYNE MORRELL  
Director of Planning and Development

**LICENSEE:**

COUNTY OF LOS ANGELES,  
a body politic and corporate

SACHI A. HAMAI  
Chief Executive Officer

By: \_\_\_\_\_  
CHRISTOPHER M. MONTANA  
Director of Real Estate Division

**ATTEST:**

PATRICK OGAWA  
Acting Executive Officer-Clerk  
Of the Board of Supervisors

By: \_\_\_\_\_  
Deputy

**APPROVED AS TO FORM:**

MARY C. WICKHAM  
County Counsel

By: \_\_\_\_\_  
Deputy

**FOR ITEM NO. 4**  
**PLEASE SEE ITEM NO. 6A**



# *City of Santa Fe Springs*

City Council Meeting

January 12, 2017

## **APPROVAL OF MINUTES**

Minutes of the December 8, 2016 Adjourned and 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:

- December 8, 2016

Staff hereby submits the minutes for Council's approval.

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

Thaddeus McCormack  
City Manager

### **Attachment:**

Minutes for December 8, 2016



APPROVED:

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

December 8, 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 November 10, 2016 Housing Successor Agency Meeting.

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

It was moved by Council Member Sarno, seconded by Council Member Zamora, approved Item No. 3 by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rounds, Moore

**Nayes:** None

**Absent:** None

### SUCCESSOR AGENCY

4. **CONSENT AGENDA**

**Approval of Minutes**

a. Minutes of the November 10, 2016 Successor Agency Meeting

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

It was moved by Council Member Trujillo, seconded by Mayor Pro Tem Rounds, approved Item No. 4 by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rounds, Moore

**Nayes:** None

**Absent:** None

**CITY COUNCIL**

**5. CITY MANAGER REPORT**

Thaddeus McCormack, City Manager spoke in regards to the following: Him and Mayor Moore went to the county to witness newly elected Janice Hahn being sworn in; Also, noted there was information given to him that was on Facebook in regards to the Wells senior complex, relating to all seniors being given a 90 day eviction notice, he provided clarification about the eviction comment.

Mayor mentioned Janice Hahn is looking for an office in Whittier and would like the City to offer a place in Santa Fe Springs.

**6. Approval of Minutes**

A. Minutes of the November 10, 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 Zamora, seconded by Council Member Sarno, to approve the minutes of the November 10, 2016, meeting as submitted, by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rounds, Moore

**Nayes:** None

**Absent:** None

**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.

Mayor Moore opened the Public Hearing. There being no one wishing to speak, Mayor Moore closed the Public Hearing.

City Manager noted that there were some discussions on public safety section, number N3. Would like to strike that section and remain the rest of the section. Reason is to have the certification to become an EMT is to allow public safety and first responders to allow them to purchase firearms, however the EMT does not meet those qualifications.

Wayne Morrel noted that this would allow having the M2 zone have the sale of firearms, however, also bring back and request the conditional use permit.



It was moved by Mayor Pro Tem Rounds seconded by Council Member Trujillo, to 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 regard firearms sales in the M-2 Zone; by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rounds, Moore

**Nayes:** None

**Absent:** None

#### **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.

It was moved by Mayor Pro Tem Rounds seconded by Council Member Zamora, to waive further reading and introduce Ordinance no.1080; by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rounds, Moore

**Nayes:** None

**Absent:** None

#### **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

It was moved by Council Member Sarno, seconded by Council Member Trujillo, to waive further reading and introduce Ordinance No. 1078, by the following vote:

**Ayes:** Sarno, Trujillo, Rounds, Moore

**Nayes:** Zamora

**Absent:** None

#### **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.

Thaddeus noted there was a discussion on this item, and will bringing back recommendations of review on the meeting of December 22, 2016.

It was moved by Council Member Zamora seconded by Mayor Pro Tem Rounds, to authorize the City Engineer to execute Amendment No. 1 to the Stormwater Program Compliance Professional Services Agreement with John L. Hunter and Associates; by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rounds, Moore

**Nayes:** None

**Absent:** None

**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.

Noe Negrete, Public Works Director provided a brief presentation on the item. He noted that Mr. Fred Minagar, President of Minagar & Associates, Inc. will be providing further details.

Mr. Minagar provided a brief presentation on item no. 11. He noted that they looked at the number of traffic collisions, including traffic collisions collected by the county of Los Angeles Public Works Department. They compared the numbers with the study they compiled within the city. He also stated that if the Council does not approve the recommendations, there would be a possibility that traffic citation it can be challenged

Discussion ensued amongst Council.

Mr. Negrete addressed the speed recommendations.

Mr. McCormack recommended removing 14, 15 and 16 from the recommendations for approval.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Zamora, to adopt Ordinance No. 1082 as urgency ordinance setting speed limits on certain streets, except on the streets listed on the recommended line items no. 14, 15 and 16, Steve Skolnik, City Attorney read by title only; by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rounds, Moore

**Nayes:** None

**Absent:** None

**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.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Zamora, to approve item no. 12 and 13; by the following vote:

**Ayes:** Sarno, Trujillo, Zamora, Rounds, Moore

**Nayes:** None

**Absent:** None

**CLOSED SESSION**

**CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

(Paragraph (1) of subdivision (d) of Section 54956.9)

Name of Case: Curtis Carter (Claimant against City)

---

***Mayor Moore recessed the meetings at 6:43 p.m.***

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

---

Steven N. Skolnik, City Attorney reported there was no action taken for closed session item.

**14. INVOCATION**

Invocation was led by Mayor Pro Tem Rounds.

**15. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Dominic Wrtaza, 8<sup>th</sup> grade student Council President and Eliza Gomez, 8<sup>th</sup> grade Student Council Vice President from St. Pius X Parish School.

**16. INTRODUCTIONS**

- Chamber of Commerce Representatives: Daniel J. Millan.

**17. ANNOUNCEMENTS**

The Youth Leadership Committee Members made the following announcements:

- Older Adult Holiday Celebration, December 9, 2016 from 10:00 a.m. to 1:00 p.m. at Gus Velasco Neighborhood Center.

- Las Posadas, December 9, 2016 at 6:30 p.m. at Heritage Park.
- The Nightmare before Christmas, December 16, 2016 at 8:00 p.m. at the Santa Fe Springs Library.

**18. PRESENTATIONS**

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

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

Council Member Trujillo appointed Nora Walsh to the Beautification Committee.

**20. ORAL COMMUNICATIONS**

No speakers.

**21. EXECUTIVE TEAM REPORTS**

- Noe Negrete, Public Works Director, spoke about the Parkette Playground Improvement project.
- Wayne Morrell, Director of Planning announced he attended the economic summit at Downtown Los Angeles.
- Dino Torres, Director of Police Services announced the Christmas parade would take place Saturday.
- Mike Crook, Fire Chief spoke about the Breakfast with the Boys. In addition, he spoke in regards to the warehouse that was on fire recently and how the Los Angeles County Fire Department encourages local cities to keep an eye out on for anything suspicious.
- Jose Gomez, Finance Director reported that they are in the last phase of the annual audit and the auditors will be present on December 22<sup>nd</sup> Council meeting to provide a brief report.
- Maricela Balderas, Director of Community Services spoke about the performances that were done by the childcare program staff; there were new additions such as the snow play area; staff distributed hot chocolate; and the Santa Clause float.

The following comments were made by the City Council:

- Council Member Zamora thanked staff for all their hard work and for putting together the tree lighting ceremony. Also wants everyone to remember Pearl Harbor and all the lives that lost.
- Mayor Pro Tem Rounds thanked staff for the Christmas float. Also noted that the tree lighting ceremony was fantastic. Last, he thanked members of the art committee for authorizing to donate 50 thousand dollars for the art memorial.
- Council Member Trujillo noted that the Christmas lighting ceremony was great and thanked everyone for their hard work. Also wished Ms. Rios happy birthday next week.
- Mayor Moore also thanked everyone for the Christmas lighting ceremony. Also thanked the Fire Department and Public Safety for helping collecting toys for the

kids.

**ADJOURNMENT**

**22.** Mayor Moore adjourned the meeting at 8:12 p.m.

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

***ATTEST:***

\_\_\_\_\_  
Janet Martinez  
City Clerk

\_\_\_\_\_  
Date



# *City of Santa Fe Springs*

City Council Meeting

January 12, 2017

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

### Zoning Text Amendment – Cottage Food Operations

Ordinance No. 1081: An ordinance of the City Council of the City of Santa Fe Springs, amending Sections 155.003, 155.062, 155.092, 155.635(A) and adding Section 155.635.1 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code to include Cottage Food Operations as an allowable accessory use in the R-1, Single-Family Residential Zone District and R-3, Multi-Family Residential Zone District. (City of Santa Fe Springs)

### **RECOMMENDATIONS**

Staff recommends that the City Council take the following actions:

- Open the Public Hearing and receive any comments from the public regarding land use requirements for cottage food operations (Ordinance No. 1081), 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 land use requirements for cottage food operations.

### **BACKGROUND/DESCRIPTION OF PROPOSAL**

Across the Country, states recognize the high cost of starting a food business, as well as inaccessibility to kitchens complying with food regulation laws, have prevented many micro-entrepreneurs from getting started. For decades, low-income and rural communities have faced limited opportunities to purchase healthy foods. In recent years, California has seen a growing movement to support community-based food production.

To help people grow local food economies, the California State legislature enacted Assembly Bill (AB) 1616 in 2012, which required cities and counties to allow individuals to prepare and/or package certain types of non-potentially hazardous foods in private-home kitchens referred to as a Cottage Food Operations (CFO) and allow the sale of such foods either from their homes or from other locations. AB 1616 allows local agencies to establish a permitting process and set reasonable standards within State-prescribed parameters (see AB 1616 text attached to this report). AB 1616 went into effect January 1, 2013 and has since contributed to the rise in home-based food businesses across the State, as micro-entrepreneurs can now get started and prove a market for their food with a smaller initial investment.



**REQUIREMENTS AND LIMITATIONS**

Although, CFOs are no longer subject to regulations similar to commercial kitchens, all cottage food operators are still subject to specified requirements and limitations set forth in AB 1616, which include the following:

- CFOs shall not have more than fifty thousand dollars (\$50,000) in gross annual sales in a calendar year.
- The individual who operates the CFO must reside in the dwelling where the business is being conducted.
- Operator may not have more than one full-time equivalent employee, not including a family member or household member of the CFO.
- Cottage food preparation, packaging, or handling may not occur in the home kitchen concurrent with any other domestic activities, such as family meal preparation, dishwashing, kitchen cleaning, or guest entertainment.
- No infants, small children, or pets are permitted in the home kitchen during the preparation, packaging, or handling of any cottage food products.
- Operator must keep all kitchen equipment and utensils clean and in good repair.
- Operator shall ensure that all food contact surfaces and utensils used for the preparation, packaging or handling of any cottage food products shall be washed, rinsed, and sanitized before each use.
- Operator shall ensure that all food preparation and storage areas must be kept free of rodents and insects.
- Operator shall ensure that proper hand-washing (or exposed portions of the arms) shall be completed prior to any food preparation or packaging.
- Operator shall ensure that water used in preparation of cottage food products must be potable.
- Smoking is prohibited in the portion of a private home used for the preparation, packaging or handling of cottage food products and related ingredients or equipment, or both, while cottage food products are being prepared.
- A person with a contagious illness shall not work in the CFO. Persons with cuts, blisters, or burns shall cover their hands, wrists, and arms with a dry, sturdy bandage and wear a glove before doing any food preparation or packaging.
- A person who prepares or packages cottage food products shall complete a food processor course within three months of becoming registered.
- A CFO shall properly label all cottage food products in compliance with the Federal Food, Drug, and Cosmetic Act.

The Los Angeles County Environmental Health Division (County) is the local enforcement agency responsible for registering or permitting and inspecting CFOs in Los Angeles County and ensuring that the CFOs comply with all Health and Safety

Code requirements. State law requires all CFOs to be registered or permitted by their local environmental health agency before commencing business.

### **TYPES OF COTTAGE FOOD OPERATIONS**

AB 1616 also created a two-tier cottage food operator registration and permitting system (Class A and Class B) to be enforced by the local county environmental health agency. Requirements differ for “Class A” and “Class B” CFOs.

#### **Class A:**

- Class A CFOs are only allowed to engage in “direct sales” of cottage food. “Direct sale” means a transaction between a cottage food operator and a consumer, where the consumer purchases the cottage food product directly from the cottage food operator. Direct sales include, but are not limited to, transactions at temporary events, such as bake sales, certified farmers’ markets, farm stands, or at the residence where the CFO is located.
- Class A CFOS must submit a completed self-certification checklist approved by the County when they submit their registration application verifying that the CFO conforms to applicable California Health and Safety Code requirements.
- Class A kitchens are not subject to initial or routine inspections; however, the County, on the basis of a consumer complaint, may perform an inspection of the CFO to ensure that unsafe food has not been produced or any other violation has occurred.

#### **Class B:**

- Class B CFOs may engage in both “direct sales” and “indirect sales” of cottage food. “Indirect sale” means an interaction between a cottage food operator, a third-party retailer, and a consumer, where the consumer purchases cottage food products made by the CFO from a third-party retailer that holds a valid permit issued by the local environmental health agency. Indirect sales include, but are not limited to, sales made to retail food facilities including markets, restaurants, bakeries, and delis, where food may be immediately consumed on the premises.
- Class B operations must submit a permit application and be inspected prior to obtaining a permit from the County.
- Class B kitchens are inspected initially prior to permit issuance and then annually. The County, on the basis of a consumer complaint, may also perform an inspection of the CFO to ensure that unsafe food has not been produced or any other violation has occurred.

Both Class A registrations and Class B Permits, must be renewed annually. In addition, as mentioned previously, all CFOs will have to meet specified requirements pursuant to California Health and Safety Code related to preparing foods that are on the approved list, completing a food processor training course within three-months of registering (and every three years during operations), implementing sanitary

operations, creating state and federal compliant labels, and operating within the established gross annual sales limit of \$50,000 per year.

The enactment of AB 1616 provides CFOs with the opportunity to operate a small scale food business. However, once the CFO exceeds the gross annual sales limit established in the law, they must move their operations to a commercial processing facility.

### **TYPES OF FOODS PERMITTED**

CFOs are only allowed to produce foods that are defined as “non-potentially hazardous.” Specifically, foods that are described in California Health and Safety Code Section 114365.5 and that are prepared for sale in the kitchen of a CFO. Non-potentially hazardous foods are essentially foods that do not support the rapid growth of bacteria that would make people sick when held outside of refrigeration temperatures. These foods, as well as other foods not on the approved foods list (see Section 114365.5 of AB 1616 - attached to this report), are regulated by the California Department of Public Health (CDPH). Typical food items include: baked goods without cream, custards or meat fillings; candies, dried fruits and pastas; fruit pies; cereals; herbs; honey; jams and jellies; nuts; popcorn; roasted coffees and dried teas; seasoning salts, etc.

### **STAFF CONSIDERATION**

AB 1616 states that local agencies shall not prohibit a CFO in any residential dwellings, but shall do one of the following:

1. Classify a CFO as a permitted use of residential property for zoning purposes.
2. Grant a nondiscretionary permit to use a residence as any CFO that complies with local ordinances prescribing reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking and noise control relating to those homes.
3. Require any CFO to apply for a permit to use a residence for its operation. The use permit shall be granted if the CFO complies with local ordinances prescribing reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking and noise control relating to those homes. Processing of said permit shall be performed as economically as possible with fees not to exceed the cost of the review and permit process.

Staff is recommending option #2, which would allow for an application/permit process consistent with home-based businesses who currently must apply for and obtain a Home Occupation Permit. Staff would, however, create a separate application/permit process for CFOs since the limitations on CFOs differ from other home-based businesses. Said permit would be subject to prior approval by the Director of Planning or his/her designee. It should be noted that regulations for home-based businesses that still fall under the existing Home Occupation Permit will remain unchanged.

**PROPOSED ZONING TEXT AMENDMENT**

The proposed regulations designed to allow residents to operate CFOs out of their homes and in accordance with AB 1616, would be implemented through various amendments to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code. Specifically, the proposed changes are to:

- Section 155.003, to add pertinent definitions;
- Section 155.062 and Section 155.092, to add “Cottage Food Operations” as an accessory use in the R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) zones, respectively;
- Section 155.635(A) to exclude Cottage Food Operations and effectively distinguish CFOs from the existing Home Occupations Permit; and
- Section 155.635.1, to establish standards, restrictions, and requirements pertaining to the permitting and operation of CFOs in the City. The proposed changes are shown underlined.

**SANTA FE SPRINGS MUNICIPAL CODE****Chapter 155 - Zoning****§ 155.003 DEFINITIONS**

COTTAGE FOOD OPERATION – An enterprise conducted at a private home where the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides and where cottage food products are prepared or packaged for direct, indirect, or direct and indirect sale to consumers in compliance with California Health and Safety Code Section 113758. A Cottage Food Operation must satisfy the provisions set forth in Section 155.635.1 of the City of Santa Fe Springs Municipal Code.

COTTAGE FOOD OPERATOR – An individual who owns or operates a Cottage Food Operation in his or her private home kitchen.

COTTAGE FOOD PRODUCTS – Non-potentially hazardous foods, specifically foods that are described in California Health and Safety Code Section 114365.5 and that are prepared for sale in the kitchen of a Cottage Food Operation.

DIRECT SALE (COTTAGE FOOD) – A transaction between a Cottage Food Operation operator and a consumer, where the consumer purchases the cottage food product directly from the Cottage Food Operation. Direct sales include, but are not limited to, transactions at holiday bazaars or other temporary events, such as bake sales or food swaps, transactions at farm stands, certified farmers' markets, or through community-supported agriculture subscriptions, and transactions occurring in person in the Cottage Food Operation.

INDIRECT SALE (COTTAGE FOOD) – An interaction between a Cottage Food Operation, a third-party retailer, and a consumer, where the consumer purchases cottage food products made by the Cottage Food Operation from a third-party retailer that holds a valid permit issued pursuant to California Health and Safety Code Section 114381. Indirect sales include, but are not limited to, sales made to retail shops or to retail food facilities where food may be immediately consumed on the premises.

PRIVATE HOME (COTTAGE FOOD) – A dwelling, including an apartment or other rented space, where people live.

REGISTERED OR PERMITTED AREA (COTTAGE FOOD) – The portion of a private home that contains the private home's kitchen used for the preparation, packaging, storage, or handling of cottage food products and related ingredients or equipment, or both, and attached rooms within the home that are used exclusively for storage.

#### **§ 155.062 ACCESSORY USES**

The following accessory uses are permitted in the R-1 Zone;

(M) Cottage Food Operations in accordance with the provisions of § 155.635.1.

#### **§ 155.092 ACCESSORY USES**

The following accessory uses are permitted in the R-3 Zone;

(H) Cottage Food Operations in accordance with the provisions of § 155.635.1.

#### **§ 155.635 HOME OCCUPATIONS**

(A) The term HOME OCCUPATIONS applies only to such uses in the residential zones which may be conducted within a residential dwelling without in any way changing the appearance or condition of the residence. Such uses which consist solely of a business phone and/or mailing address shall only require approval by the Director of Planning and Development, except that Cottage Food Operations may be permitted as specified in Section 155.635.1; all other such uses shall require Planning Commission approval. Before granting approval, the Director of Planning and Development and the Commission shall be satisfied that all of the requirements set forth below are met.

(B) Approval by the Director of Planning and Development and the Commission may be conditioned upon any other requirements deemed necessary to preserve the residential character of the area and carry out the intent of this chapter.

- (1) No employment of help other than members of the resident family.
- (2) No use of material or mechanical equipment not recognized as being part

- of reasonable household uses.
- (3) The use shall not generate pedestrian or vehicular traffic.
  - (4) No storage of materials or supplies outdoors and no use of commercial vehicles for delivery of materials to or from the premises.
  - (5) No signs or advertising shall be permitted on the premises.
  - (6) In no way shall the appearance of the building be so altered, or the home occupation be so conducted as to cause the premises to deviate from its residential character, either by color, materials or construction, or by lighting signs, sounds, or noises, vibrations, and the like.
  - (7) There shall be no use of utilities or community facilities beyond that reasonable to the use of the property for residential purposes.
  - (8) The use shall not be a category of industrial homework which is prohibited by state law.
  - (9) That if the use is a category of industrial homework which is not prohibited by state law, evidence shall be submitted that a valid and existing license and permit has been issued to the employer and industrial homeworker (applicant) respectively by the State Division of Industrial Welfare or other appropriate regulatory agency governing the use.
  - (10) That if the use requires a license or permit by any other public agency having jurisdiction by law, evidence shall be submitted that a valid license or permit has been issued to the applicant by such public agency.
  - (11) The applicant shall sign an affidavit that he or she is aware of and agrees to all of the requirements and conditions under which approval of the home occupation is given, and that if any of said requirements or conditions are violated, the approval shall become null and void.

### **§ 155.635.1 COTTAGE FOOD OPERATIONS**

(A) The term COTTAGE FOOD OPERATIONS, as defined in § 155.003, applies only to such uses in residential zones which may be conducted within a residential dwelling without in any way changing the appearance or condition of the residence. Such uses shall require approval of a Cottage Food Operations Permit by the Director of Planning or his/her designee. Before granting approval, the Director of Planning or his/her designee shall be satisfied that all the requirements set forth below are met.

- 1) All Cottage Food Operations must comply with the requirements of the Los Angeles County Environmental Health Division and the California Department of Public Health. Applicants must first obtain a Cottage Food Operations Class A or Class B Permit from the County prior to submitting an application for a Cottage Food Operations Permit under this chapter. A copy of the valid county Class A or Class B Permit must be furnished to the City along with the application for a Cottage Food Operations Permit.
- 2) The Cottage Food Operation shall at all times be conducted in compliance with all conditions and limitations set forth within this Chapter, California

- Health and Safety Code Sections 113758 and 114365, and all other applicable State and County laws, regulations, and requirements.
- 3) Cottage Food Operations must at all times comply with the restrictions on gross annual sales as set forth in California Health and Safety Code Section 113758. Cottage food operator must at all times maintain applicable tax returns or other proof of gross annual sales for the Cottage Food Operation, and must promptly provide such documentation to City officials upon request.
  - 4) Cottage Food Operations shall not be:
    - i. located within 300 feet of the property line of any single-family home where another approved Cottage Food Operation is located; or
    - ii. located within the same building of an apartment complex or other multi-family housing development (i.e. condominiums or townhomes) where another approved Cottage Food Operation exists.
  - 5) Cottage Food Operations shall occupy no more of a residence than the lesser of 1) thirty percent (30%) of the floor area of the dwelling, including the garage area; or 2) the area permitted by County Permit.
  - 6) The Cottage Food Operation shall be conducted by the cottage food operator within the dwelling where the cottage food operator resides as their primary residence. Said dwelling shall be a legally established dwelling.
  - 7) Only foods defined as “non-potentially hazardous” are approved for preparation by Cottage Food Operations. A list of approved cottage food categories is maintained by the California Department of Public Health and is provide on their website, which will be subject to change. Products containing alcohol or marijuana is prohibited.
  - 8) Cottage Food Operations shall not have more than one (1) full-time equivalent employee, paid or unpaid, in addition to any family or household members that reside within the dwelling.
  - 9) Any direct sales of cottage food products to customers from a dwelling unit, if applicable, shall be by prior appointment only and limited to one customer per hour per day. All sales activities shall occur inside the residence and must be between the hours of 8:00 a.m. and 6:00 p.m. On-site consumption of cottage food products by customers is prohibited.
  - 10) All commercial deliveries related to the Cottage Food Operation shall be limited to no more than one (1) per day, between the hours of 9:00 a.m. and 5:00 p.m. Additionally, delivery vehicles shall not be heavier than 6,000 lbs. in gross vehicle weight.
  - 11) All Cottage Food Operations shall provide a site plan which confirms that the following parking and loading requirements are met:
    - i. For single-family homes, parking spaces in the property garage or carport and driveway shall be available for the actual parking demand created by the use, including parking for the applicant’s own vehicles, and a parking space for one (1) non-resident employee (if applicable).
    - ii. For apartments or other multi-family developments, the cottage food operator’s designated space(s) shall be available for the actual parking demand created by the use, including parking for the

- applicant's own vehicles, and a parking space for one (1) non-resident employee (if applicable). On-site parking, in an apartment complex or other multi-family residence, requires prior approval in writing from the property owner, landlord, homeowners association, or property manager.
- iii. On-street parking, except on street days where street sweeping occurs, may be temporarily used for persons picking-up and/or delivering materials for the Cottage Food Operation.
  - iv. Deliveries and customer visitations to the Cottage Food Operation may not unreasonably interfere with the free flow of traffic in the residential zone. Additionally, the cottage food operator is responsible for ensuring that delivery and/or customer vehicles do not remain idle during visitations.
  - v. Commercial vehicles may not be kept permanently on the site or in the near vicinity to the Cottage Food Operation.
- 12) Cottage Food Operations may not create noise levels in excess of the permitted noise levels established for the applicable zone in which the Cottage Food Operation is located.
- 13) No exterior alterations may be made to the dwelling unit for the purposes of use by the Cottage Food Operation that would alter the residential character of the dwelling.
- 14) No signage or advertisement identifying the cottage food operation shall be permitted at the premises.
- 15) In addition to a Cottage Food Operations Permit, Cottage Food Operations must obtain all applicable permits, licenses, and certificates required for the operation of a business under the City's Municipal Code.
- 16) Additional conditions relating to concentration, traffic control, parking and noise control may be imposed as deemed necessary by the Director of Planning.
- (B) The Director of Planning or his/her designee may administratively revoke a Cottage Food Operation Permit if any of the following applies:
- 1) The Cottage Food Operation has become detrimental to public health, safety, welfare, or character of a neighborhood, or constitutes a hazard or nuisance to pedestrian or vehicular circulation or parking; or
  - 2) The Cottage Food Operation has been issued a notice of violation by the Los Angeles County Environmental Health Division and the violation is not corrected within the period noted within the notice; or
  - 3) The Cottage Food Operation is in violation of this Chapter, a condition of the Cottage Food Operations Permit, or any other applicable State or County law, regulation, or requirement.
  - 4) An expansion or relocation of a Cottage Food Operation without an amendment of the Cottage Food Operations Permit.

(C) A Cottage Food Operations Permit issued in accordance with the provisions set



forth within this Section shall not be transferred, assigned, or used by any person other than the permittee, nor shall said use be used at any location other than the one for which the permit is granted.

### **SUMMARY**

Ordinance No. 1081 establishes a process to allow individuals to prepare and package certain types of non-potentially hazardous foods in private-home kitchens and allow the sale of such foods either from their homes or from other locations, subject to approval of a Cottage Food Operations Permit application by the Director of Planning or his/her designee and also must obtain a Class A registration (for direct sales) or Class B permit (for indirect sales) from the Los Angeles County Environmental Health Division. The proposed zoning text amendment will be consistent with State law, specifically AB 1616, while establishing “reasonable” standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking and noise control as authorized by newly enacted Government Code section 51035(a), to help minimize potential negative impacts on neighbors and protect public health and safety.

It should be noted that in the absence of the City adopting the proposed ordinance, Cottage Food Operations will be allowed to operate in accordance with AB 1616 without any City restrictions or requirements.

### **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 1: Provide for attractive and productive use of land in Santa Fe Springs by maintaining a balance within the City to emphasize local identity, preserve the single-family nature of the community, maintain a high quality of life, and create an efficient yet pleasing environment.***

The proposed zone text amendment will be consistent with State law, specifically AB 1616, while establishing “reasonable” standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking and noise control as authorized by newly enacted Government Code section 51035(a), to help minimize potential negative impacts on neighbors and protect public health and safety. The zone text amendment, if approved, would allow local micro-entrepreneurs an opportunity to establish a food business with smaller start-up costs and thus provide healthier community-based food options to the local population.

***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 zone text amendment will help stimulate the tax base and viability of local businesses, especially for micro-entrepreneurs. If approved, the proposed zone text amendment would provide local residents the opportunity to start a food business out of their home, and determine if their product can be successful, before making a larger investment on a commercial kitchen. As a result, the local cottage food operations would be providing the local community with greater options for healthy “non-potentially hazardous” foods.

### **PLANNING COMMISSION CONSIDERATION**

At its meeting of December 12, 2016, the City Planning Commission conducted a Public Hearing on a Zoning Text Amendment amending Sections 155.003, 155.062, 155.092, 155.635(A) and Section 155.635.1 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code. 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 the subject Zoning Text Amendment to allow Cottage Food Operations as an allowable accessory use in the R-1, Single-Family Residential Zone District and R-3, Multi-Family Residential Zone District (Ordinance No. 1081). The Planning Commission, however, requested that the text be amended to prohibit products containing alcohol or marijuana. The change is reflected in Section 155.635.1 (A)(7). Additionally, as noted in staff’s presentation, a change was also made to reduce the vehicle weight to 6,000 lbs. to be consistent with the weight limit currently enforced on our residential streets.

Attached for the City Council review are the following:

1. Resolution No. 60-2016, memorializing the action taken by the City Planning Commission to recommend that the City Council approve the proposed Zoning Text Amendment relating to land use requirements for cottage food operations.
2. Proposed Ordinance No. 1081

### **LEGAL NOTICE OF PUBLIC HEARING**

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

The legal notice was posted in Santa Fe Springs City Hall, the City Library, and the City’s Town Center on December 1, 2016 and published in a newspaper of general circulation (Whittier Daily News) December 1, 2016 as required by the State Zoning and Development Laws and by the City’s Zoning Regulations.

The proposed zoning text amendment will be consistent with State law, specifically AB 1616, while establishing “reasonable” standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking and noise control as authorized by newly enacted Government Code section 51035(a), to help minimize potential negative impacts on neighbors and protect public health and safety



Thaddeus McCormack  
City Manager

Attachments

1. Resolution No. 60-2016
2. Proposed Ordinance No. 1081
3. Assembly Bill (AB) 1616

**CITY OF SANTA FE SPRINGS**

**RESOLUTION NO. 60-2016**

**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 APPROVED AND ADOPT AN ORDINANCE AMENDING SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15, CHAPTER 155, SECTIONS 155.003, 155.062, 155.092, 155.635 AND ADDING SECTION 155.635.1 RELATING TO COTTAGE FOOD OPERATIONS**

**WHEREAS**, the State Legislature passed an Assembly Bill (AB 1616) in 2012, updating the Health & Safety Code regarding "cottage food operations"; and

**WHEREAS**, AB 1616 requires all cities to allow Cottage Food Operations as a permitted use in residential zones; and

**WHEREAS**, Cottage Food Operations are generally described as small food businesses that produce non-potentially hazardous foods in private-home kitchens with limited regulatory oversight as long as certain criteria are met; and

**WHEREAS**, under AB 1616, if the City requires Cottage Food Operations to obtain a permit, the City may only prescribe reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking, and noise control related to those residences conducting a Cottage Food Operation; and

**WHEREAS**, the City wishes to enact regulations for Cottage Food Operations through a Cottage Food Operation Permit process which comply with the requirements of AB 1616; and

**WHEREAS**, the revisions to the Santa Fe Springs Municipal Code made by the proposed ordinance are consistent with the goals and policies in the City's General Plan; and

**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 155.003, 155.062, 155.092, 155.635 and adding Section 155.635.1 to Title 15, Chapter 155 of the Santa Fe Springs Municipal Code relating to Cottage Food Operations in residential zoned properties, 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**, Santa Fe Springs Municipal Code section 155.834 and California Government Code section 65854 require the Planning Commission and City Council to conduct a public hearing on the proposed Code amendments; and

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

**WHEREAS**, the Planning Commission held a Public Hearing on December 12, 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:** Following a public hearing noticed and conducted in compliance with all applicable law, and pursuant to all laws applicable to the responsibilities of the Planning Commission with respect to the subject matter hereof, the Planning Commission recommends that the City Council adopt Ordinance No. 1081 attached hereto as Exhibit A.

**SECTION 2:** Based on the oral and written evidence presented at such hearing, the Planning Commission hereby find and determine that the adoption of such Ordinance is in the public convenience, interest and necessity.

**SECTION 3:** The Planning Commission find that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**SECTION 4:** The Commission Secretary shall certify to the adoption of this Resolution.

**PASSED and ADOPTED** this 12th day of December, 2016.

  
Ken Arnold, Chairperson

ATTEST:  
  
Teresa Cavallo, Planning Secretary

## ORDINANCE NO. 1081

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AMENDING THE SANTA FE SPRINGS MUNICIPAL CODE, TITLE 15, CHAPTER 155, SECTIONS 155.003, 155.062, 155.092, 155.635(A) AND ADDING SECTION 155.635.1 RELATING TO LAND USE REQUIREMENTS FOR COTTAGE FOOD OPERATIONS**

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

**SECTION 1.** Section 155.003 (Definitions) of Chapter 155 (Zoning) of the Santa Fe Springs Municipal Code, is amended, in part, by adding the following definitions, with all other definitions in that section to remain unchanged:

#### § 155.003 DEFINITIONS

**COTTAGE FOOD OPERATION:** An enterprise conducted at a private home where the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides and where cottage food products are prepared or packaged for direct, indirect, or direct and indirect sale to consumers in compliance with California Health and Safety Code Section 113758. A Cottage Food Operation must satisfy the provisions set forth in Section 155.635.1 of the City of Santa Fe Springs Municipal Code.

**COTTAGE FOOD OPERATOR:** An individual who operates a Cottage Food Operation in his or her private home and is the owner of the Cottage Food Operation.

**COTTAGE FOOD PRODUCTS:** Non-potentially hazardous foods, specifically foods that are described in California Health and Safety Code Section 114365.5 and that are prepared for sale in the kitchen of a Cottage Food Operation.

**DIRECT SALE (COTTAGE FOOD):** A transaction between a Cottage Food Operation operator and a consumer, where the consumer purchases the cottage food product directly from the Cottage Food Operation. Direct sales include, but are not limited to, transactions at holiday bazaars or other temporary events, such as bake sales or food swaps, transactions at farm stands, certified farmers' markets, or through community-supported agriculture subscriptions, and transactions occurring in person in the cottage food operation.

**INDIRECT SALE (COTTAGE FOOD):** An interaction between a Cottage Food Operation, a third-party retailer, and a consumer, where the consumer purchases cottage food products made by the Cottage Food Operation from a third-party retailer that holds a valid permit issued pursuant to California Health and Safety Code Section 114381. Indirect sales include, but are not limited to, sales made to retail shops or to retail food facilities where food may be immediately consumed on the premises.



PRIVATE HOME (COTTAGE FOOD) – A dwelling, including an apartment or other rented space, where the cottage food operator resides.

REGISTERED OR PERMITTED AREA (COTTAGE FOOD): The portion of a private home that contains the private home's kitchen used for the preparation, packaging, storage, or handling of cottage food products and related ingredients or equipment, or both, and attached rooms within the home that are used exclusively for storage.

**SECTION 2.** Section 155.062 ACCESSORY USES is hereby amended to add thereto new subsection (M), so that subsection (M) read as follows:

§ 155.062 ACCESSORY USES

The following accessory uses are permitted in the R-1 Zone;

(M) Cottage Food Operations in accordance with the provisions of § 155.635.1.

**SECTION 3.** Section 155.092 ACCESSORY USES is hereby amended to add thereto new subsection (H), so that subsection (H) read as follows:

§ 155.092 ACCESSORY USES

The following accessory uses are permitted in the R-3 Zone;

(H) Cottage Food Operations in accordance with the provisions of § 155.635.1.

**SECTION 4.** Section 155.635 is hereby amended to read as follows:

§ 155.635 HOME OCCUPATIONS

The term HOME OCCUPATIONS applies only to such uses in the residential zones which may be conducted within a residential dwelling without in any way changing the appearance or condition of the residence. Such uses which consist solely of a business phone and/or mailing address shall only require approval by the Director of Planning and Development, except that Cottage Food Operations may be permitted as specified in Section 155.635.1; all other such uses shall require Planning Commission approval. Before granting approval, the Director of Planning and Development and the Commission shall be satisfied that all of the requirements set forth below are met

**SECTION 5.** Section 155.635.1 is hereby added to read as follows:

§ 155.635.1 COTTAGE FOOD OPERATIONS

(A) The term COTTAGE FOOD OPERATIONS, as defined in § 155.003, applies only to such uses in residential zones which may be conducted within a residential dwelling without in any way changing the appearance or condition of the



residence. Such uses shall require approval of a Cottage Food Operations Permit by the Director of Planning or his/her designee. Before granting approval, the Director of Planning or his/her designee shall be satisfied that all the requirements set forth below are met.

- 1) All Cottage Food Operations must comply with the requirements of the Los Angeles County Environmental Health Division and the California Department of Public Health. Applicants must first obtain a Cottage Food Operations Class A or Class B Permit from the County prior to submitting an application for a Cottage Food Operations Permit under this chapter. A copy of the valid county Class A or Class B Permit must be furnished to the City along with the application for a Cottage Food Operations Permit.
- 2) The Cottage Food Operation shall at all times be conducted in compliance with all conditions and limitations set forth within this Chapter, California Health and Safety Code Sections 113758 and 114365, and all other applicable State and County laws, regulations, and requirements.
- 3) Cottage Food Operations must at all times comply with the restrictions on gross annual sales as set forth in California Health and Safety Code Section 113758. Cottage food operator must at all times maintain applicable tax returns or other proof of gross annual sales for the Cottage Food Operation, and must promptly provide such documentation to City officials upon request.
- 4) Cottage Food Operations shall not be:
  - i. located within 300 feet of the property line of any single-family home where another approved Cottage Food Operation is located; or
  - ii. located within the same building of an apartment complex or other multi-family housing development (i.e. condominiums or townhomes) where another approved Cottage Food Operation exists.
- 5) Cottage Food Operations shall occupy no more of a residence than the lesser of 1) thirty percent (30%) of the floor area of the dwelling, including the garage area; or 2) the area permitted by County Permit.
- 6) The Cottage Food Operation shall be conducted by the cottage food operator within the dwelling where the cottage food operator resides as their primary residence. Said dwelling shall be a legally established dwelling.
- 7) Only foods defined as "non-potentially hazardous" are approved for preparation by Cottage Food Operations. A list of approved cottage food categories is maintained by the California Department of Public Health and is provide on their website, which will be subject to change. Products containing alcohol or marijuana is prohibited.
- 8) Cottage Food Operations shall not have more than one (1) full-time equivalent employee, paid or unpaid, in addition to any family or household members that reside within the dwelling.
- 9) Any direct sales of cottage food products to customers from a dwelling

unit, if applicable, shall be by prior appointment only and limited to one customer per hour per day. All sales activities shall occur inside the residence and must be between the hours of 8:00 a.m. and 6:00 p.m. On-site consumption of cottage food products by customers is prohibited.

- 10) All commercial deliveries related to the Cottage Food Operation shall be limited to no more than one (1) per day, between the hours of 9:00 a.m. and 5:00 p.m. Additionally, delivery vehicles shall not be heavier than 6,000 lbs. in gross vehicle weight.
- 11) All Cottage Food Operations shall provide a site plan which confirms that the following parking and loading requirements are met:
  - i. For single-family homes, parking spaces in the property garage or carport and driveway shall be available for the actual parking demand created by the use, including parking for the applicant's own vehicles, and a parking space for one (1) non-resident employee (if applicable).
  - ii. For apartments or other multi-family developments, the cottage food operator's designated space(s) shall be available for the actual parking demand created by the use, including parking for the applicant's own vehicles, and a parking space for one (1) non-resident employee (if applicable). On-site parking, in an apartment complex or other multi-family residence, requires prior approval in writing from the property owner, landlord, homeowners association, or property manager.
  - iii. On-street parking, except on street days where street sweeping occurs, may be temporarily used for persons picking-up and/or delivering materials for the Cottage Food Operation.
  - iv. Deliveries and customer visitations to the Cottage Food Operation may not unreasonably interfere with the free flow of traffic in the residential zone. Additionally, the cottage food operator is responsible for ensuring that delivery and/or customer vehicles do not remain idle during visitations.
  - v. Commercial vehicles may not be kept permanently on the site or in the near vicinity to the Cottage Food Operation.
- 12) Cottage Food Operations may not create noise levels in excess of the permitted noise levels established for the applicable zone in which the Cottage Food Operation is located.
- 13) No exterior alterations may be made to the dwelling unit for the purposes of use by the Cottage Food Operation that would alter the residential character of the dwelling.
- 14) No signage or advertisement identifying the cottage food operation shall be permitted at the premises.
- 15) In addition to a Cottage Food Operations Permit, Cottage Food Operations must obtain all applicable permits, licenses, and certificates required for the operation of a business under the City's Municipal Code.
- 16) Additional conditions relating to concentration, traffic control, parking and noise control may be imposed as deemed necessary by the Director of

Planning.

- (B) The Director of Planning or his/her designee may administratively revoke a Cottage Food Operation Permit if any of the following applies:
- 1) The Cottage Food Operation has become detrimental to public health, safety, welfare, or character of a neighborhood, or constitutes a hazard or nuisance to pedestrian or vehicular circulation or parking; or
  - 2) The Cottage Food Operation has been issued a notice of violation by the Los Angeles County Environmental Health Division and the violation is not corrected within the period noted within the notice; or
  - 3) The Cottage Food Operation is in violation of this Chapter, a condition of the Cottage Food Operations Permit, or any other applicable State or County law, regulation, or requirement.
  - 4) An expansion or relocation of a Cottage Food Operation without an amendment of the Cottage Food Operations Permit.
- (C) A Cottage Food Operations Permit issued in accordance with the provisions set forth within this Section shall not be transferred, assigned, or used by any person other than the permittee, nor shall said use be used at any location other than the one for which the permit is granted.

**SECTION 6.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

**SECTION 7.** The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

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

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ (Month), 2017, by the following vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

---

Richard J. Moore  
Mayor

ATTEST:

---

Janet Martinez, CMC  
City Clerk

BILL NUMBER: AB 1616 CHAPTERED  
BILL TEXT

CHAPTER 415  
FILED WITH SECRETARY OF STATE SEPTEMBER 21, 2012  
APPROVED BY GOVERNOR SEPTEMBER 21, 2012  
PASSED THE SENATE AUGUST 30, 2012  
PASSED THE ASSEMBLY AUGUST 30, 2012  
AMENDED IN SENATE AUGUST 30, 2012  
AMENDED IN SENATE AUGUST 24, 2012  
AMENDED IN SENATE AUGUST 21, 2012  
AMENDED IN SENATE JULY 3, 2012  
AMENDED IN ASSEMBLY MAY 3, 2012  
AMENDED IN ASSEMBLY APRIL 25, 2012  
AMENDED IN ASSEMBLY APRIL 10, 2012

INTRODUCED BY Assembly Member Gatto  
(Coauthors: Assembly Members Fletcher, Huffman, Nestande, V.  
Manuel Pérez, and Wieckowski)  
(Coauthors: Senators Correa and DeSaulnier)

FEBRUARY 8, 2012

An act to add Chapter 6.1 (commencing with Section 51035) to Part 1 of Division 1 of Title 5 of the Government Code, and to amend Sections 109947, 110050, 110460, 111955, 113789, 113851, 114021, 114023, 114390, 114405, and 114409 of, to add Sections 113758 and 114088 to, and to add Chapter 11.5 (commencing with Section 114365) to Part 7 of Division 104 of, the Health and Safety Code, relating to food safety.

#### LEGISLATIVE COUNSEL'S DIGEST

AB 1616, Gatto. Food safety: cottage food operations.

Existing law, the Sherman Food, Drug, and Cosmetic Law (Sherman Law), requires the State Department of Public Health to regulate the manufacture, sale, labeling, and advertising activities related to food, drugs, devices, and cosmetics in conformity with the Federal Food, Drug, and Cosmetic Act. The Sherman Law makes it unlawful to manufacture, sell, deliver, hold, or offer for sale any food that is misbranded. Food is misbranded if its labeling does not conform to specified federal labeling requirements regarding nutrition, nutrient content or health claims, and food allergens. Violation of this law is a misdemeanor.

The existing California Retail Food Code provides for the regulation of health and sanitation standards for retail food facilities, as defined, by the State Department of Public Health. Under existing law, local health agencies are primarily responsible for enforcing the California Retail Food Code. That law exempts private homes from the definition of a food facility, and prohibits food stored or prepared in a private home from being used or offered for sale in a food facility. That law also requires food that is offered for human consumption to be honestly presented, as specified. A violation of these provisions is a misdemeanor.

This bill would include a cottage food operation, as defined, that is registered or has a permit within the private home exemption of the California Retail Food Code. The bill would also exclude a cottage food operation from specified food processing establishment

and Sherman Law requirements. This bill would require a cottage food operation to meet specified requirements relating to training, sanitation, preparation, labeling, and permissible types of sales and would subject a cottage food operation to inspections under specified circumstances. The bill would require a food facility that serves a cottage food product without packaging or labeling to identify it as homemade. The bill would establish various zoning and permit requirements relating to cottage food operations.

This bill would incorporate additional changes in Section 113789 of the Health and Safety Code, proposed by AB 2297, to be operative only if AB 2297 and this bill are both chaptered and become effective January 1, 2013, and this bill is chaptered last.

By imposing duties on local officials and adding new crimes, this bill would create a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that with regard to certain mandates no reimbursement is required by this act for a specified reason.

With regard to any other mandates, this bill would provide that, if the Commission on State Mandates determines that the bill contains costs so mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares all of the following:

(a) Small businesses have played an important role in helping slow economies recover and prosper as an engine of job creation. During the 1990s, small businesses created the majority of new jobs and now account for 65 percent of United States employment.

(b) California, and the United States as a whole, are facing growing obesity and obesity-related disease epidemics.

(1) Two-thirds of American adults and nearly one-third of children and teens are obese or overweight, placing them at risk for developing chronic diseases such as diabetes, heart disease, and cancer.

(2) One in every nine California children, one in three teens, and over half of adults are already overweight or obese. This epidemic affects virtually all Californians.

(3) These health conditions are preventable and curable through lifestyle choices that include consumption of healthy fresh foods.

(c) For decades, low-income and rural communities have faced limited opportunities to purchase healthy foods. Often, without cars or convenient public transportation options, low-income residents in these areas must rely for much of their shopping on expensive, fatty, processed foods sold at convenience and corner stores.

(d) There is a growing movement in California to support community-based food production, sometimes referred to as "cottage food," "artisanal food," "slow food," "locally based food," or "urban agriculture" movements. These movements seek to connect food to local communities, small businesses, and environmental sustainability.

(e) Increased opportunities for entrepreneur development through microenterprises can help to supplement household incomes, prevent poverty and hunger, and strengthen local economies.

(f) At least 32 other states have passed laws that allow small business entrepreneurs to use their home kitchens to prepare, for

sale, foods that are not potentially hazardous.

(g) Even some bake sales are currently illegal in California.

(h) It is the intent of the Legislature to enact a homemade food act specifically designed to help address these challenges and opportunities.

SEC. 2. Chapter 6.1 (commencing with Section 51035) is added to Part 1 of Division 1 of Title 5 of the Government Code, to read:

CHAPTER 6.1. COTTAGE FOOD OPERATIONS

51035. (a) A city, county, or city and county shall not prohibit a cottage food operation, as defined in Section 113758 of the Health and Safety Code, in any residential dwellings, but shall do one of the following:

(1) Classify a cottage food operation as a permitted use of residential property for zoning purposes.

(2) Grant a nondiscretionary permit to use a residence as any cottage food operation that complies with local ordinances prescribing reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking, and noise control relating to those homes. Any noise standards shall be consistent with local noise ordinances implementing the noise element of the general plan. The permit issued pursuant to this paragraph shall be granted by the zoning administrator, or if there is no zoning administrator, by the person or persons designated by the planning agency to grant these permits, upon the certification without a hearing.

(3) Require any cottage food operation to apply for a permit to use a residence for its operation. The zoning administrator, or if there is no zoning administrator, the person or persons designated by the planning agency to handle the use permits, shall review and decide the applications. The use permit shall be granted if the cottage food operation complies with local ordinances, if any, prescribing reasonable standards, restrictions, and requirements concerning the following factors: spacing and concentration, traffic control, parking, and noise control relating to those homes. Any noise standards shall be consistent with local noise ordinances implementing the noise element of the general plan. The local government shall process any required permit as economically as possible. Fees charged for review shall not exceed the costs of the review and permit process. An applicant may request a verification of fees, and the city, county, or city and county shall provide the applicant with a written breakdown within 45 days of the request. The application form for cottage food operation permits shall include a statement of the applicant's right to request the written fee verification.

(b) In connection with any action taken pursuant to paragraph (2) or (3) of subdivision (a), a city, county, or city and county shall do all of the following:

(1) Upon the request of an applicant, provide a list of the permits and fees that are required by the city, county, or city and county, including information about other permits that may be required by other departments in the city, county, or city and county, or by other public agencies. The city, county, or city and county shall, upon request of any applicant, also provide information about the anticipated length of time for reviewing and processing the permit application.

(2) Upon the request of an applicant, provide information on the breakdown of any individual fees charged in connection with the issuance of the permit.

(3) If a deposit is required to cover the cost of the permit,



provide information to the applicant about the estimated final cost to the applicant of the permit, and procedures for receiving a refund from the portion of the deposit not used.

(c) Use of a residence for the purposes of a cottage food operation shall not constitute a change of occupancy for purposes of the State Housing Law (Part 1.5 (commencing with Section 17910) of Division 13 of the Health and Safety Code), or for purposes of local building and fire codes.

(d) Cottage food operations shall be considered residences for the purposes of the State Uniform Building Standards Code and local building and fire codes.

SEC. 3. Section 109947 of the Health and Safety Code is amended to read:

109947. "Food processing facility" means any facility operated for the purposes of manufacturing, packing, or holding processed food. Food processing facility does not include a food facility as defined in Section 113785, a cottage food operation that is registered or has a permit pursuant to Section 114365, or any facility exclusively storing, handling, or processing dried beans.

SEC. 4. Section 110050 of the Health and Safety Code is amended to read:

110050. The Food Safety Fund is hereby created as a special fund in the State Treasury. All moneys collected by the department under subdivision (c) of Section 110466 and Sections 110470, 110471, 110485, 114365, 114365.6, 111130, and 113717, and under Article 7 (commencing with Section 110810) of Chapter 5 shall be deposited in the fund, for use by the department, upon appropriation by the Legislature, for the purposes of providing funds necessary to carry out and implement the inspection provisions of this part relating to food, licensing, inspection, enforcement, and other provisions of Article 12 (commencing with Section 111070) relating to water, the provisions relating to education and training in the prevention of microbial contamination pursuant to Section 110485, and the registration provisions of Article 7 (commencing with Section 110810) of Chapter 5, and to carry out and implement the provisions of the California Retail Food Code (Part 7 (commencing with Section 113700) of Division 104).

SEC. 5. Section 110460 of the Health and Safety Code is amended to read:

110460. No person shall engage in the manufacture, packing, or holding of any processed food in this state unless the person has a valid registration from the department, except those engaged exclusively in the storing, handling, or processing of dried beans. The registration shall be valid for one calendar year from the date of issue, unless it is revoked. The registration shall not be transferable. This section shall not apply to a cottage food operation that is registered or has a permit pursuant to Section 114365.

SEC. 6. Section 111955 of the Health and Safety Code is amended to read:

111955. "Food processing establishment," as used in this chapter, shall mean any room, building, or place or portion thereof, maintained, used, or operated for the purpose of commercially storing, packaging, making, cooking, mixing, processing, bottling, canning, packing, slaughtering, or otherwise preparing or handling food except restaurants. "Food processing establishment" shall not include a cottage food operation that is registered or has a permit pursuant to Section 114365.

SEC. 7. Section 113758 is added to the Health and Safety Code, to read:

113758. (a) "Cottage food operation" means an enterprise that has

not more than the amount in gross annual sales that is specified in this subdivision, is operated by a cottage food operator, and has not more than one full-time equivalent cottage food employee, not including a family member or household member of the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides and where cottage food products are prepared or packaged for direct, indirect, or direct and indirect sale to consumers pursuant to this part. In 2013, the enterprise shall not have more than thirty-five thousand dollar (\$35,000) in gross annual sales in the calendar year. In 2014, the enterprise shall not have more than forty-five thousand dollars (\$45,000) in gross annual sales in the calendar year. Commencing in 2015, and each subsequent year thereafter, the enterprise shall not have more than fifty thousand dollars (\$50,000) in gross annual sales in the calendar year. A cottage food operation includes both of the following:

(1) A "Class A" cottage food operation, which is a cottage food operation that may engage only in direct sales of cottage food products from the cottage food operation or other direct sales venues described in paragraph (4) of subdivision (b).

(2) A "Class B" cottage food operation, which is a cottage food operation that may engage in both direct sales and indirect sales of cottage food products from the cottage food operation, from direct sales venues described in paragraph (4) of subdivision (b), from offsite events, or from a third-party retail food facility described in paragraph (5) of subdivision (b).

(b) For purposes of this section, the following definitions shall apply:

(1) "Cottage food employee" means an individual, paid or volunteer, who is involved in the preparation, packaging, handling, and storage of a cottage food product, or otherwise works for the cottage food operation. An employee does not include an immediate family member or household member of the cottage food operator.

(2) "Cottage food operator" means an individual who operates a cottage food operation in his or her private home and is the owner of the cottage food operation.

(3) "Cottage food products" means nonpotentially hazardous foods, including foods that are described in Section 114365.5 and that are prepared for sale in the kitchen of a cottage food operation.

(4) "Direct sale" means a transaction between a cottage food operation operator and a consumer, where the consumer purchases the cottage food product directly from the cottage food operation. Direct sales include, but are not limited to, transactions at holiday bazaars or other temporary events, such as bake sales or food swaps, transactions at farm stands, certified farmers' markets, or through community-supported agriculture subscriptions, and transactions occurring in person in the cottage food operation.

(5) "Indirect sale" means an interaction between a cottage food operation, a third-party retailer, and a consumer, where the consumer purchases cottage food products made by the cottage food operation from a third-party retailer that holds a valid permit issued pursuant to Section 114381. Indirect sales include, but are not limited to, sales made to retail shops or to retail food facilities where food may be immediately consumed on the premises.

(6) "Private home" means a dwelling, including an apartment or other leased space, where individuals reside.

(7) "Registered or permitted area" means the portion of a private home that contains the private home's kitchen used for the preparation, packaging, storage, or handling of cottage food products and related ingredients or equipment, or both, and attached rooms within the home that are used exclusively for storage.

SEC. 8. Section 113789 of the Health and Safety Code is amended to read:

113789. (a) "Food facility" means an operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption at the retail level, including, but not limited to, the following:

(1) An operation where food is consumed on or off the premises, regardless of whether there is a charge for the food.

(2) Any place used in conjunction with the operations described in this subdivision, including, but not limited to, storage facilities for food-related utensils, equipment, and materials.

(b) "Food facility" includes permanent and nonpermanent food facilities, including, but not limited to, the following:

(1) Public and private school cafeterias.

(2) Restricted food service facilities.

(3) Licensed health care facilities.

(4) Commissaries.

(5) Mobile food facilities.

(6) Mobile support units.

(7) Temporary food facilities.

(8) Vending machines.

(9) Certified farmers' markets, for purposes of permitting and enforcement pursuant to Section 114370.

(10) Farm stands, for purposes of permitting and enforcement pursuant to Section 114375.

(c) "Food facility" does not include any of the following:

(1) A cooperative arrangement wherein no permanent facilities are used for storing or handling food.

(2) A private home, including a cottage food operation that is registered or has a permit pursuant to Section 114365.

(3) A church, private club, or other nonprofit association that gives or sells food to its members and guests, and not to the general public, at an event that occurs not more than three days in any 90-day period.

(4) A for-profit entity that gives or sells food at an event that occurs not more than three days in a 90-day period for the benefit of a nonprofit association, if the for-profit entity receives no monetary benefit, other than that resulting from recognition from participating in an event.

(5) Premises set aside for wine tasting, as that term is used in Section 23356.1 of the Business and Professions Code and in the regulations adopted pursuant to that section, that comply with Section 118375, regardless of whether there is a charge for the wine tasting, if no other beverage, except for bottles of wine and prepackaged nonpotentially hazardous beverages, is offered for sale for onsite consumption and no food, except for crackers, is served.

(6) Premises operated by a producer, selling or offering for sale only whole produce grown by the producer, or shell eggs, or both, provided the sales are conducted on premises controlled by the producer.

(7) A commercial food processing plant as defined in Section 111955.

(8) A child day care facility, as defined in Section 1596.750.

(9) A community care facility, as defined in Section 1502.

(10) A residential care facility for the elderly, as defined in Section 1569.2.

(11) A residential care facility for the chronically ill, which has the same meaning as a residential care facility, as defined in Section 1568.01.

(12) Premises set aside by a beer manufacturer, as defined in Section 25000.2 of the Business and Professions Code, that comply

with Section 118375, for the purposes of beer tasting, regardless of whether there is a charge for the beer tasting, if no other beverage, except for beer and prepackaged nonpotentially hazardous beverages, is offered for sale for onsite consumption, and no food, except for crackers or pretzels, is served.

SEC. 8.5. Section 113789 of the Health and Safety Code is amended to read:

113789. (a) "Food facility" means an operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption at the retail level, including, but not limited to, the following:

(1) An operation where food is consumed on or off the premises, regardless of whether there is a charge for the food.

(2) Any place used in conjunction with the operations described in this subdivision, including, but not limited to, storage facilities for food-related utensils, equipment, and materials.

(b) "Food facility" includes permanent and nonpermanent food facilities, including, but not limited to, the following:

(1) Public and private school cafeterias.

(2) Restricted food service facilities.

(3) Licensed health care facilities, except as provided in paragraph (13) of subdivision (c).

(4) Commissaries.

(5) Mobile food facilities.

(6) Mobile support units.

(7) Temporary food facilities.

(8) Vending machines.

(9) Certified farmers' markets, for purposes of permitting and enforcement pursuant to Section 114370.

(10) Farm stands, for purposes of permitting and enforcement pursuant to Section 114375.

(c) "Food facility" does not include any of the following:

(1) A cooperative arrangement wherein no permanent facilities are used for storing or handling food.

(2) A private home, including a cottage food operation that is registered or has a permit pursuant to Section 114365.

(3) A church, private club, or other nonprofit association that gives or sells food to its members and guests, and not to the general public, at an event that occurs not more than three days in any 90-day period.

(4) A for-profit entity that gives or sells food at an event that occurs not more than three days in a 90-day period for the benefit of a nonprofit association, if the for-profit entity receives no monetary benefit, other than that resulting from recognition from participating in an event.

(5) Premises set aside for wine tasting, as that term is used in Section 23356.1 of the Business and Professions Code and in the regulations adopted pursuant to that section, that comply with Section 118375, regardless of whether there is a charge for the wine tasting, if no other beverage, except for bottles of wine and prepackaged nonpotentially hazardous beverages, is offered for sale for onsite consumption and no food, except for crackers, is served.

(6) Premises operated by a producer, selling or offering for sale only whole produce grown by the producer, or shell eggs, or both, provided the sales are conducted on premises controlled by the producer.

(7) A commercial food processing plant as defined in Section 111955.

(8) A child day care facility, as defined in Section 1596.750.

(9) A community care facility, as defined in Section 1502.

(10) A residential care facility for the elderly, as defined in

## Section 1569.2.

(11) A residential care facility for the chronically ill, which has the same meaning as a residential care facility, as defined in Section 1568.01.

(12) Premises set aside by a beer manufacturer, as defined in Section 25000.2 of the Business and Professions Code, that comply with Section 118375, for the purposes of beer tasting, regardless of whether there is a charge for the beer tasting, if no other beverage, except for beer and prepackaged nonpotentially hazardous beverages, is offered for sale for onsite consumption, and no food, except for crackers or pretzels, is served.

(13) (A) An intermediate care facility for the developmentally disabled, as defined in subdivisions (e), (h), and (m) of Section 1250, with a capacity of six beds or fewer.

(B) A facility described in subparagraph (A) shall report any foodborne illness or outbreak to the local health department and to the State Department of Public Health within 24 hours of the illness or outbreak.

SEC. 9. Section 113851 of the Health and Safety Code is amended to read:

113851. (a) "Permit" means the document issued by the enforcement agency that authorizes a person to operate a food facility or cottage food operation.

(b) "Registration" shall have the same meaning as permit for purposes of implementation and enforcement of this part.

SEC. 10. Section 114021 of the Health and Safety Code is amended to read:

114021. (a) Food shall be obtained from sources that comply with all applicable laws.

(b) Food stored or prepared in a private home shall not be used or offered for sale in a food facility, unless that food is prepared by a cottage food operation that is registered or has a permit pursuant to Section 114365.

SEC. 11. Section 114023 of the Health and Safety Code is amended to read:

114023. Food in a hermetically sealed container shall be obtained from a food processing plant that is regulated by the food regulatory agency that has jurisdiction over the plant, or from a cottage food operation that produces jams, jellies, and preserves and that is registered or has a permit pursuant to Section 114365.

SEC. 12. Section 114088 is added to the Health and Safety Code, to read:

114088. A cottage food product, as defined in Section 113758, that is served by a food facility without packaging or labeling, as described in Section 114365, shall be identified to the consumer as homemade on the menu, menu board, or other location that would reasonably inform a consumer of its homemade status.

SEC. 13. Chapter 11.5 (commencing with Section 114365) is added to Part 7 of Division 104 of the Health and Safety Code, to read:

CHAPTER 11.5. COTTAGE FOOD OPERATIONS

114365. (a) (1) (A) A "Class A" cottage food operation shall not be open for business unless it is registered with the local enforcement agency and has submitted a completed, self-certification checklist approved by the local enforcement agency. The self-certification checklist shall verify that the cottage food operation conforms to this chapter, including the following requirements:

(i) No cottage food preparation, packaging, or handling may occur in the home kitchen concurrent with any other domestic activities,

such as family meal preparation, dishwashing, clothes washing or ironing, kitchen cleaning, or guest entertainment.

(ii) No infants, small children, or pets may be in the home kitchen during the preparation, packaging, or handling of any cottage food products.

(iii) Kitchen equipment and utensils used to produce cottage food products shall be clean and maintained in a good state of repair.

(iv) All food contact surfaces, equipment, and utensils used for the preparation, packaging, or handling of any cottage food products shall be washed, rinsed, and sanitized before each use.

(v) All food preparation and food and equipment storage areas shall be maintained free of rodents and insects.

(vi) Smoking shall be prohibited in the portion of a private home used for the preparation, packaging, storage, or handling of cottage food products and related ingredients or equipment, or both, while cottage food products are being prepared, packaged, stored, or handled.

(B) (i) The department shall post the requirements described in subparagraph (A) on its Internet Web site.

(ii) The local enforcement agency shall issue a registration number to a "Class A" cottage food operation that meets the requirements of subparagraph (A).

(C) (i) Except as provided in (ii), a "Class A" cottage food operation shall not be subject to initial or routine inspections.

(ii) For purposes of determining compliance with this chapter, a representative of a local enforcement agency may access, for inspection purposes, the registered area of a private home where a cottage food operation is located only if the representative has, on the basis of a consumer complaint, reason to suspect that adulterated or otherwise unsafe food has been produced by the cottage food operation or that the cottage food operation has violated this chapter.

(iii) Access under this subparagraph is limited to the registered area and solely for the purpose of enforcing or administering this chapter.

(iv) A local enforcement agency may seek recovery from a "Class A" cottage food operation of an amount that does not exceed the local enforcement agency's reasonable costs of inspecting the "Class A" cottage food operation for compliance with this chapter, if the "Class A" cottage food operation is found to be in violation of this chapter.

(2) (A) A "Class B" cottage food operation shall not be open for business unless it obtains a permit from the local enforcement agency in a manner approved by the local enforcement agency to engage in the direct and indirect sale of cottage food products.

(B) (i) A "Class B" cottage food operation shall comply with the requirements described in clauses (i) to (vi), inclusive, of subparagraph (A) of paragraph (1) in addition to the other requirements of this chapter.

(ii) The local enforcement agency shall issue a permit number after an initial inspection has determined that the proposed "Class B" cottage food operation and its method of operation conform to this chapter.

(C) Except as provided in this subparagraph, a "Class B" cottage food operation shall not be subject to more than one inspection per year by the local enforcement agency.

(i) For purposes of determining compliance with this chapter, a representative of a local enforcement agency, for inspection purposes, may access the permitted area of a private home where a cottage food operation is located only if the representative has, on the basis of a consumer complaint, reason to suspect that adulterated

or otherwise unsafe food has been produced by the cottage food operation, or that the cottage food operation has violated this chapter.

(ii) Access under this subparagraph is limited to the permitted area and solely for the purpose of enforcing or administering this chapter.

(D) (i) A "Class B" cottage food operation shall be authorized to engage in the indirect sales of cottage food products within the county in which the "Class B" cottage food operation is permitted.

(ii) A county may agree to allow a "Class B" cottage food operation permitted in another county to engage in the indirect sales of cottage food products in the county.

(b) A registration or permit, once issued, is nontransferable. A registration or permit shall be valid only for the person, location, type of food sales, and distribution

activity specified by that registration or permit, and, unless suspended or revoked for cause, for the time period indicated.

114365.2. A cottage food operation that is registered or has a permit issued pursuant to Section 114365 shall be considered a restricted food service facility for purposes of, and subject to, Sections 113953.3, 114259.5, 114285, and 114286. A cottage food operation that is registered or has a permit also shall be subject to Sections 113967, 113973, 113980, 114259.5, 114405, 114407, 114409, 114411, and 114413, and to all of the following requirements:

(a) A person with a contagious illness shall refrain from work in the registered or permitted area of the cottage food operation.

(b) A person involved in the preparation or packaging of cottage food products shall keep his or her hands and exposed portions of his or her arms clean and shall wash his or her hands before any food preparation or packaging activity in a cottage food operation.

(c) Water used during the preparation of cottage food products shall meet the potable drinking water standards described in Section 113869, except that a cottage food operation shall not be required to have an indirect sewer connection. Water used during the preparation of cottage food products includes all of the following:

(1) The washing, sanitizing, and drying of any equipment used in the preparation of a cottage food product.

(2) The washing, sanitizing, and drying of hands and arms.

(3) Water used as an ingredient.

(d) A person who prepares or packages cottage food products shall complete a food processor course instructed by the department to protect the public health within three months of becoming registered. The course shall not exceed four hours in length. The department shall work with the local enforcement agency to ensure that cottage food operators are properly notified of the location, date, and time of the classes offered.

(e) A cottage food operation shall properly label all cottage food products in compliance with the Federal Food, Drug, and Cosmetic Act (21 U.S.C. Sec. 343 et seq.). Additionally, to the extent permitted by federal law, the label shall include, but is not limited to, all of the following:

(1) The words "Made in a Home Kitchen" in 12-point type on the cottage food product's primary display panel.

(2) The name commonly used for the food product or an adequately descriptive name.

(3) The name of the cottage food operation which produced the cottage food product.

(4) The registration or permit number of the "Class A" or "Class B" cottage food operation, respectively, which produced the cottage food product and, in the case of a "Class B" cottage food operation,



the name of the county of the local enforcement agency that issued the permit number.

(5) The ingredients of the cottage food product, in descending order of predominance by weight, if the product contains two or more ingredients.

114365.5. (a) The department shall adopt and post on its Internet Web site a list of not potentially hazardous foods and their ethnic variations that are approved for sale by a cottage food operation. A cottage food product shall not be potentially hazardous food, as defined in Section 113871.

(b) This list of nonpotentially hazardous foods shall include, but not be limited to, all of the following:

(1) Baked goods without cream, custard, or meat fillings, such as breads, biscuits, churros, cookies, pastries, and tortillas.

(2) Candy, such as brittle and toffee.

(3) Chocolate-covered nonperishable foods, such as nuts and dried fruit.

(4) Dried fruit.

(5) Dried pasta.

(6) Dry baking mixes.

(7) Fruit pies, fruit empanadas, and fruit tamales.

(8) Granola, cereals, and trail mixes.

(9) Herb blends and dried mole paste.

(10) Honey and sweet sorghum syrup.

(11) Jams, jellies, preserves, and fruit butter that comply with the standard described in Part 150 of Title 21 of the Code of Federal Regulations.

(12) Nut mixes and nut butters.

(13) Popcorn.

(14) Vinegar and mustard.

(15) Roasted coffee and dried tea.

(16) Waffle cones and pizelles.

(c) (1) The State Public Health Officer may add or delete food products to or from the list described in subdivision (b), which shall be known as the approved food products list. Notice of any change to the approved food products list shall be posted on the department's cottage food program Internet Web site, to also be known as the program Internet Web site for purposes of this chapter. Any change to the approved food products list shall become effective 30 days after the notice is posted. The notice shall state the reason for the change, the authority for the change, and the nature of the change. The notice will provide an opportunity for written comment by indicating the address to which to submit the comment and the deadline by which the comment is required to be received by the department. The address to which the comment is to be submitted may be an electronic site. The notice shall allow at least 20 calendar days for comments to be submitted. The department shall consider all comments submitted before the due date. The department may withdraw the proposed change at any time by notification on the program Internet Web site or through notification by other electronic means. The approved food products list described in subdivision (b), and any updates to the list, shall not be subject to the administrative rulemaking requirements of Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(2) The State Public Health Officer shall not remove any items from the approved food products list unless the State Public Health Officer also posts information on the program Internet Web site explaining the basis upon which the removed food item has been determined to be potentially hazardous.

114365.6. (a) The State Public Health Officer shall provide technical assistance, and develop, maintain, and deliver

commodity-specific training related to the safe processing and packaging of cottage food products to local enforcement agencies.

(b) Local enforcement agencies may collect a surcharge fee in addition to any permit fees collected for "Class B" cottage food operations. The surcharge fee shall not exceed the reasonable costs that the department incurs through the administration of the training described in subdivision (a) to protect the public health. The surcharge fees collected shall be transmitted to the department in a manner established by the department to be deposited in the Food Safety Fund. The department shall use the surcharge fees only to develop and deliver the training described in subdivision (a) to local enforcement agency personnel on an ongoing basis.

SEC. 14. Section 114390 of the Health and Safety Code is amended to read:

114390. (a) Enforcement officers shall enforce this part and all regulations adopted pursuant to this part.

(b) (1) For purposes of enforcement, any authorized enforcement officer may, during the facility's hours of operation and other reasonable times, enter, inspect, issue citations to, and secure any sample, photographs, or other evidence from a food facility, cottage food operation, or any facility suspected of being a food facility or cottage food operation, or a vehicle transporting food to or from a retail food facility, when the vehicle is stationary at an agricultural inspection station, a border crossing, or at any food facility under the jurisdiction of the enforcement agency, or upon the request of an incident commander.

(2) If a food facility is operating under an HACCP plan, the enforcement officer may, for the purpose of determining compliance with the plan, secure as evidence any documents, or copies of documents, relating to the facility's adherence to the HACCP plan. Inspection may, for the purpose of determining compliance with this part, include any record, file, paper, process, HACCP plan, invoice, or receipt bearing on whether food, equipment, or utensils are in violation of this part.

(c) Notwithstanding subdivision (a), an employee may refuse entry to an enforcement officer who is unable to present official identification showing the enforcement officer's picture and enforcement agency name. In the absence of the identification card, a business card showing the enforcement agency's name plus a picture identification card such as a driver's license shall meet this requirement.

(d) It is a violation of this part for any person to refuse to permit entry or inspection, the taking of samples or other evidence, access to copy any record as authorized by this part, to conceal any samples or evidence, withhold evidence concerning them, or interfere with the performance of the duties of an enforcement officer, including making verbal or physical threats or sexual or discriminatory harassment.

(e) A written report of the inspection shall be made and a copy shall be supplied or mailed to the owner, manager, or operator of the food facility.

SEC. 15. Section 114405 of the Health and Safety Code is amended to read:

114405. (a) A permit may be suspended or revoked by a local enforcement officer for a violation of this part. Any food facility or cottage food operation for which the permit has been suspended shall close and remain closed until the permit has been reinstated. Any food facility or cottage food operation for which the permit has been revoked shall close and remain closed until a new permit has been issued.

(b) Whenever a local enforcement officer finds that a food

facility or cottage food operation is not in compliance with the requirements of this part, a written notice to comply shall be issued to the permitholder. If the permitholder fails to comply, the local enforcement officer shall issue to the permitholder a notice setting forth the acts or omissions with which the permitholder is charged, and informing him or her of a right to a hearing, if requested, to show cause why the permit should not be suspended or revoked. A written request for a hearing shall be made by the permitholder within 15 calendar days after receipt of the notice. A failure to request a hearing within 15 calendar days after receipt of the notice shall be deemed a waiver of the right to a hearing. When circumstances warrant, the hearing officer may order a hearing at any reasonable time within this 15-day period to expedite the permit suspension or revocation process.

(c) The hearing shall be held within 15 calendar days of the receipt of a request for a hearing. Upon written request of the permitholder, the hearing officer may postpone any hearing date, if circumstances warrant the action.

SEC. 16. Section 114409 of the Health and Safety Code is amended to read:

114409. (a) If any imminent health hazard is found, unless the hazard is immediately corrected, an enforcement officer may temporarily suspend the permit and order the food facility or cottage food operation immediately closed.

(b) Whenever a permit is suspended as the result of an imminent health hazard, the enforcement officer shall issue to the permitholder a notice setting forth the acts or omissions with which the permitholder is charged, specifying the pertinent code section, and informing the permitholder of the right to a hearing.

(c) At any time within 15 calendar days after service of a notice pursuant to subdivision (b), the permitholder may request in writing a hearing before a hearing officer to show cause why the permit suspension is not warranted. The hearing shall be held within 15 calendar days of the receipt of a request for a hearing. A failure to request a hearing within 15 calendar days shall be deemed a waiver of the right to a hearing.

SEC. 17. Section 8.5 of this bill incorporates amendments to Section 113789 of the Health and Safety Code proposed by both this bill and Assembly Bill 2297. It shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2013, (2) each bill amends Section 113789 of the Health and Safety Code, and (3) this bill is enacted after Assembly Bill 2297, in which case Section 8 of this bill shall not become operative.

SEC. 18. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution for certain costs that may be incurred by a local agency or school district because, in that regard, this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

However, if the Commission on State Mandates determines that this act contains other costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.



# *City of Santa Fe Springs*

City Council Meeting

January 12, 2017

## **NEW BUSINESS**

### Award of Contract – Evaluation of a Community Revitalization and Investment Authority (CRIA)

#### **RECOMMENDATIONS:** That the City Council:

- Appropriate \$40,000 from the Unassigned General Fund Reserve to Activity #9007-4400
- Award a contract to Kosmont and Associates, Inc., in an amount not to exceed \$40,000; and
- Authorize the Director of Planning to execute an Agreement with Kosmont and Associates, Inc., for the evaluation of a Community Revitalization and Investment Authority (CRIA).

#### **BACKGROUND**

With the dissolution of redevelopment agencies in 2012, California's cities and counties have struggled to find alternative economic development tools that create investment in disadvantaged areas where investment does not flow naturally. With this in mind, the State of California recently approved new economic development tools, including CRIAs pursuant to Assembly Bill (AB) 2.

With the signing of AB 2 by Governor Jerry Brown on September 22, 2015, local governments were given the ability to create CRIAs. The goal of the bill was to allow government entities to "invest in disadvantaged communities with a high crime rate, high unemployment, and deteriorated and inadequate infrastructure, commercial, and residential buildings." Although the revenue provided through CRIAs would be significantly less than was the case through Redevelopment, CRIAs would provide many of the same tools as the former redevelopment agencies did: the power to issue bonds, provide low-income housing, prepare and adopt a plan for an area, and among others, the power to acquire property using the power of eminent domain.

There are two ways to form a CRIA: (1) a city, county, or city and county together can create a CRIA, which will be administered by a five-member board appointed by the local government(s); or (2) a city, county, or special district, or any combination of those local governments, can create a CRIA by entering into a joint powers agreement, and the CRIA would be administered by members from the legislative bodies of the public agencies that created the authority. In either case, the body must include at least two members of the public who live or work in the area.

School entities and redevelopment successor agencies cannot participate in a CRIA and neither can a government entity that has not completed the wind-down process of its redevelopment agency, has not received a finding of completion from the Department of Finance, is in active litigation against the State, and has not complied with all orders of the State Controller's office regarding the transfer of former Redevelopment Agency assets.

The City received its Finding of Completion from the Department of Finance on December 15, 2015 and although there is pending litigation, the litigation does not preclude the City from evaluating a CRIA. A resolution of the lawsuit would be required if the City decides to move forward with the CRIA formation and preparation of a CRIA Plan.

Pursuant to AB 2, a CRIA Plan Area within the City must also meet the following requirements to be eligible:

1. A CRIA Plan Area must contain census tracts or census block groups that comprise not less than 80% of the land and satisfy both of the following conditions:
  - i. Census tracts or census block groups within the City that have an annual median household income that is less than 80% of the statewide annual median household income.
  - ii. Three of the following four conditions:
    - a. Census tracts or census block groups within the City that have non-seasonal unemployment that is at least 3% higher than statewide median unemployment.
    - b. Census tracts or census block groups within the City that have crime rates that are 5% higher than statewide median crime rates.
    - c. Census tracts or census block groups within the City that may contain infrastructure that may qualify as deteriorated or inadequate.
    - d. Census tracts or census block groups within the City boundaries that may contain deteriorated commercial and/or residential structures.

Staff performed a preliminary analysis of City census tract and unemployment data. This information was presented to Kosmont for review. Based on this preliminary analysis, it appears that the City is a candidate for a CRIA.

CRIAs can (1) fund the rehabilitation, repair, upgrade or construction of infrastructure, (2) provide low and moderate-income housing, (3) clean hazardous waste, (4) provide seismic retrofitting to existing buildings, (5) acquire and transfer real property, (6) issue bonds, (7) incur debt, (8) adopt a community revitalization and investment plan, (9) make loans or grants for rehabilitation or retrofitting of

buildings in the area, (10) construct structures necessary for air rights, and (11) assist businesses in connection with new or existing facilities for industrial or manufacturing uses.

A CRIA plan may include a provision for the receipt of tax increment funds. Like the former redevelopment agencies, CRIAs would allow agencies to capture tax increment by freezing the property taxes of the CRIA area/district as a baseline at the time the plan is approved, and then separate out a portion of the increased tax increment to be used on specific activities within the CRIA area/district. The notable difference between CRIAs and redevelopment law is that the CRIA agency [i.e., City] must gain buy-in from "other taxing entities" [i.e. County and Special Districts] to capture their share of the tax increment. Under prior redevelopment law, the "other taxing entities" had no say in the process, meaning redevelopment agencies could designate large areas for redevelopment and capture the property tax funds the other taxing entities would otherwise receive, because the property tax was essentially capped or frozen at the baseline. This was one of the major criticisms of redevelopment, arguably leading to its demise.

The CRIA legislation was meant to provide a compromise whereby the CRIA agency could still tap into the tax increment, but would have to negotiate with the other taxing entities and demonstrate shared benefits. In that way, getting buy-in from the other taxing entities will help temper their concerns that the CRIA agency is diverting funds away from their agency without any overarching benefit to the community at-large. The downside to this is that the revenue potential is significantly less than was the case under redevelopment law. That notwithstanding, if the City were able to partner with another taxing entity [the County, for instance] and demonstrate the potential for shared benefits [e.g. job creation, increased sales tax and/or property tax, increased housing stock, etc.,] within the CRIA area/district, it could result in that taxing entity ceding a portion of its tax increment to the CRIA. The City currently receives approximately 7% of every property tax dollar. If the City/CRIA could negotiate another 10%-15% of tax increment from another or other taxing entities, it would provide a viable funding mechanism for infrastructure and economic development projects within the CRIA area/district.

Another small change from prior redevelopment law is that at least 25% of all tax increment revenues received by the CRIA must be deposited into a separate Low- and Moderate-Income Housing Fund and must be used by the CRIA to increase, improve and preserve the community's supply of low- and moderate-income housing. This was increased from the 20% former redevelopment agencies had to set aside for affordable housing. The new law also has detailed requirements which control the use of the Housing Fund revenues and detailed accounting and reporting requirements.

In order to evaluate this economic development tool available to the City, staff

recommends engaging Kosmont and Associates, Inc. (Kosmont) to perform the following scope of work:

**Phase 1: Eligibility Analysis and Preliminary Identification of Target Public and Private Projects**

Task 1: Conduct kickoff meeting.

Task 2: Eligibility analysis for CRIAs.

Task 3: Identify eligible public and private projects and sample project evaluation.

Task 4: (OPTIONAL) Public meetings and Presentations.

Phase 1 deliverables include:

- Summary of preliminary analysis and findings regarding eligibility for CRIA formation (PowerPoint Presentation format).
- Identification of eligible opportunity sites/areas that correspond to CRIA formation
- As related to CRIA eligibility, a map that conforms or modifies the location of qualifying census tracts or census block group within and proximate to the City (including supporting conditions) and the location of targeted projects/opportunity sites/areas
- Preliminary CRIA Plan Area map(s) (up to 3)
- Identification of potential funding sources available
- Preliminary identification of potential public agency collaborators
- Initial infrastructure improvement/project list and relevant project costs
- Analysis and calculation of projected property tax increment revenues and pro-rata share of each affected entity that is likely to participate (including the City and excluding any school districts) to be based on the preliminary CRIA boundary scenario determined in Task 2
- Budget and Timeline for CRIA formation and adoption (Phase 2) including other professional services required such, as, but not limited to, ongoing business plan, specialized engineering services, campaign/election advisory, community outreach, and environmental (CEQA).

**Phase 2: CRIA Formation Process and Preparation of CRIA Plan**

Should the City determine that Phase 2 be initiated, a separate contractual agreement is required.

Based on Kosmont's findings from Phase 1, Kosmont will provide advice on identifying the appropriate members and on creating the necessary governance structure that would best implement the planning and development of the CRIA depending on whether the entity is created by the city, county, city and county or through a joint powers agreement. Kosmont can assist the City by evaluating and/or enabling consideration of factors including governance structures, landowners, CRIA start-up costs, inclusion of significant projects, timetables etc.



Kosmont will be available to assist with preparation of the CRIA Plan and necessary public hearings.

**Considerations:**

Staff did an internet search to determine what governmental entities have either created or are in the process of forming CRIAs. The search revealed that no governmental entities have formed CRIAs, but several are in the process: City of Watsonville, City of Riverside, and City of Huntington Park. All three cities have been retained by Kosmont to evaluate the feasibility of a CRIA. In the state of California, Kosmont and Associates, Inc., appears to be at the forefront of evaluating the CRIA formation process and the preparation of CRIA Plan.

Staff recommends engaging Kosmont to perform the scope of work outlined in Phase 1 of this staff report.

**FISCAL IMPACT**

The fiscal impact to the City is projected to be \$40,000, which staff is requesting to be appropriated from the Unassigned General Fund Reserve to the Planning Department's Non-Recurring #9007 Activity. If, however, this preliminary analysis determines it is feasible for the City to create a CRIA and the City is able to bring back tax increment financing, the myriad of tax increment financing benefits are expected to surpass the initial cost of \$40,000.

**INFRASTRUCTURE IMPACT**

The evaluation of creating a CRIA will not have infrastructure impacts. If however, it is feasible for the City to create a CRIA, it could be used to fund the rehabilitation, repair, upgrade or construction of City facilities, storm drain, sewer and water systems, street lights, and roadways.



Thaddeus McCormack  
City Manager

**Attachments:**

1. Proposal from Kosmont
2. Professional Services Agreement





August 11, 2016

Thaddeus McCormack  
City Manager  
City of Santa Fe Springs  
11710 E. Telegraph Road  
Santa Fe Springs, CA 90670

**Re: Proposal for the Evaluation of a Community Revitalization and Investment Authority ("CRIA")**

Dear Mr. McCormack:

Kosmont & Associates, Inc. doing business as Kosmont Companies ("Consultant" or "Kosmont") is pleased to present this proposal to the City of Santa Fe Springs ("Client") for the evaluation of a Community Revitalization and Investment Authority ("CRIA"). This proposal serves as an Agreement when authorized by the City and executed and returned to Kosmont.

## **I. BACKGROUND AND OBJECTIVE**

The State of California recently approved a new economic development tool pursuant to the passage of Assembly Bill ("AB") No. 2, authored by State Assembly member Luis Alejo referred to as Community Revitalization and Investment Authorities ("CRIAs"). CRIAs adopt and carry out a Community Revitalization and Investment Plan ("Plan") that can be applied to a defined geographic area that meets certain eligibility requirements. In order to be eligible to use this tool, a prospective Plan area must satisfy certain existing demographic / economic conditions, particularly as related to income, unemployment levels, crime rates, and the physical condition of commercial and residential structures and infrastructure.

Kosmont understands that the City is seeking to initially evaluate some regions and potential target projects within the City's borders that may be eligible for a CRIA application pursuant to AB 2 guidelines. The City desires assistance with further evaluation of feasibility and implementation of a CRIA.

## **II. SCOPE OF SERVICES**

Consultant will assist Client in identifying CRIA target areas and projects, with potential future tasks including forming a CRIA, and implementing the CRIA Plan. The tasks to be performed by the Consultant reflect the initial phase of a CRIA study and are described as follows:

## **Phase 1: Eligibility Analysis and Preliminary Identification of Target Public-Private Projects and CRIA Boundaries**

### **Task 1: Kickoff Meeting**

Kosmont will attend a kickoff meeting with City staff to discuss its goals and objectives related to the evaluation and identification of potential CRIA eligible target areas within the City's boundaries and/or initial projects envisioned to be financed by the CRIA in conjunction with other economic development tools.

### **Task 2: Eligibility Analysis for CRIA**

Kosmont will analyze eligibility requirements for formation of a CRIA Plan Area within the City and review the CRIA-eligible areas preliminarily identified by Client and City staff.

The creation of a CRIA requires that the Successor Agency to the City's former Redevelopment Agency has received its Finding of Completion ("FOC") from the State Department of Finance ("DOF"), is not in active litigation against the state, and has complied with all orders of the State Controller's office regarding the transfer of former Redevelopment Agency assets.

Pursuant to AB 2, a CRIA Plan Area within the City must also meet the following requirements to be eligible:

1. A CRIA Plan Area must contain census tracts or census block groups that comprise not less than 80% of the land and satisfy both of the following conditions:
  - i. Census tracts or census block groups within the City that have an annual median household income that is less than 80% of the statewide annual median household income.
  - ii. Three of the following four conditions:
    - a. Census tracts or census block groups within the City that have non-seasonal unemployment that is at least 3% higher than statewide median unemployment.
    - b. Census tracts or census block groups within the City that have crime rates that are 5% higher than statewide median crime rates.
    - c. Census tracts or census block groups within the City that may contain infrastructure that may qualify as deteriorated or inadequate.
    - d. Census tracts or census block groups within the City boundaries that may contain deteriorated commercial and/or residential structures.
2. A former military base that is principally characterized by deteriorated or inadequate infrastructure and structures.



Based on analysis above, Kosmont will collaborate with Client to define up to three (3) preferred boundary scenarios that the City may consider evaluating further in order to determine a final CRIA Plan Area.

### **Task 3: Preliminary Identification of Eligible Public/Private Projects and Preliminary Tax Increment and Sources and Uses Analysis**

Based on the initial findings from Task 2, Kosmont will assist Client with the identification of key economic development opportunity sites / areas that align with City economic development goals and objectives (e.g. capital improvements, affordable housing, economic revitalization), which may qualify for inclusion in a CRIA Plan Area.

Based upon the preliminary boundary scenarios and eligible projects identified in Tasks 1-3, Kosmont will evaluate financial sources and uses, including property tax increment, grant funding, private sector funding, and other potential funding sources, as well as estimated project costs as provided by City planning and engineering staff. Kosmont will review outstanding obligations as identified on the Successor Agency Recognized Obligation Payment Schedule ("ROPS") as may be relevant and senior to potential CRIA obligations. Kosmont will consider the 25% required set-aside for affordable housing purposes per CRIA legislation.

### **OPTIONAL Task 4: Public Meetings / Presentations**

Kosmont can be available to present preliminary findings at City Council meetings and/or workshops as determined necessary. Any attendance at a City Council or other public meeting requested by the City will be billed at the professional services (hourly) fees as shown on Attachment A.

#### Phase 1 Deliverables:

- Summary of preliminary analysis and findings regarding eligibility for CRIA formation (PowerPoint Presentation format).
- Identification of eligible opportunity sites / areas that correspond to CRIA formation.
- As related to CRIA eligibility, a map that confirms or modifies the location of qualifying census tracts or census block groups within and proximate to the City (including supporting conditions) and the location of targeted projects / opportunity sites / areas.
- Preliminary CRIA Plan Area map(s) (up to 3).
- Identification of potential funding sources available.
- Preliminary identification of potential public agency collaborators
- Initial infrastructure improvement / project list and relevant project costs. Client to provide engineering estimates (this Task may require engineering evaluations that may be additional cost to the Client and are not part of this Proposal).
- Analysis and calculation of projected property tax increment revenues and pro-rata share of each affected taxing entity that is likely to consent to participate

(including the City and excluding any school districts) to be based on the preferred preliminary CRIA boundary scenario determined in Task 2.

- Budget and Timeline for CRIA formation and adoption (Phase 2) including other professional services required such as, but not limited to, ongoing business plan, specialized engineering services, campaign/election advisory, community outreach, and environmental (CEQA). These budgeted services may be needed for completion of a CRIA and are not included in this Phase 1 Budget and Scope.

## **POTENTIAL FUTURE SERVICES**

### **Phase 2: CRIA Formation Process and Preparation of CRIA Plan**

Should Client determine that Phase 2 be initiated, then Client and Consultant shall mutually agree on the preferred contractual arrangement, which would include the City moving forward with the preferred CRIA and Client providing reimbursement to Consultant for ongoing compensation, as may be agreed.

Based on Consultant's findings from Phase 1, Kosmont will provide advice on identifying the appropriate members and on creating the necessary governance structure that would best implement the planning and development of the CRIA depending on whether the entity is created by the city, county, city and county or through a joint powers agreement. Kosmont can assist the City by evaluating and/or enabling consideration of factors including governance structures, landowners, CRIA start-up costs, inclusion of significant projects, timetables etc. Kosmont will be available to assist with preparation of the CRIA Plan and necessary public hearings.

## **III. SCHEDULE AND REQUIRED DATA**

Consultant is prepared to commence work as soon as authorized. Client will provide Consultant with all existing project data including maps, research and reports conducted by the City and other available sources (i.e. crime rate, unemployment, and household income data). Consultant is committed to a schedule that provides the draft Phase 1 Summary of Findings (PowerPoint Presentation format) within eight (8) weeks of assignment authorization.

## **IV. COMPENSATION**

The size and breadth of the potential areas eligible for CRIA make it challenging to determine an accurate preliminary budget until a better estimate of the likely number and size of the CRIAs is confirmed pursuant to activities in Phase 1. Compensation for Phase 1 (Tasks 1 through 3) for professional services (hourly) fees at Consultant's billing rates as shown on Attachment A is estimated at \$40,000.



Fees do not include costs for other specialized services that may be needed, including, but not limited to, engineering, elections/campaign advisory, community outreach, and environmental (CEQA).

Future increases in budget will require approval by Client in advance. Budget may be increased by Client at any time. Attendance at any noticed public meeting, community workshop or City Council meeting requested by the City will be billed at the professional services (hourly) fees as shown on Attachment A. Kosmont estimates per-meeting budget at approximately \$2,500 to \$3,500.

Services will be invoiced monthly at Consultant's standard billing rates, as shown on Attachment A. In addition to professional services (hourly) fees, invoices will include reimbursement for out-of-pocket expenses such as travel and mileage (provided that there shall be no overnight travel without the Client's prior approval and that mileage shall be reimbursed at Kosmont's normal mileage reimbursement rate of 54 cents per mile), professional printing, conference calls, and delivery charges for messenger and overnight packages at actual cost. Unless otherwise agreed to in advance, out-of-area travel, if any, requires advance funding of flights and hotel accommodations.

Consultant will also include in each invoice an administrative services fee to cover in-house copy, fax, telephone and postage costs equal to 4% percent of Consultant's monthly professional service fees incurred. Any unpaid invoices after 30 days shall accrue interest at the rate of 10% per annum.

Full payment must be received by Consultant before the final Summary Analysis Presentation is released to Client.

Additional time and budget will be necessary for future Phases as directed by Client, which will be outlined at the appropriate time in a follow-on scope and budget to be approved by Client in advance.

***Consultant is prepared to commence work immediately upon receipt of written authorization.***

**DISCLOSURE: Kosmont Transactions Services ("KTS") and Kosmont Realty Corporation ("KRC"): Compensation for possible future transaction-based services or brokerage services.**

The following is being provided solely as an advance disclosure of possible real estate brokerage and finance services and potential compensation formats for such services. This disclosure is not intended to commit the Client.

When public agency assignments involve real estate/property brokerage or public financing transactions on behalf of the public agency, such transaction based services are typically provided by Kosmont Transactions Services ("KTS") or Kosmont Realty Corporation ("KRC").

KRC is currently registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board as a Municipal Advisor; KRC is licensed by the CA Bureau of Real Estate (License #01770428) and is also certified as a Minority Business Enterprise (MBE). KRC is also registered as doing business as KTS.

KTS provides transactional Financial Advisory Services and compensation is typically for financial advisory/loan broker services. KRC provides Brokerage Services and compensation is typically for brokerage commissions such as property and lease transactions and/or success/broker fees. KRC also provides Broker Opinions of Value (BOV) services on a fixed fee basis.

## **V. OTHER PROVISIONS**

**A. Termination.** Client or Consultant shall have the right to terminate this Agreement at any time upon written notification to the other party. Payment for fees accrued through the date of termination shall be remitted in full.

**B. Arbitration.** Any controversy or claim arising out of or in relation to this Agreement, or the making, performance, interpretation or breach thereof, shall be settled by arbitration at JAMS in Los Angeles, California. Each of the parties to such arbitration proceeding shall be entitled to take up to five depositions with document requests. The provisions of Section 1283.05 (except subdivision (e) thereof) of the California Code of Civil Procedure are incorporated by reference herein, except to the extent they conflict with this Agreement, in which case this Agreement is controlling. If the matter is heard by only one arbitrator, such arbitrator shall be a member of the State Bar of California or a retired judge. If the matter is heard by an arbitration panel, at least one member of such panel shall be a member of the State Bar of California or a retired judge. The arbitrator or arbitrators shall decide all questions of law, and all mixed questions of law and fact, in accordance with the substantive law of the State of California to the end that all rights and defenses which either party may have asserted in a court of competent jurisdiction shall be fully available to such party in the arbitration proceeding contemplated hereby. The arbitrator and arbitrators shall set forth and deliver their findings of fact and conclusions of law with the delivery of the arbitration award. Judgment upon the award rendered shall be final and non-appealable and may be entered in any court having jurisdiction.

**C. Attorneys' Fees.** In the event of any legal action, arbitration, or proceeding arising out of an alleged breach of this Agreement, the party prevailing in such legal action, arbitration, or proceeding shall be entitled to recover reasonable attorneys' fees, expenses and costs, as well as all actual attorneys' fees, expenses and cost incurred in enforcing any judgment entered.

**D. Authority.** Each of the parties executing this Agreement warrants that persons duly authorized to bind each such party to its terms execute this Agreement.



**E. Further Actions.** The parties agree to execute such additional documents and take such further actions as may be necessary to carry out the provisions and intent of this Agreement.

**F. Assignment.** Neither this Agreement nor any of the rights or obligations hereunder may be assigned by either party without the prior written consent of the other party.

**G. Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

**H. Entire Agreement; Amendments and Waivers.** This Agreement contains the entire agreement between the parties relating to the transactions contemplated hereby and any and all prior discussions, negotiations, commitments and understanding, whether written or oral, related hereto are superseded hereby. No addition or modification of any term or provision of this Agreement shall be effective unless set forth in writing signed by both parties. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other provision hereof (whether or not similar), nor shall such waiver constitute a continuing waiver of such provisions unless otherwise expressly provided. Each party to this Agreement has participated in its drafting and, therefore, ambiguities in this Agreement will not be construed against any party to this Agreement.

**I. Severability.** If any term or provision of this Agreement shall be deemed invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and in force to the fullest extent permitted by law.

**J. Notices.** All notices, requests, demands and other communications which may be required under this Agreement shall be in writing and shall be deemed to have been received when transmitted; if personally delivered, if transmitted by telecopier, electronic or digital transmission method, upon transmission; if sent by next day delivery to a domestic address by a recognized overnight delivery service (e.g., Federal Express), the day after it is sent; and if sent by certified or registered mail, return receipt requested, upon receipt. In each case, notice shall be sent to the principal place of business of the respective party. Either party may change its address by giving written notice thereof to the other in accordance with the provisions of this paragraph.

**K. Titles and Captions.** Titles and captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision herein.

**L. Governing Law.** The statutory, administrative and judicial law of the State of California (without reference to choice of law provisions of California law) shall govern the execution and performance of this Agreement.

**M. Confidentiality.** Each of the parties agrees not to disclose this Agreement or any information concerning this Agreement to any persons or entities, other than to their attorneys and accountants, or as otherwise may be required by law.

**N. Counterparts.** This Agreement may be executed in one or more counterparts, each of which constitutes an original, and all of which together constitute one and the same instrument. The signature of any person on a telecopy of this Agreement, or any notice, action or consent taken pursuant to this Agreement shall have the same full force and effect as such person's original signature.

**O. Disclaimer.** Consultant's financial analysis activities and work product, which may include but is not limited to pro forma analysis and tax projections, are projections only. Actual results may differ materially from those expressed in the analysis performed by Consultant due to the integrity of data received, market conditions, economic events and conditions, and a variety of factors that could materially affect the data and conclusions. Client's reliance on Consultant's analysis must consider the foregoing.

Consultant services outlined and described herein are advisory services only. Any decisions or actions taken or not taken by Client and affiliates, are deemed to be based on Client's understanding and by execution of this Agreement, acknowledgement that Consultant's services are advisory only and as such, cannot be relied on as to the results, performance and conclusions of any investment or project that Client may or may not undertake as related to the services provided including any verbal or written communications by and between the Client and Consultant.

Client acknowledges that Consultant's use of work product is limited to the purposes contemplated within this Agreement. Consultant makes no representation of the work product's application to, or suitability for use in, circumstances not contemplated by the scope of work under this Agreement.

**P. Limitation of Damages.** In the event Consultant is found liable for any violation of duty, whether in tort or in contract, damages shall be limited to the amount Consultant has received from Client.

**Q. Expiration of Proposal for Services.** If this Agreement is not fully executed by the parties within thirty (30) days from the date of this letter, this proposal shall expire.

**R. Not an agreement for Legal Services or Legal Advice.** This Agreement does not constitute an agreement for the performance of legal services or the provision of legal advice, or legal opinion. Client should seek independent legal counsel on matters for which Client is seeking legal advice.

[ signature page follows ]



## VI. ACCEPTANCE AND AUTHORIZATION

If this Agreement is acceptable to Client, please execute two copies of the Agreement and return both originals to Kosmont Companies. Upon receipt of both signed contracts, we will return one fully executed original for your files. Kosmont will commence work upon receipt of executed Agreement.

Read, understood, and agreed to this

\_\_\_\_ Day of \_\_\_\_\_ 2016

**City of Santa Fe Springs**

**Kosmont & Associates, Inc.**  
doing business as "Kosmont Companies"

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Signature)

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

Name: Larry J. Kosmont, CRE®

Its: \_\_\_\_\_  
(Title)

Its: President & CEO

## ATTACHMENT A

### Kosmont Companies 2016 Public Agency Fee Schedule

#### Professional Services

President & CEO	\$305.00/hour
Executive Vice President	\$290.00/hour
Partner/Senior Vice President/Senior Consultant	\$275.00/hour
Vice President/Associate	\$195.00/hour
Project Analyst/Project Research	\$165.00/hour
Assistant Project Analyst/Assistant Project Manager	\$125.00/hour
GIS Mapping/Graphics Service	\$ 95.00/hour
Clerical Support	\$ 60.00/hour

#### • Additional Expenses

In addition to professional services (labor fees):

- 1) An **administrative fee** for in-house copy, fax, phone and postage costs will be charged, which will be computed at four percent (4.0 %) of monthly Kosmont Companies professional service fees incurred; **plus**
- 2) **Out-of-pocket expenditures**, such as travel and mileage, professional printing, and delivery charges for messenger and overnight packages will be charged at cost.
- 3) If Kosmont retains **Third Party Vendor(s)** for Client (with Client's advance approval), fees and cost will be billed to Client at 1.1X (times) fees and costs.
- 4) Consultant's **attendance or participation at any public meeting** requested by Client will be billed at the professional services (hourly) fees as shown on this Attachment A.

#### • Charges for Court/Deposition/Expert Witness-Related Appearances

Court-related (non-preparation) activities, such as court appearances, depositions, mediation, arbitration, dispute resolution and other expert witness activities, will be charged at a court rate of 1.5 times scheduled rates, with a 4-hour minimum.

*Rates shall remain in effect until December 31, 2017.*

**Full payment must be received by Consultant before the final written summary report is released to Client.**

**CITY OF SANTA FE SPRINGS  
PROFESSIONAL SERVICES AGREEMENT**

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between the CITY OF SANTA FE SPRINGS (CITY), and Kosmont Companies, (CONTRACTOR) is entered into in consideration of the mutual covenants and promises contained herein. The Parties do mutually agree as follows:

1. CONTRACTOR will provide services (SERVICES) as outlined in the "Proposal for the Evaluation of a Community Revitalization and Investment Authority (CRIA)" and shall organize, supervise, prepare and complete said SERVICES as set forth therein.

2. The term of this Agreement shall commence on \_\_\_\_\_ and end on \_\_\_\_\_, unless the SERVICES are sooner completed or terminated as provided herein.

3. CITY shall compensate CONTRACTOR for the SERVICES at the rate as specified as ATTACHMENT A in the "Proposal for the Evaluation of a Community Revitalization and Investment Authority (CRIA)", not to exceed a total of \$40,000. CONTRACTOR 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 CONTRACTOR.

4. CONTRACTOR hereby acknowledges that obtaining a CITY business license may be required to perform the SERVICES specified in this Agreement.

5. The parties hereto acknowledge and agree that the relationship between CITY and CONTRACTOR is one of principal and independent contractor and no other. CONTRACTOR 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. CONTRACTOR specifically acknowledges that CITY is not required to, nor shall, provide Worker's Compensation Benefits Insurance for CONTRACTOR. Notwithstanding the above, CONTRACTOR hereby specifically waives any claims and/or demands for such benefits.

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

7. CONTRACTOR will not be required to follow or establish a regular or daily work schedule. Any advice given to the CONTRACTOR 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 CONTRACTOR to assure its conformity with this Agreement.

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

9. CONTRACTOR 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 CONTRACTOR.
  - c. CONTRACTOR shall comply with Workers' Compensation insurance laws of California.

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

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

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

\_\_\_\_\_  
CONTRACTOR signature Date

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

Title: \_\_\_\_\_

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

Corporation\_\_\_\_ Sole Proprietor\_\_\_\_ Partnership\_\_\_\_ LLC\_\_\_\_

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

Address: \_\_\_\_\_

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

Telephone: \_\_\_\_\_

\_\_\_\_\_  
City Manager Date

\_\_\_\_\_  
Department Head Signature Date

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





# City of Santa Fe Springs

City Council Meeting

January 12, 2017

## NEW BUSINESS

### Water Well Siting Study for Zone 1 - Approval of Report

#### RECOMMENDATION

That the City Council take the following actions:

- Accept and file the hydrogeological evaluation of three potential water well sites for Santa Fe Springs Zone 1, prepared by Richard C. Slade & Associates, LLC.; and
- Approve the Ashmun Well Site Location for Drilling and Construction of a New Water Well in Zone 1.

#### BACKGROUND

The City Council, at their May 26, 2016 meeting, awarded a contract to Richard C. Slade and Associates, LLC (Consultant) to perform a water well siting study for Zone 1.

The three (3) potential well sites approved by the City Council were:

1. Parkway at Millergrove Drive and Broaded Street
2. Former Ashmun well site (near San Gabriel River)
3. Former Jessup well site (Idalene Street)

The three (3) potential well sites were selected based on the following criteria:

1. The potential site is not located in an area of the Omega Chemical plume or other identified plumes.
2. The site is a City-owned parcel (no property acquisition costs).
3. The site is located in a former redevelopment project area and therefore eligible for redevelopment bond funding.
4. The site is located near the City's water distribution system.
5. The site is located in the northern part of the City (Zone 1) to achieve operational and distribution efficiencies. Currently there are no water wells operating in Zone 1.

The Consultant performed hydrogeological and engineering studies for the three (3) potential water well sites, including but not limited to identifying aquifers, identifying potential contamination, and determining feasibility of developing and building a well. Based on the evaluation of the three (3) sites, the Consultant recommends the former Ashmun well site and the former Jessup well site as potential potable well sites.

Staff has reviewed the logistical issues associated with drilling and constructing a water well at these two (2) sites and recommends that the City Council approve the Ashmun well site location for a new water well in Zone 1. The site is a large

Report Submitted By: Noe Negrete, Director  Date of Report: January 9, 2017  
Department of Public Works

**ITEM NO. 9**

City-owned parcel located adjacent to the San Gabriel River. The site is not close to residential development and therefore will not require implementing noise mitigation measures. Special attention will be given to security measures for the well site due to the isolated location. The Jessup well site is significantly smaller and would require implementing noise mitigation measures since it is in a residential area.

**FUNDING IMPACT**

Funding for the siting Study for Zone 1 was from Bond Funds for Capital Improvement projects.

**INFRASTRUCTURE IMPACT**

The siting of a new water well in Zone 1 would provide a new source of water supply for the City's residents and business. A new well would reduce the City's cost of purchasing water from outside sources which continue to increase their water rates and charges.



Thaddeus McCormack  
City Manager

**Attachment:**

*Hydrogeologic Evaluation of Three Potential Water Well Sites*



**RICHARD C. SLADE & ASSOCIATES LLC**  
**CONSULTING GROUNDWATER GEOLOGISTS**

**HYDROGEOLOGIC EVALUATION  
of  
THREE POTENTIAL WATER WELL SITES  
for  
CITY OF SANTA FE SPRINGS, CALIFORNIA**

**Prepared For:**

**The City of Santa Fe Springs  
Los Angeles County, California**

**Prepared By:**

**Richard C. Slade & Associates LLC**  
**Consulting Groundwater Geologists**  
**Sherman Oaks, California**

**December 2016**

**RCS Job No. 375-LAS05**





# **HYDROGEOLOGIC EVALUATION OF THREE POTENTIAL WATER WELL SITES FOR THE CITY OF SANTA FE SPRINGS, CALIFORNIA**

**Prepared For:**

**The City of Santa Fe Springs  
Los Angeles County, California**

**PREPARED BY:**

**RICHARD C. SLADE & ASSOCIATES LLC  
CONSULTING GROUNDWATER GEOLOGISTS  
SHERMAN OAKS, CALIFORNIA**

**RCS JOB NO. 375-LAS05  
DECEMBER 2016**

A handwritten signature in black ink, appearing to read "Chris Wick".

**Chris Wick  
Professional Geologist No. 9146**

A handwritten signature in blue ink, appearing to read "Earl LaPensee".

**Earl LaPensee  
California Certified Hydrogeologist No. 134**

A handwritten signature in black ink, appearing to read "Richard C. Slade".

**Richard C. Slade  
Professional Geologist No. 2998**



## TABLE OF CONTENTS

<b>LIST OF ABBREVIATIONS/ACRONYMS USED IN REPORT .....</b>	<b>III</b>
<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
INTRODUCTION.....	1
DATA SOURCES .....	1
LOCAL RAINFALL CONDITIONS .....	1
LOCAL GROUNDWATER BASIN AND ITS ADJUDICATION.....	2
HYDROGEOLOGIC CONDITIONS .....	2
Geologic Units.....	2
Geologic Structures .....	2
PUMPING RATES & SPECIFIC CAPACITIES .....	3
WATER LEVELS.....	3
GROUNDWATER ELEVATIONS AND FLOW DIRECTIONS .....	3
GROUNDWATER QUALITY .....	4
KNOWN REGIONAL CONTAMINATION.....	4
CAPTURE ZONE ANALYSIS .....	5
CONCLUSIONS AND RECOMMENDATIONS .....	6
<b>INTRODUCTION .....</b>	<b>1</b>
GENERAL STATEMENT .....	1
PURPOSE AND SCOPE OF SERVICES .....	1
AVAILABILITY OF BASIC DATA .....	2
<b>FINDINGS .....</b>	<b>4</b>
LOCAL RAINFALL CONDITIONS .....	4
LOCAL GROUNDWATER BASIN AND ITS ADJUDICATION.....	4
CITY WATER WELLS .....	6
OTHER NEARBY WELLS AND GROUNDWATER MONITORING WELLS .....	8
HYDROGEOLOGIC CONDITIONS .....	9
General Statement .....	9
Potentially Water-Bearing Sediments.....	10
Nonwater-Bearing Formations .....	12
Base of Fresh Water .....	12
Geologic Structures and Local Oilfield .....	14
PUMPING RATES AND SPECIFIC CAPACITY OF LOCAL WELLS .....	16
NEARBY WRD GROUNDWATER MONITORING WELLS & WATER LEVEL DATA.....	19
GROUNDWATER ELEVATIONS AND FLOW DIRECTIONS .....	21
GROUNDWATER QUALITY .....	21
NEARBY WRD GROUNDWATER MONITORING WELLS .....	23
KNOWN REGIONAL CONTAMINATION.....	24
<b>CAPTURE ZONE ANALYSIS .....</b>	<b>26</b>
INTRODUCTION.....	26
CAPTURE ZONE MODELING SOFTWARE .....	27
GROUNDWATER FLOW DIRECTION AND GRADIENT.....	27
CAPTURE ZONE ANALYSIS .....	28
Theoretical Basis of Capture Zone Modeling.....	28
Capture Zone Diagrams.....	29



REVIEW OF NEARBY POTENTIALLY CONTAMINATING ACTIVITIES .....	31
<b>DISCUSSION OF CITY-SELECTED POTENTIAL WELL SITES.....</b>	<b>34</b>
KEY HYDROGEOLOGIC ISSUES FOR EACH OF THE THREE SUBJECT SITES .....	34
KEY LOGISTICAL ISSUES FOR EACH OF THE THREE SUBJECT WELL SITES .....	36
A. Former Ashmun Well Site .....	36
B. Parkway Site .....	37
C. Former Jessup Well Site.....	38
<b>CONCLUSIONS AND RECOMMENDATIONS.....</b>	<b>39</b>
RECOMMENDED WELL LOCATIONS .....	39
LOGISTICAL ISSUES FOR THE POTENTIAL WELL SITES .....	42
POTENTIAL COSTS FOR CONSTRUCTION OF WELLS.....	44
<b>REFERENCES .....</b>	<b>45</b>

#### TABLES

- 1 Summary of Available Construction Data for City Wells
- 2 Summary of Pumping Data
- 3 Construction Data for Key WRD Groundwater Monitoring Wells
- 4A Water Quality, Rio Hondo 1
- 4B Water Quality, Pico 2
- 4C Water Quality, Norwalk 2

#### FIGURES

- ES-1 Location Map (in Executive Summary)
  - 1 Location Map of Known City Water Wells
  - 2 Locations of Groundwater Monitoring Wells, Local Oilfield, & Known Oil Impact Areas
  - 3 Generalized Stratigraphic Column for the Coastal Plain of Los Angeles County
  - 4 Elevation of Base of Fresh Water
  - 5A Hydrograph for WRD Monitoring Well, Rio Hondo 1
  - 5B Hydrograph for WRD Monitoring Well, Pico 2
  - 5C Hydrograph for WRD Monitoring Well, Norwalk 2
  - 6 Groundwater Elevation Map, Fall 2015
  - 7A Capture Zone Diagram,  $K = 18$  ft/day
  - 7B Capture Zone Diagram,  $K = 50$  ft/day
  - 8A Geotracker Map of Santa Fe Springs Area, Capture Zone Analysis,  $K=18$  ft/day
  - 8B Geotracker Map of Santa Fe Springs Area, Capture Zone Analysis,  $K= 50$  ft/day
  - 9A Site Location Map, Former Ashmun Well Site
  - 9B Site Location Map, Parkway Site
  - 9C Site Location Map, Former Jessup Well Site
  - 10 Map of Recommended Well Locations, Pressure Zone No. 1



## LIST OF ABBREVIATIONS/ACRONYMS USED IN REPORT

The following provides a list of abbreviations that may be used more than once throughout this report and is provided for the convenience of the reader.

<u>Abbreviation</u>	<u>Full Description</u>
As	arsenic
bgs	below ground surface
CBS	copper bearing steel
COCs	constituents of concern
CrVI	hexavalent chromium
CSMB	California State Mining Bureau
DDW	Division of Drinking Water
DTSC	Department of Toxic Substances Control
DWR	California Department of Water Resources
EPA	U.S. Environmental Protection Agency
Fe	iron
HSLA	high strength low alloy
LACDHS	Los Angeles County Department of Health Services
LACFCD	Los Angeles County Flood Control District
LCS	low carbon steel
LUST	Leaking underground storage tank
MCL	Maximum Contaminant Level
Mn	manganese
NPDES	National Pollutant Discharge Elimination System
PCA	Potentially Contaminating Activity
PDR	Preliminary Design Report
PWL	pumping water level
RWQCB	California Regional Water Quality Control Board
SWL	static water level
TDS	total dissolved solids
TH	total hardness
USGS	U.S. Geological Survey
UST	underground storage tank
VOC	volatile organic compound
WRD	Water Replenishment District of Southern California
gpm	gallons per minute
gpm/ft ddn	gpm per foot of drawdown
mg/L	milligrams per Liter
µg/L	micrograms per Liter



## EXECUTIVE SUMMARY

### INTRODUCTION

The geologic, hydrogeologic, and water quality characteristics at three potential well sites in the City of Santa Fe Springs (City) were examined and evaluated for this project. The purpose of this evaluation was to assess the hydrogeologic feasibility of constructing a new municipal-supply water well at one of these potential sites. The former Ashman Well site, the former Jessup Well site and the Parkway site are the three potential well sites evaluated herein; these locations are shown on Figure ES-1, "Location Map." These three sites are generally located on the western side of the City in proximity to the east side of the San Gabriel River.

### DATA SOURCES

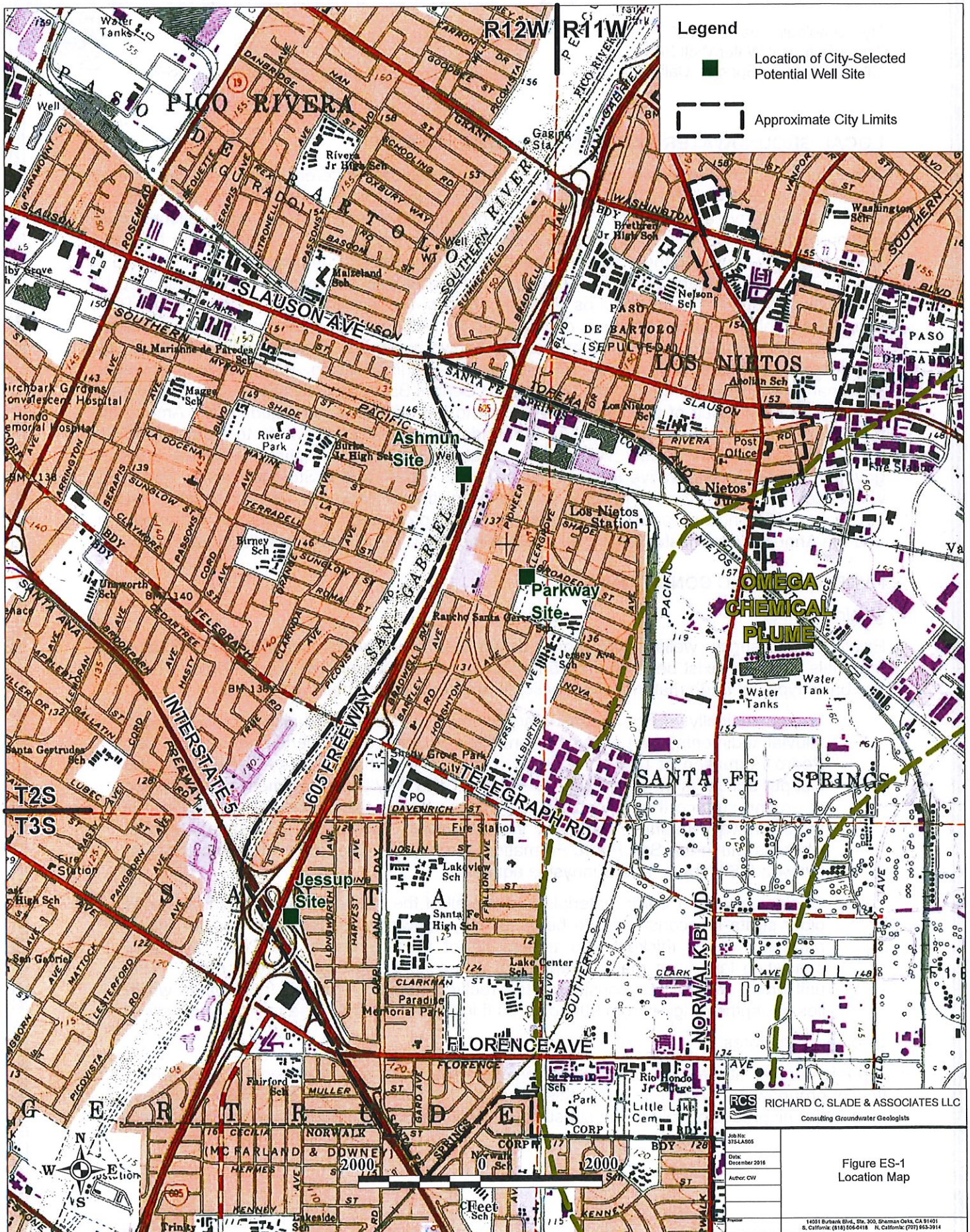
Data evaluated for this hydrogeologic evaluation included the following:

- Published and unpublished geologic reports and/or maps for the region, as available in our company files/library.
- Available information on the existing City wells (including some destroyed wells), specifically driller's logs and electric logs, where available and from the groundwater monitoring well data from the Water Replenishment District of Southern California (WRD).
- Driller's logs and electric logs for wildcat oil wells as available from our company files and from the California Department of Oil, Gas and Geothermal Resources (DOGGR) web site.
- Available precipitation records.
- Historic water level and pumping data for City wells and water level data for WRD monitoring wells. These data included Southern California Edison (SCE) well efficiency test records.
- Water quality data as available from the State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW), online water quality data base.
- Data from the U.S. Environmental Protection Agency (EPA) on the Omega Chemical Superfund plume, which underlies part of the City.
- Data from the California Regional Water Quality Control Board (RWQCB) GeoTracker Web Site with regard to other additional potentially contaminating activities in the region.

### LOCAL RAINFALL CONDITIONS

Data on average annual rainfall was available for the 1978 to 2016 time period. Review of these available data indicates an average annual rainfall of 15 inches. Basic trends in rainfall over time have included a drought from 1983 to 1991, which was followed by an overall period of generally wet years from 1991 through 1998. Over the past  $\pm 5$  years ( $\pm 2012$  to 2016), rainfall has occurred in deficient amounts each year.









## **LOCAL GROUNDWATER BASIN AND ITS ADJUDICATION**

The City is located within two adjoining but hydrogeologically different portions of the Central Groundwater Basin of the Coastal Plain of Los Angeles County. Specifically, the northerly portion of the City lies within the Montebello Forebay (also known as the non-pressure area) portion of the Central Basin. The balance of the City to the south, and areas to the east and west of the City, lie within the pressure area of the Central Basin. Pumping rights, and the use of groundwater within nearly all of the Central Groundwater Basin, were originally adjudicated by the Superior Court, County of Los Angeles, during the early-to mid- 1960s. The Final Judgment, which became effective on October 1, 1966, provided for numerous conditions, allocated the annual pumping rights of all known pumpers, and established the State Department of Water Resources (DWR) as the original Basin Watermaster. However, governance of the water rights in the adjudicated Central Basin recently changed (in Fiscal Year 2013-2014) as a result of the Third Amendment to the original basin adjudication. Among the numerous recent Court findings, the Third Amendment included a provision to replace DWR as the Watermaster with a new Watermaster that now consists of three separate arms of governance: an Administrative Body; a Water Rights Panel; and a Storage Panel. The WRD was appointed by the Court to function as the Administrative Body. On an annual basis, usually in October, WRD now prepares and publishes monthly production summaries for all pumpers in, and the Annual Watermaster Report for, the adjudicated Central Basin on a fiscal year basis.

## **HYDROGEOLOGIC CONDITIONS**

### Geologic Units

Existing water-supply wells in the region derive their groundwater supply from various earth materials known to exist beneath the Santa Fe Springs portion of the Coastal Plain. There are two basic types of earth materials from which those supplies are obtained, namely:

- 1) The geologically younger sedimentary deposits consisting of shallow Holocene-aged alluvial sediments, the Lakewood Formation of Upper Pleistocene age, and the San Pedro Formation of Lower Pleistocene age. In the shallow alluvial sediments, the Gaspar aquifer is the only water-bearing unit and only these sediments are exposed at ground surface throughout the study area. Within the Lakewood Formation, the principal water-bearing units are the Exposition, Gardena, and Gage aquifers, whereas within the San Pedro Formation, the key units are the Hollydale, Jefferson, Lynwood, Silverado, and Sunnyside aquifers.
- 2) Geologically older earth materials underlie all of the above-listed sediments. These older strata are considered to be essentially nonwater-bearing for municipal-supply purposes. The thickest and uppermost of these units is the Pico Formation, consisting largely of marine deposited, well-consolidated sedimentary rocks. This unit would generally be considered to directly underlie the base of fresh water, which lies at depths ranging from 900 to 1,200 ft in the area of the three potential well sites.

### Geologic Structures

A portion of the City lies atop a major geologic structure that has influenced the occurrence and flow of groundwater and oil at depth; this structure, the Santa Fe Springs Oilfield, is recognized as a major oil producing fold in the subsurface. This structure consists of an inverted U-shaped



fold in the sedimentary deposits and is known as an anticline. The oil deposits, at depth, have migrated upward towards the apex of the anticline, forming very productive oil traps at several different depths. Consequently, numerous oil wells have been drilled in the region to obtain the oil and/or gas; many of the now non-productive oil wells have been destroyed over time. Indeed, it is possible that the water quality in the shallower aquifer systems in the area could experience some impact by oil-derivative components from the destroyed wells.

### **PUMPING RATES & SPECIFIC CAPACITIES**

A review of available historic pumping rates and specific capacities of water-supply wells in the region was performed to determine the possible pumping rates that could be expected at each of the three potential well sites. Generally, with specific regard to former or existing City wells, operational pumping rates in the range of 330 gpm up to a maximum of 3,000 gpm were historically produced, and specific capacities have ranged from a low of 4.5 gallons per minute per foot of water level drawdown (gpm/ft ddn) to a high of 82 gpm/ft ddn. Other, non-City owned wells produced at rates ranging from 500 to as high as 4,200 gpm; no specific capacity data were available for these wells. However, the pumping rates and specific capacities were variously produced by the wells and differed between wells and between the pumping histories of the wells. Nonetheless, these data indicate a potential pumping rate and specific capacity at each of the three potential well sites could be between 1,000 and 3,000 gpm and 20 to as high as 35 gpm/ft ddn, respectively.

### **WATER LEVELS**

No long-term static water level (SWL) data are available from any of the City water-supply wells. Consequently, water levels were obtained from the Water Replenishment District of Southern California (WRD) for its groundwater monitoring wells located in the vicinity of the three potential well sites. Namely, water levels were obtained from the Rio Hondo 1, the Pico 2 and the Norwalk No. 2 WRD multi-port groundwater monitoring wells, which were designed to separately monitor water levels in each of the discrete aquifer zones penetrated by these wells. Water levels were generally available for the period of record extending from the 1998 through mid-2016 time period. These data revealed that depths to the SWL have ranged between 26 to 120 ft bgs with seasonal fluctuations ranging from 12 to 32 ft. Such seasonal fluctuations are due to rainfall recharge, with the deepest SWLs generally occurring in the summer and fall months of each year (when rainfall recharge is at its minimum), whereas the shallowest SWLs tend to occur during the winter and spring months every year (when rainfall recharge is at its maximum).

### **GROUNDWATER ELEVATIONS AND FLOW DIRECTIONS**

A review of groundwater elevations and flow directions was performed, based on existing data as published by the WRD in its annual 2016 Engineering Survey Report. That report showed that groundwater elevations in Fall 2015 ranged from  $\pm 30$  ft above sea level (asl) in the vicinity of the potential Ashmun site and the Parkway site, to  $\pm 10$  ft asl in the vicinity of the potential Jessup site. These elevation data suggest groundwater, in Fall 2015, was at depths on the order of 110 ft to 115 ft below ground surface beneath the three potential well sites being evaluated herein. The groundwater elevation contours also reveal that the regional direction of groundwater flow beneath the City is generally to the south to southwest across the pressure



zone. No known barriers to groundwater flow (such as faults) that could restrict or impede the flow of groundwater from northeast to southwest appear to exist beneath the entire City.

### **GROUNDWATER QUALITY**

Available historic groundwater quality on City wells revealed that the following analytes were variously detected in groundwater samples collected from former and existing City wells:

#### General Key Constituents:

- Groundwater Character: generally a calcium-bicarbonate ( $\text{Ca-HCO}_3$ ) type water.
- Total Dissolved Solids (TDS): ranging from 235 to 710 milligrams per Liter (mg/L), with some concentrations occasionally exceeding the current Secondary Maximum Contaminant Level (MCL) of 500 mg/L for TDS.
- Total Hardness (TH): ranging from 37 to 350 mg/L, which reveals the groundwater displays soft to very hard water.
- Nitrate (as  $\text{NO}_3$ ): ranging from not detected (ND) to 11.4 mg/L; the latter value is below the current Primary MCL of 45 mg/L for this constituent.
- Arsenic (As): ranging from ND up to 0.014 mg/L; some concentrations exceeded the current U.S. EPA Primary MCL of 0.010 mg/L for this constituent.
- Iron (Fe): 0.01 to 0.21 mg/L, all of which are below the current Secondary MCL of 0.3 mg/L for iron.
- Manganese (Mn): values of 0.002 to 0.037 mg/L, all of which are below the current MCL of 0.050 mg/L for Mn.

#### Volatile Organic Compounds (VOCs):

- Trichloroethylene (TCE) and tetrachloroethylene (PCE) were detected only in groundwater samples from the former Ashmun well; these detections were at low concentrations [below 1.2 micrograms per Liter ( $\mu\text{g/L}$ )], and thus below the common MCL of 5 mg/L for both of these VOCs.
- In the three WRD groundwater monitoring wells, both hexavalent chromium ( $\text{CrVI}$ ) and PCE were variously detected in groundwater samples from these wells.  $\text{CrVI}$  was detected at concentrations ranging from 0.4 to 1.1  $\mu\text{g/L}$  whereas PCE was detected at concentrations ranging from 0.86 to 2.8  $\mu\text{g/L}$ . All detected values were below their current Primary MCLs of 10  $\mu\text{g/L}$  and 5  $\mu\text{g/L}$ , respectively.

### **KNOWN REGIONAL CONTAMINATION**

Based on prepared and/or published data and maps, largely from the U.S. EPA, a large plume of VOC-contaminated groundwater is known to emanate from the former Omega Chemical Facility in the Whittier area, just north of the City (refer to Figure ES-1). This plume has been mapped to show movement in a general southwest to south direction toward and beneath the City. Consequently, City wells could be vulnerable to this contaminant plume (or plumes) and, thus, VOCs in this plume could impact groundwater pumped from City wells in the area. Key information regarding this plume includes the following:





- The Omega Chemical plume has migrated downgradient over time from its chemical facility source in a general southwest to south direction. The current documented configuration of the plume is approximately 0.8 miles in width and 4.5 miles in length.
- This contaminant plume contains various VOCs, such as TCE and PCE and 1,1 dichloroethene (1,1-DCE), along with certain Freon compounds, 1,4-dioxane, and hexavalent chromium. PCE is generally considered to be the principal contaminant.
- Numerous groundwater monitoring wells have been sited and constructed by different site consultants over time within and adjacent to the plume to help define the lateral and vertical extent of the contamination.

In addition to this major incident of groundwater contamination, there has been the historic development of large-scale and widespread oil well drilling, large numbers of various types of industrial buildings, several refineries and ancillary facilities, and numerous gasoline stations and underground tanks; such facilities tended to be utilized for storage of the various chemicals typically used in those operations. All of these facilities are considered to be potentially contaminating activities (PCAs).

#### **CAPTURE ZONE ANALYSIS**

A preliminary capture zone analysis was performed for the three potential sites, in order to determine the configuration of the particle tracking field and the susceptibility of each of the three potential well sites to possible contamination from the Omega Chemical VOC plume. This capture zone analysis was performed using the U.S. EPA Well Head Analytical Element Model WHAEM (2000). Model input values of transmissivity (T), hydraulic conductivity (K), groundwater flow gradients and directions, pumping rates and durations were selected and used in order to help define the capture zone for a possible future water well at each of the three potential sites. Two separate modeling scenarios, each with different hydraulic conductivities of 18 and 50 ft/day, were conducted for 2-, 5-, and 10-year capture zones at each of the three potential well sites. The results for these two scenarios appear to indicate that capture zones at the Ashman and Jessup sites will not impact the Omega Chemical plume whereas the capture zone at the Parkway site could potentially impinge upon the western edge of that plume.

It should be noted that such preliminary capture zone modeling results may not reflect actual field conditions as they might occur during future operational pumping of the proposed new well, or of any other active City-owned municipal-supply water well. When the proposed new City well is placed into production, its pumping schedules and durations will be staggered and intermittent at times; the only period where the well may be pumping on a full-time basis might conceivably occur for a few months each year (in the summer months). During the remaining cooler months of each year, the well may be pumping only intermittently, and for shorter durations. Under such real operational pumping periods in the future, it is likely that the natural gradient of groundwater in the area will be restored as rainfall recharges the local aquifer systems. Thus, the 2-, 5-, and 10-year capture zones might not be as extensive as shown herein, and it is conceivable that the Omega Chemical plume may not in reality be impacted by the pumping of a new well at any of the three potential well sites.



## CONCLUSIONS AND RECOMMENDATIONS

Based on our review and analysis of the available hydrogeology data, two sites were identified as candidates for the construction of a new municipal-supply water well: the currently City-owned Ashmun and Jessup well sites. Each site has sufficient space to accommodate the equipment for the construction of a new well, although the Jessup site is smaller in comparison to the Ashman site. Further, logistically each site has adequate existing facilities for water-supply, for make-up water during drilling, and for disposal of well development and testing fluids.

It is recommended that the reverse-circulation drilling method be used for the construction of a new well at either of the recommended well sites. A pilot hole depth of 1,000 ft and 1,250 ft below ground surface (bgs) is recommended at the Ashman and Jessup sites, respectively. Drilling should include up to five isolated aquifer zone tests being performed in the open pilot hole for the well, and such testing should include collecting groundwater samples for analysis (at a minimum) of arsenic (As), iron (Fe), manganese (Mn), hexavalent chromium (CrVI) perchlorate and various VOCs (including 1,4-dioxane).

If the data obtained during downhole testing in the open borehole indicate that construction of a new well at either site appears feasible, then the well can be completed with an upper 18-inch diameter pump house casing, followed by 16-inch diameter perforated and blank well casing. Final casing depths may be to depths on the order of 800 to 1,100 ft bgs, for the Ashmun and Jessup sites, respectively. Casing materials may consist of High Strength, Low Alloy (HSLA) steel; for additional corrosion resistance, the use of Type 304L stainless steel is preferable.

Our opinion of the probable cost for a new well at either site will vary, depending upon the type of steel used and the depth to which the well is constructed. Such costs may range from \$700,000 for copper-bearing type steel, to \$900,000 for HSLA. Type 304L stainless steel will have a greater expense, with costs possibly ranging from \$1,000,000 to \$1,500,000.

Potential pumping rates of a new well at either well site is anticipated to range from 1,000 to 1,500 gpm with specific capacities ranging from 20 to as high as 35 gpm/ft ddn. Groundwater pumped from the wells is anticipated to have calcium bicarbonate water character, with a TDS on the order of 300 to 450 mg/L, a TH perhaps in the range of 80 to 300 mg/L, non-detected to low concentrations of iron and manganese, and non-detected to possibly low concentrations of VOCs and CrVI.

## INTRODUCTION

### GENERAL STATEMENT

Provided herein are the findings, conclusions and recommendations of our hydrogeologic evaluation of three potential water well sites located on properties owned by the City of Santa Fe Springs (City), California in City Pressure Zone No. 1. The three sites, as defined by the City, all occur on the west side of the City and include, from north to south, the former Ashmun Well site, the Parkway site, and the former Jessup Well site. The Ashmun and the Jessup sites were locations for former, but now destroyed, City-owned, municipal-supply water wells; the Parkway site represents a City-owned property that is a part of the City's plans for re-development.

Figure 1, "Location Map of Known City Wells," has been prepared to illustrate the locations of: the existing and former well sites and well designations; the potential wellsite properties; the City boundaries; the two main pressure zones in the City's water system; and the approximate boundary (as defined by the State Department of Water Resources) between the non-pressure (Forebay) area and the pressure area of the Central Groundwater Basin. Key streets and the nearby I-5 Freeway are also shown on the topographic basemap for Figure 1. In regard to the two pressure zones in the City's water system, Zone No. 1 serves the northern portion of the City, whereas Zone No. 2 serves the southern portion; the boundary between these water system pressure zones is approximately along Imperial Highway. Another item illustrated on Figure 1 is the approximate ground surface trace of the currently known lateral limits of groundwater contamination known by others to occur within a major plume of groundwater contamination known as the Omega Chemical plume (this is discussed later in this project).

### PURPOSE AND SCOPE OF SERVICES

The basic purposes of this project are to: evaluate subsurface conditions in the vicinity of the three City-selected well sites; identify basic logistical issues at each of the three City-selected, potential well sites; conduct a capture zone analysis in order to determine whether or not future operational pumping by a new well at any of these sites might induce an impact on the currently-known limits of groundwater contamination from a large nearby contaminant plume designated as the Omega Chemical plume by the U.S. Environmental Protection Agency (EPA);



discuss key logistical and hydrogeological conditions at those three potential sites; and select as many as two sites for new municipal-supply wells in Pressure Zone No. 1 for the City.

Summaries of our Scope of Hydrogeologic Services for this project were provided to the City in two separate proposals, as follows:

1. RCS proposal dated April 26, 2016
  - Task 1 – Kick-off Meeting
  - Task 2 – Data Collection
  - Task 3 – Data Review & Analysis
  - Task 4 – Field Reconnaissance
  - Task 5 – Data Preparation, and Report
2. RCS Proposal dated July 7, 2016
  - Task 1 – Attend Preliminary Meeting with DDW
  - Task 2 – Review of Available Data
  - Task 3 – Basic Capture Zone Analysis
  - Task 4 – Technical Memorandum
  - Task 5 – Additional Meetings

This report presents the results of the hydrogeologic work performed by RCS for the Scope of Hydrogeologic Services listed in both of the above proposals.

For this project, it was not within our Scope of Hydrogeologic Services to perform any independent field monitoring of water levels or pumping rates, to conduct any pumping tests, or to provide water sampling/laboratory testing of groundwater samples in any existing City-owned wells. Instead, this hydrogeologic evaluation has relied solely upon: water well data that were available from City files; existing RCS files on oil well data in the nearby Santa Fe Springs oilfield; data in RCS files from our prior projects in the region; subsurface data on file at the Water Replenishment District of Southern California (WRD) for the several deep groundwater monitoring wells in the vicinity of the City; and data from the EPA and others on the nearby plume of groundwater contamination in the Omega Chemical plume.

#### **AVAILABILITY OF BASIC DATA**

Specific data acquired from the City for its historic and existing water wells included the following:

- Well locations.
- Driller's logs and available electric logs.
- Water level data.



- Pumping test and well efficiency test records.
- Water quality laboratory test results.

In addition to available City records, RCS geologists acquired the following: electric logs for various oil wells drilled in the region; driller's logs and available electric logs for other municipal-supply wells owned by other purveyors in the general study area; geologic logs and electric logs of nearby WRD-owned, nested groundwater monitoring wells; data in electronic format from the State-wide computer website known as "GeoTracker" that lists the locations of known leaking underground fuel tank (LUFT) sites; and data published by the EPA for the Omega Chemical plume.

Key published reports reviewed for this project have included: California Department of Water Resources (DWR) Bulletin No. 104 – Appendix A on Groundwater Geology of the Coastal Plain (June 1961) and the WRD 2016 Engineering Survey and Report (March 3, 2016, updated May 9, 2016) for the 2014-2015 Water Year.

Additional information useful for our interpretation of subsurface conditions within the greater study area was from RCS in-house files for prior groundwater projects involving wells owned by the nearby City of Cerritos (Cerritos) to the south and by Liberty Utilities (formerly known as Park Water Company) to the west. Key data reviewed from those files included geologic logs and electric logs of new water wells, driller's logs and available electric logs of existing water wells, and selected electric logs from the large number of wildcat or producing oil/gas wells drilled for the Santa Fe Springs oilfield.



## FINDINGS

### LOCAL RAINFALL CONDITIONS

To assess basic rainfall conditions in the area and to look for possible trends in rainfall over time, RCS obtained annual rainfall data from a raingage located nearby in Montebello (Gage No. 045790). Data from this raingage have a period of record dating between 1978 and 2016; unfortunately, there are some years in which monthly totals were incomplete. As a result, a bar chart of annual rainfall, and a graph of the accumulated departure of each year of rainfall from the long-term average rainfall could not be prepared. Instead, review of the available data suggests the average rainfall for the region has been on the order of 15 inches. Basic trends in rainfall over time have included a drought from 1983 to 1991, which was followed by an overall period of generally wet years from 1991 through 1998; the past  $\pm 5$  years ( $\pm 2012$  to 2016) have witnessed deficient rainfall each year (i.e., an ongoing drought). Groundwater levels in City wells tend to follow these long-term trends in drought or excess rainfall.

### LOCAL GROUNDWATER BASIN AND ITS ADJUDICATION

Based on the DWR nomenclature (June 1961) and as illustrated herein on Figure 1, the City is located within two adjoining but hydrogeologically different portions of the Central Groundwater Basin of the Coastal Plain of Los Angeles County. Specifically, the northerly portion of the City lies within the Montebello Forebay (also known as the non-pressure area) portion of the Central Basin. Here, near-surface sediments are relatively coarse-grained and groundwater in these sediments is considered to exist mainly under water table conditions. Recharge tends to occur relatively freely in this Forebay area, and, in fact, artificial recharge within this Forebay occurs near the City within the spreading (percolation) basins along the nearby San Gabriel River. Note on Figure 1 that the City-selected former Ashmun well site lies proximal to one of these spreading basins along the San Gabriel River. Note also that all three City-selected well sites being evaluated herein lie within the non-pressure area (i.e., the Montebello Forebay) of the Central Groundwater Basin.

The balance of the City on the south, and areas to the east, south and west of the City, lie within the pressure area of the Central Basin (see Figure 1). In this area, near-surface sediments are relatively fine-grained, which tend to create confined (or pressure) conditions in the underlying





aquifer systems; recharge is somewhat impeded by these fine-grained sediments near ground surface. There are no artificial spreading basins in this pressure area anywhere near the City.

Pumping rights, and the use of groundwater within nearly all of the Central Groundwater Basin, were originally adjudicated by the Superior Court, County of Los Angeles, during the early-to mid- 1960s. The Final Judgment, which became effective on October 1, 1966, provided for numerous conditions, allocated the annual pumping rights of all known pumpers, and established the State Department of Water Resources (DWR) as the original Basin Watermaster. However, governance of the water rights in the adjudicated Central Basin recently changed (in Fiscal Year 2013-2014) as a result of the Third Amendment to the original basin adjudication. Among the numerous Court findings, the Third Amendment included a provision to replace DWR as the Watermaster with a new Watermaster that now consists of three separate arms of governance: an Administrative Body; a Water Rights Panel; and a Storage Panel. The WRD was appointed by the Court to function as the Administrative Body. On an annual basis, usually in October, WRD now prepares and publishes monthly production summaries for all pumpers in, and the Annual Watermaster Report for, the adjudicated Central Basin on a fiscal year basis.

Review of the WRD website shows the "Monthly Production Summary" for the City to have been as follows:

a) Fiscal Year 2015-2016 (July 1, 2015 – June 30, 2016)

A total volume of groundwater of 3,053.51 acre-feet (AF) was pumped by the two then-active City wells (Well Nos. 1 and 2). This total volume of pumped groundwater translates to a combined total instantaneous flow rate of approximately 1,900 gallons per minute (gpm) from those two City wells, assuming both wells were pumped on an operational basis of 100%; i.e., continuous pumping, 24 hours a day, every day, during that year.

Monthly totals during this fiscal year ranged from a low of 186.70 AF in February 2016 to a high of 299.09 AF in April 2016.

b) Fiscal Year 2014-2015 (July 1, 2014 – June 30, 2015)

A total combined volume of 2,557.81 AF of groundwater was produced by the two then-active City wells in this period. This total volume of pumped groundwater in this fiscal year translates to a total combined pumping rate of about 1,600 gpm from these two then-active City wells, assuming they were both pumping on the same 100% operational basis mentioned above.



Monthly totals in this fiscal year ranged between 142.27 AF in December 2014 and 266.61 AF in July 2014.

In comparison to the total annual groundwater extractions by the City in the past two fiscal years, the Central Basin adjudication allocated an annual pumping right of approximately 4,036 AF to the City. Hence, actual groundwater pumpage by active City water wells, in the prior two fiscal years mentioned above, has represented approximately 76% and 63%, respectively, of this allocated pumping right each year.

### **CITY WATER WELLS**

Over the years, the City has either purchased existing wells owned by others in the area or has utilized drilling contractors to construct new wells in different parts of the City. Figure 1 illustrates the locations and the various names/numbers used by the City for these historically-known City wells. Of all the historically known wells shown on Figure 1 that were purchased by or constructed for the City, only two still exist. These existing wells include: Well No. 1 in the City's Pressure Zone No. 1 in the northern portion of the City; and Well No. 2 in Pressure Zone No. 2 in the southern portion of the City. A former inactive well (Well No. 4) in Pressure Zone No. 1 was permanently destroyed by the City in 2015 (see Figure 1). At this time, Well No. 1 is on "emergency standby," whereas Well No. 2 is "active and on emergency standby." (Mr. Frank Beach, Utilities Services Manager for the City, October 11, 2016, email communication).

Available construction data (e.g., date and method of drilling, casing type and depth, perforation intervals, sanitary seal depth, etc.) for historically-known City wells are tabulated on Table 1, "Summary of Available Construction Data for City Wells." Data shown thereon are for active/standby Well Nos. 1 and 2, recently-destroyed Well No. 4, and the Ashmun and Jessup wells; the latter 2 wells (both of which were located in the City's Pressure Zone No. 1, as seen on Figure 1) were reportedly abandoned many years ago. Data for the remaining former City wells shown on Figure 1 (e.g., the Benfield and Baxter wells) were not available in City files and could not be summarized on Table 1.

Review of the data on Table 1 reveals the following:

#### **A. Existing Well Nos. 1 and 2**

1. Age and Method of Construction. These existing wells were drilled between 1961 and 1964, respectively, and were constructed by the reverse rotary drilling method;



this method is still used today to construct most municipal-supply wells in southern California.

2. Available Data. A driller's log is available for both existing City wells to help document well construction. However, the driller's log for Well No. 2 has a discrepancy regarding its casing depth versus perforation intervals: the casing depth is shown to be 894 ft but the perforations are shown to extend to 1,218 ft bgs. A geophysical electric log (E-log) is also available for Well No. 2; the E-log, when reviewed, reveals the depths to and thicknesses of potential aquifers and of the intervening aquicludes (zones of low permeability) at these well sites. If E-logs available from other wells, groundwater monitoring wells, and nearby oil wells can be correlated from well to well, then it is possible to assess the continuity of the main aquifer systems (and main clay layers) in the subsurface beneath the City. Recently-destroyed Well No. 4 also has an available E-log.
3. Casing Type, Depth and Diameters. Both existing wells were cased with either mild steel or copper-bearing steel (CBS). Casing depths are 900 ft in Well No. 1, and 894 or 1,218 ft in No. 2. Casings in both wells were reduced in diameter with depth. Specifically, Well No. 1 has 16-inch diameter casing from ground surface to a depth of 500 ft bgs, and then 12-inch diameter casing from 500 ft to its 900-foot total casing depth. For Well No. 2, the upper 18-inch diameter casing was reduced to 16 inches at a depth of 336 ft bgs. It is not uncommon for well casings to be reduced in diameter at depth. The larger diameter casing in the upper portion of the well is considered to be the "pump house casing" whereas the lower portion is sometimes termed the "intake" part of the well because this is the depth zone in which the perforations are placed.
4. Sanitary Seal Depth. Table 1 reveals that cement sanitary seals were placed in these two wells, upon their construction, to depths of 50 ft and 60 ft, respectively. A minimum seal depth of 50 ft is required to meet State and County standards for such a sanitary seal. In recent years, it has become common practice to install cement seals to much greater depths (often 200 ft to 300 ft, or more, depending on in-situ conditions encountered at the drill site) in an effort to help minimize potential impacts to a new well from groundwater contamination within the shallower aquifer systems at/near the drill site.
5. Perforation Information. Perforation depths are: 100 to 288 ft bgs and 300 to 900 ft bgs in Well No. 1; and 336 ft to 1218 ft (or 336 to 894 ft) bgs in Well No. 2. In essence, both wells tend to have long lengths of continuous perforations. Clearly Well No. 2 in Zone 2 is the deepest well and the well with the deepest perforations, whereas Well No. 1 has the shallowest depth to its uppermost perforations.

Both wells have louvered-type perforations known to be manufactured by the Roscoe Moss Company of Los Angeles. Such perforations are still frequently used in municipal-supply wells.

Perforation slot size openings in both wells are 1/8-inch (0.125 inches, or 125 slot size). Large slot openings, and large gravel pack sizes and gradations, tend to potentially allow a well to pump sand; such sand pumpage can create severe



problems for wells and pumps over time. There have been some historical reports of sand pumpage in City wells (e.g., in Well No. 2 in 1998).

6. Reported Aquifer Systems. During our review of City well data files, a sheet of paper dated 4/5/89 and prepared by "RLH" was encountered. It listed the aquifer systems that may have been encountered by Well Nos. 1 and 2 (see final column on Table 1). RCS has not conducted an independent evaluation of this matter.

B. Former Ashmun and Jessup Wells

These wells, both of which were located in Pressure Zone No. 1 of the City's water system (see Figure 1), were drilled many years ago by a cable tool drill rig; this drilling method is generally now recognized as an archaic method of well construction. As such, these wells (drilled in 1949 and 1963, respectively) do not have a sanitary seal, and their borehole is essentially the same diameter as the well casing (16 inches in both cases) because their casings were driven directly into the ground during construction. Furthermore, casing perforations in such wells then had to be cut downhole using a hydraulic tool known as the Mills knife perforator. As such, the shape and size of the resulting perforations were irregular and large ( $\frac{3}{8}$ -inches to  $\frac{1}{4}$ -inches, respectively; see Table 1); this results in a potential sand pumping condition for all such cable tool drilled wells. Reportedly, both of these wells have been destroyed.

**OTHER NEARBY WELLS AND GROUNDWATER MONITORING WELLS**

It is known that additional municipal-supply wells owned by others exist in the vicinity of the City limits, but none of these wells owned by others are located in the City's Pressure Zone No. 1. These offsite municipal-supply wells are owned and operated by: City of Cerritos Well Nos. 1, 2 and 4 which lie just south of City Pressure Zone No. 2; several Liberty Utilities (formerly Park Water Company) wells, which lie within and just west of City Pressure Zone No. 2; and a well for Suburban Water Company in the City of La Mirada but very near the southeast corner of the City's Pressure Zone No. 2. The locations of these nearby wells are not illustrated on any figures in this report.

Key construction data for the three nearby Cerritos municipal-supply wells near/south of Zone No. 2 include: they are all about 1000 ft deep, have 200- to 250-foot deep sanitary seals, and they have long lengths of continuous perforations set between the approximate depths of 300 ft and 980 ft bgs. As such, these perforation intervals are generally similar to those in City Well Nos. 1 and 2 (see Table 1).

For the several former/current Liberty Utilities-owned water wells, which are located just west and southwest of the City, all have depths in the range of 450 to 750 ft except for one which is less than 300 ft in total depth. Because these wells were drilled by cable tool methods, most



have short lengths of discrete perforated zones. In addition, most of their perforation intervals start below depths of 500 ft. The lone exception (the well less than 300 ft deep) has perforations which begin at about 125 ft bgs.

However, the locations of four deep multiport groundwater monitoring wells constructed for WRD in the vicinity of the City's Pressure Zone No. 1 are illustrated on Figure 2, "Locations of Groundwater Monitoring Wells, Local Oilfield and Known Oil Impact Areas." Three of those WRD monitoring wells are particularly important for this project: Rio Hondo 1, and Pico 2, both of which lie just northwest of the City (and also near the City's former Ashmun well site); and Norwalk 2, which is located on the west side of the City, near the intersection of the 605 and 5 freeways (and also near the City's former Jessup well site). Another WRD monitoring well in Pressure Zone No. 1 is Santa Fe Springs 1, just southeast of the projected surface trace of the old Santa Fe Springs oilfield (this monitoring well was destroyed a few years ago, reportedly due to the presence of methane gas in one or more screened monitoring port zones).

Noteworthy for the three key groundwater monitoring wells that lie near the three City-selected well sites being evaluated herein is that there are abundant subsurface data available for review from each of them (geologic logs, E-logs, water level and water quality data). Note that the methane gas is known to be associated with petroleum reservoirs, and it may have migrated upward through the anticlinal fold within the old oilfield (see the surface trace of this anticline on Figure 2), and into the sediments perforated by the now-destroyed Santa Fe Springs 1 monitoring well, that was formerly located on the east side of the City; and/or it could have migrated into those sediments via the vertical conduits created by the very large number of historically-drilled active and wildcat oil wells known within and near this old oilfield.

## **HYDROGEOLOGIC CONDITIONS**

### General Statement

California Department of Water Resources (DWR) Bulletin No. 104 (June 1961) provided a detailed description and evaluation of the geologic and hydrogeologic conditions within the entire Coastal Plain of Los Angeles County. Figure 3, "Generalized Stratigraphic Column for the Coastal Plain of Los Angeles County," has been adapted from DWR Bulletin 104 for this project to illustrate the generally recognized stratigraphy beneath the Coastal Plain. Earth materials listed on Figure 3 are generally representative of the geologic formations from which the existing



and former City wells have extracted groundwater, and those that are expected to be encountered during drilling at any of the three, City-selected well sites being evaluated herein.

For this project, the various earth materials known to exist beneath the Santa Fe Springs portion of the Coastal Plain are discussed utilizing the same stratigraphic terminology identified on Figure 3. In terms of their relative ability to yield groundwater to wells, the following two basic types of earth materials are considered to occur beneath the City:

- 1) The geologically younger materials, which are considered to form the potentially water-bearing sediments. Comprising these materials are Holocene-aged alluvial sediments, the Lakewood Formation of Upper Pleistocene age, and the San Pedro Formation of Lower Pleistocene age; only the Holocene-aged alluvial sediments are exposed at ground surface throughout the study area.
- 2) All underlying and, hence, geologically older earth materials are considered to be essentially nonwater-bearing and thus they form the bedrock of the area.

#### Potentially Water-Bearing Sediments

From geologically youngest to oldest, these earth materials include: shallow alluvial-type sediments, which represent the only type of earth materials exposed at ground surface throughout the area illustrated on Figure 1; the Lakewood Formation (including the Exposition, Gardena, and Gage Aquifers); and the San Pedro Formation (including the Hollydale, Jefferson, Lynwood, Silverado, and Sunnyside aquifers). The base of the Sunnyside aquifer, which is generally considered to represent the base of fresh water in the entire Coastal Plain of Los Angeles County, is directly underlain by bedrock of the Pico Formation. Brief descriptions of these earth materials are as follows:

- a) Shallow Alluvial-Type Sediments. These relatively shallow deposits are primarily comprised of unconsolidated layers and lenses of clay, silt, sand and gravel; maximum thickness of the alluvium may be on the order of 100 to 150 ft, depending on location beneath the City. Locally, the earth materials that occur at ground surface along the San Gabriel River and in/near the nearby artificial recharge spreading basins adjacent to the west/northwest sides of the City are representative of those shallow, alluvial-type sediments. Because of the relatively coarse-grained nature of these sediments, they tend to have relatively high permeability (i.e., hydraulic conductivity) and are considered to be part of the Montebello Forebay (i.e., the non-pressure area) of the Central Groundwater Basin.

The Gaspar aquifer is the main aquifer system in the alluvium. However, because the typically sand-rich, potential aquifers in these alluvial sediments do not attain a great thickness, this alluvium, although potentially water-bearing, is not considered to be a viable source of groundwater for the City. Moreover, water quality of the





groundwater within these shallow alluvial-type sediments can have high concentrations of total dissolved solids, nitrate or even certain man-made organic contaminants (depending on location and proximity to sources of such contaminants).

- b) Lakewood Formation. Underlying the shallow alluvial-type deposits beneath the City are sedimentary strata of the Lakewood Formation. Comprising this formation are stratified deposits of both continental and marine origin. The formation contains fairly continuous deposits of sand and gravel; these create the principal aquifer systems within this formation: the Exposition, the Gardena, and the Gage aquifers. The Exposition aquifer may be on the order of 50 to 100 ft in thickness, whereas the Gardena/Gage system is considered to be about 50 to 75 ft or so in combined thickness. The City will not be able to obtain groundwater for its future wells from the Exposition aquifer because this zone tends to occur at relatively shallow depths in the region (i.e., the top of this aquifer may lie at depths of 100 to 200 ft below ground surface). Future groundwater development by the City from the lower part of the Gardena/Gage aquifer may be possible only in the Pressure Zone No. 1 area because this system occurs in the general depth range of roughly 100 ft bgs in the region (i.e., the groundwater basin is much deeper in Pressure Zone No. 2, compared to Zone No. 1, due to the presence of a geologic upwarp in the sediments within the Santa Fe Springs oilfield; this up-folded geologic structure is known as an anticline, and it helped create the petroleum reservoir for this oilfield.

Interbedded between the major aquifers of the Lakewood Formation are several layers and discontinuous lenses of silt and clay. Where particularly thick and continuous, these fine-grained units are known as aquitards because of their relatively low permeability. The composition, thickness and lateral extent of individual layers are recognized on geophysical electric logs (E-logs) to vary both laterally and vertically, based on RCS review of E-logs that are available for: a few municipal-supply water wells; a few deep groundwater monitoring wells in the vicinity of the City that are owned by WRD; and for several wildcat and producing oil wells in the region.

- c) San Pedro Formation. Underlying the Lakewood Formation below an unconformity are sedimentary strata assigned to the San Pedro Formation. This formation is comprised primarily of stratified sand with some beds of gravel, silty sand, and silt. Most of the sand and gravel layers are of continental origin, whereas the fine-grained strata at depth are commonly of marine origin. Five distinct stratigraphic units have been identified by DWR (Bulletin No. 104) as potential aquifers within this formation. These aquifers, from youngest to oldest, are known as the Hollydale, Jefferson, Lynwood, Silverado, and Sunnyside aquifers. Each aquifer is separated by clay-rich aquitards of low permeability. Correlation of E-logs reveals that these aquifers and aquitards also vary in thickness and lateral extent across the Santa Fe Springs area.

The Hollydale and Jefferson aquifers, which may be approximately 50 ft and 100 ft thick, respectively, are generally considered to be minor sources of groundwater due to their fine-grained matrix. The Lynwood aquifer reportedly has a maximum thickness of perhaps 50 to 100 ft. The Silverado aquifer, which may be the most significant aquifer within the San Pedro Formation, appears to vary in thickness from



100 ft to perhaps 200 ft beneath the study area. Operational pumping rates from wells in this aquifer may be as high as 1,000 to 3,000 gpm, and specific capacity values for some wells are as large as 50 to more than 150 gallons per minute per foot of water level of drawdown (gpm/ft ddn).

The deeper Sunnyside aquifer may be as thick as 300 ft; only a very few wells in the region contain perforations in this zone. As stated above, the base (bottom) of the Sunnyside aquifer represents the base of fresh water in the region (see also stratigraphic column on Figure 3). Also, an important fact is that the Sunnyside aquifer near the base of the San Pedro Formation is generally known to have a lower permeability, when compared to that of the younger (and overlying) aquifer systems of the San Pedro Formation. Further, the Sunnyside aquifer has the potential for containing slightly poorer water quality than that contained in the overlying aquifer systems. Hence, this relatively deep aquifer system may likely not be targeted as a zone to receive perforated casing in the proposed well, but the pilot borehole for the new well could be drilled into this potential aquifer system in order to evaluate its basic water quality and its possible thickness and composition. Should downhole in-situ water quality and potential yield data indicate favorable conditions at the drill site, then this deeper aquifer system might also be perforated in the new well.

#### Nonwater-Bearing Formations

Immediately underlying an unconformable geologic contact at the base of the San Pedro Formation are well-consolidated to cemented sedimentary strata of the Pico Formation. Pico Formation sediments are generally composed of interbedded, greenish-gray to gray colored clay, silt, and fine-grained sand strata of marine origin. Electric logs of wildcat oil wells reveal the presence of some sands and gravels within the upper portion of the Pico Formation; however, these materials are likely consolidated and of low permeability. Hence, the sandy units in the upper portion of this formation may be water-bearing, but their ability to readily yield groundwater to municipal-supply wells is questionable and its quality may be poor. Thus, the formation is not considered suitable for new municipal-supply water wells. Hence, for the purposes of this project, Pico Formation sediments and all underlying and even older geologic formations do not contain useable aquifers and are not considered to be a viable source of groundwater for the City.

#### Base of Fresh Water

DWR, in its Bulletin No. 104 (June 1961), prepared a figure therein (Plate 24A, not included in this report) to provide its interpretation of the elevation of the base of fresh water in the entire Coastal Plain of Los Angeles County. For our evaluation of subsurface conditions underlying the City's Pressure Zone No. 1, RCS has adopted the DWR elevation contour lines from its



Plate 24A onto Figure 4, "Elevation of Base of Fresh Water." As seen on Figure 4 herein, the thickness of the potentially water-bearing sediments tends to increase in a general northeast to southwest direction beneath the City. Figure 4 elevation contours suggest that the subsea elevation of the base of fresh water at the three City-selected potential well sites are approximately as follows:

- Proposed Ashmun well site, at (-) 900 ft; this would translate to an approximate depth to the base of fresh water at this potential well site of  $\pm 1,045$  ft.
- Proposed Parkway site, at (-) 780 ft; this would represent an approximate depth to the base of fresh water at this potential well site of  $\pm 915$  ft.
- Proposed Jessup well site, at (-) 1,200 ft; this would suggest an approximate depth to the base of fresh water at this potential well site of  $\pm 1,330$  ft.

Using the electric logs of the 3 key WRD-owned groundwater monitoring wells in the area (see Figures 1 and 2), WRD geologists digitized certain DWR-prepared maps in Bulletin 104 (1961), including DWR's Plate 24A, and several other plates in that report, which provided contours on the equal thickness of the key named aquifer systems beneath the entire Coastal Plain of Los Angeles County (Mr. Ted Johnson, Chief Hydrogeologist, WRD, personal communication, November 7, 2016). Using those digitized maps, WRD geologists then noted the location of those (and all other) WRD monitoring wells, relative to each digitized map, and then selected the tops and bottoms of each DWR-named aquifer system on the respective E-log. Thus, WRD utilized the DWR-interpreted approximate depths and thicknesses of each key aquifer in the area (in accordance with Figure 3 nomenclature) using the geophysical electric log (E-log) available for each of its key groundwater monitoring wells in the vicinity of the City. Specifically, E-log correlations by WRD using the digitized DWR plates (1961) for these three key nearby monitoring wells are approximately as follows:

- Rio Hondo Monitoring Well 1 (see location on Figure 2; this monitoring well lies northeast of the City's proposed Ashmun well site). The Gardena aquifer near the base of the Lakewood Formation lies at a depth of  $\pm 210$  ft. The Hollydale aquifer, the uppermost aquifer system in the underlying San Pedro Formation, extends between the approximate depths of  $\pm 210$  ft and  $\pm 250$  ft. The next aquifer in the San Pedro Formation, the Lynwood, was interpreted by WRD, using the digitized DWR contour maps, to occur between the depths of  $\pm 280$  ft and  $\pm 330$  ft. The important aquifer in the San Pedro Formation, the Silverado aquifer, was interpreted by WRD to be present between the depths of  $\pm 390$  ft and  $\pm 515$  ft in this monitoring well. The lowest aquifer in the San Pedro Formation, the Sunnyside aquifer, was determined to occur at depths between  $\pm 560$  ft and  $\pm 805$  ft. Finer-grained, clay-rich strata,



generally of low permeability, separate each of the above-named aquifer systems. The contact between the base of the San Pedro Formation and the top of the Pico Formation (i.e., the geologic contact between the potentially water-bearing sediments and the underlying nonwater-bearing rocks) was interpreted to occur at a depth of  $\pm 820$  ft.

- Pico Monitoring Well 2 (see Figure 2; this monitoring well lies just north of the City-selected potential well site at its former Ashmun well; as a result, subsurface data from this monitoring well could serve as an analog for the subsurface conditions that might be expected during the drilling of a borehole for a new water well at this former Ashmun wellsite). Key interpretations made by WRD for aquifer depths, using the digitized versions of the several Bulletin 104 plates (1961), include: the Gaspar aquifer (in the alluvial deposits), from  $\pm 30$  ft to  $\pm 110$  ft; the Gage aquifer near the base of the Lakewood Formation, from  $\pm 120$  ft to  $\pm 160$  ft; the Lynwood aquifer in the San Pedro Formation occurs between the depths of  $\pm 200$  ft and  $\pm 245$  ft; the important Silverado aquifer extends between the depths of  $\pm 270$  ft and  $\pm 430$  ft. The Sunnyside aquifer was interpreted to occur from  $\pm 550$  ft to  $\pm 805$  ft. Directly underlying the Sunnyside aquifer is the nonwater-bearing Pico Formation.
- Norwalk Monitoring Well 2 (see Figure 2; this monitoring well is located just southwest of the City-selected Jessup well site and, as such, subsurface conditions interpreted by others within this monitoring well would be an approximate analog for the earth materials that would be expected at a future well at this Jessup site). Key WRD interpretations for aquifer depths in this monitoring well, using the approximate digitized DWR contour map, and based on the E-log for this monitoring well, include: the Gaspar aquifer (in the alluvium) from  $\pm 90$  ft to  $\pm 135$  ft; the Gardena aquifer, near the base of the Lakewood Formation, from  $\pm 175$  ft to  $\pm 215$  ft; the Jefferson aquifer in the San Pedro Formation from  $\pm 370$  ft to  $\pm 420$  ft; the important Silverado aquifer from  $\pm 500$  ft to  $\pm 670$  ft; and the Sunnyside aquifer, from  $\pm 820$  ft to  $\pm 1,015$  ft. Directly below this is the base of fresh water, marked by the top of the nonwater-bearing Pico Formation.

#### Geologic Structures and Local Oilfield

Geologic structures, specifically, folds (known as synclines and anticlines), occur in the region. The northwest to southeast alignment of the axis of the Norwalk syncline (a down-folded, U-shaped fold) traverses across the central portion of the City's Pressure Zone 2, just south of the area illustrated on Figure 2. In contrast, anticlines occur where the strata are "up-folded" into an inverted U-shape; these folds tend to serve as traps or reservoirs for hydrocarbons. Such an anticlinal fold structure, known as the Santa Fe Springs anticline, has created the large oil and gas reservoir known as the Santa Fe Springs oilfield.

Figure 2 illustrates the northwest-southeast alignment of the main anticline that created the petroleum trap (reservoir) for the Santa Fe Springs oilfield. Also shown on Figure 2 for



reference are: the approximate ground surface projection of the oilfield itself; the locations for many of the producing and wildcat oil wells historically drilled in the region over the years; current and former City wells; the locations of the four nearby groundwater monitoring wells in Pressure Zone No. 1 that were constructed for and owned by WRD; key roads in the area; the two pressure zones in the City's water system; and the approximate locations of nearby, known oil impact areas.

This major hydrocarbon reservoir, which lies entirely within Pressure Zone No. 1, was originally discovered in 1907. In fact, prior to that time, natural gas had been reportedly observed and noted in old existing water-supply wells. As previously stated herein, WRD had to permanently destroy its Santa Fe Springs 1 groundwater monitoring well, located on the east side of this oilfield, because WRD field crews reported the presence of methane gas in certain depth-discrete monitoring zones. A hot springs had even been mentioned by others in the oilfield area, possibly located north of Telegraph Road and roughly ½-mile east of Norwalk Blvd. The elevated temperature of groundwater formerly extracted from City Well No. 4 (reportedly in the mid-80s °F) may be related to this hot springs area within the anticlinal structure. Details of the oil well drilling history are discussed in a couple of reports published by the California State Mining Bureau (CSMB, May 1923 and January 1929)." For example, the first oil well drilled into this structure in 1907 was to a depth of 1,445 ft. It encountered abundant natural gas at this depth just below a thick section of fine-grained clay and shale (now known to be part of the Pico Formation). In addition, the early reports mention that at least 447 oil wells had been drilled in and along the oilfield structure by mid-1923. Much of the gas production was from depths below about 2000 ft, whereas the oil was encountered at depths of 3500 ft and below.

The overall hydrocarbon anticlinal fold was recognized to be a flat-dome structure that plunges gently to the northwest and to the southwest. The January 1929 CSMB report noted that the peak drilling period for this oilfield was in 1923, although a renewed period of drilling activity occurred in 1928 when a deeper oil reservoir was encountered. These deeper hydrocarbon zones were generally between the depths of 4,500 and 5,700 ft. A few hundred oil wells have been drilled over the years within and near this oilfield. Whether or not all of these old wells were fully and properly destroyed is not known. There are still numerous, actively-pumping oil wells in and adjacent to the City.





The approximate locations of recent or past oil-impacted areas in the region are illustrated on Figure 2. These areas were reported in the literature or on the RWQCB GeoTracker website, and generally reveal sites (such as large oil storage tanks) where there have reportedly been hydrocarbon releases at/near ground surface in the past. None of these probable hydrocarbon release areas (oil impact areas) are located in the vicinity of the three City-selected well sites in Pressure Zone No. 1 that are being evaluated for this project.

### **PUMPING RATES AND SPECIFIC CAPACITY OF LOCAL WELLS**

City Wells. Table 2, "Summary of Pumping Data for City Wells," tabulates key construction data, data on water levels and pumping rates based on the original or earliest available records, and more current or recent data on water levels and pumping rates from key existing or former City wells. Review of these tabulated data reveals:

1. Well Nos. 1, 2 and 4. When originally tested following well construction, active Well No. 1 was step-rate tested at pumping rates in the range of 1,175 gpm to 2,600 gpm; these rates created water level drawdowns ranging from 15 ft to 35 ft, respectively. Such values calculate to original specific capacity values for Well No. 1 in the range of 73 to 82 gallons per minute per foot of water level drawdown (gpm/ft ddh). Data from October 2004 for Well No. 1 show pumping rates of 665 to 842 gpm, resulting water level drawdowns of 13 to 15 ft, respectively, and calculated specific capacity values on the order of 51 to 56 gpm/ft ddh. Such current values are roughly 25% to 30% lower than the original values determined from data obtained near the date of well construction. Clearly, since approximately 1985, the specific capacity of this well has been trending downward. Such a declining trend indicates that plugging of the casing perforations and gravel pack has occurred over time, via chemical precipitates (such as iron or manganese oxides) and/or by the growth of various aerobic or anaerobic bacteria (such as iron reducing bacteria).

The City reportedly retained a contractor during mid-2005 to conduct rehabilitation of Well No. 1 and its pump. Reportedly, an additional stage was added to the pump, and limited wire brushing, bailing, and sonar jetting were conducted within the casing. In addition, a short liner was added to help cover a reported crack or hole in the casing. Following this rehabilitation, Well No. 1 was placed back on-line at a pumping rate of 1400 gpm. Based on this information, the rehabilitation program appears to have been somewhat effective in removing at least a portion of the plugging on the perforations and in improving the pumping rate and efficiency of the well.

The most recent specific capacity test data available for Well No. 1 date from a short-term test on November 1, 2005 by Southern California Edison (SCE). For this test, the well was pumped for less than 2 hours each at rates of 1,270 gpm, 817 gpm, and 448 gpm. Based on a pre-test static water level at a depth of 68.4 ft, these rates created pumping water levels at depths of 86.4 ft, 82.2 ft, and 75.3 ft, respectively.



From these data, SCE calculated the specific capacity of Well No. 1 to be 70.6, 59.2, and 64.9 gpm/ft ddn, respectively. It appears that the rehabilitation of this well and its pump earlier in 2005 resulted in an increased specific capacity for this well.

Well No. 2 was originally test pumped at the date of its construction in 1964 at a maximum rate of 2800 gpm. This pumping rate resulted in 62 ft of water level drawdown and calculates to an original specific capacity for the well of only about 4.5 gpm/ft ddn. Testing in October 2004 showed a pumping rate of 1606 gpm created 48 ft of water level drawdown and these data calculate to a specific capacity in 2004 of about 33 gpm/ft ddn (see Table 2). Hence, the specific capacity (and hence the efficiency) of this well appears to have increased over time. Such an increase could result from the additional development of the well over time by on/off pumping or by comparing current more accurate data to erroneous data reported at the time the well was constructed. Since the late-1960s, the specific capacity of this well has remained relatively constant.

The most recent specific capacity test data available for Well No. 2 date from short-term testing by SCE on November 1, 2005. For this test, the well was pumped at a single rate of 1,761 gpm; this created a short-term pumping level of 161.2 ft. Unfortunately, a pre-test static water level was not recorded and, hence, a specific capacity value could not be calculated from this test.

The earliest available pumping data for now-destroyed Well No. 4 date from 1978, ten years following its original construction. These test data show pumping rates of 600 to 3,000 gpm, water level drawdowns in the range of 11 to 57 ft, and calculated specific capacity values ranging from 54 to 52 gpm/ft ddn, respectively. The latest available data for Well No. 4 date from 1991, and show a pumping rate of 1,140 gpm and a specific capacity of about 52 gpm/ft ddn. As noted previously, this well was permanently destroyed by the City in 2015.

2. Ashmun and Jessup Wells. Prior to the permanent destruction of these two cable tool-drilled City wells (see Table 2), typical operational pumping rates were in the range of: 500 to 1,000 gpm, with short term rates as high as 1,700 gpm for the Ashmun well; and 1,000 to 1,500 gpm, with short-term test pumping rates as high as 2,260 gpm in the Jessup well (see locations on Figures 1 and 2). The Jessup well was 1,056 ft deep and had perforations interspersed with unperforated (blank) casing between the depths of 870 and 1,000 ft. In contrast, the Ashmun well was only 518 ft deep; its perforations were interspersed with unperforated (blank) casing between the depths of 314 and 445 ft bgs. Available but limited data reveal the specific capacity of these now-destroyed wells was generally in the range of 20 to 28 gpm/ft ddn for the Ashmun well, and 15 to 25 gpm/ft ddn for the Jessup well.
3. Very sparse data were available to RCS from City files for former City wells, as follows:
  - a. The Houghton Well (aka, Well No. 305), which was located, as seen on Figure 1, roughly half way between the former Ashmun and Jessup wells. Although no driller's log is available, this well was reportedly 820 ft in depth. Limited SCE test data are available only for May 1971, September 1976, and January 1982; these tests showed pumping rates of 582, 478,



and 397 gpm, respectively. Respective specific capacity values were on the order of approximately 32 gpm/ft ddn for these prior tests.

- b. The Benfield well (aka, Well No. 307) was located approximately ½-mile south-southwest of the former Jessup well, as seen on Figure 1. No driller's log is available to validate the casing depth, casing diameter, date or method of drilling, or perforation interval(s) for this former well. A single SCE efficiency test was available in City files; that test (May 1971) revealed a low pumping rate of 349 gpm, and a low specific capacity for this well at 7.4 gpm/ft ddn. According to the "RLH" page in City files, dated April 5, 1989, this well was also considered "abandoned" at that time.
  - c. The Baxter well (aka, Well No. 308), which was located approximately ½-mile southeast of the former Jessup Well (see Figure 1). The Baxter well was reportedly only 266 ft deep, and had 12-inch diameter casing. There is no record of its perforation interval(s). A May 1976 SCE efficiency test showed a pumping rate of 623 gpm; this relatively shallow well had a specific capacity of about 36 gpm/ft ddn. Other SCE test data for this well were available for September 1976, January 1982, and March 1983, and these reveal pumping rates in the range of 330 gpm to 500 gpm, and specific capacity values on the order of 48 gpm/ft ddn. No driller's log is available for this well. The "RLH"-prepared page of April 5, 1989, noted this well was scheduled "to be abandoned" at that time.
4. Wells Owned by Others. Key wells for which important pumping rate data were readily available for this project include: Cerritos Well Nos. 1, 2 and 4 which lie along the southern edge of Pressure Zone No. 2; 6 active wells owned by Liberty Utilities along the western edge of Zone No. 2; and one well owned by Suburban Water Company (SWC) in La Mirada near the southeastern edge of Pressure Zone No. 2. As stated above, the locations of these offsite municipal-supply wells owned by others are not shown on Figure 2.

Readily available pumping data for Cerritos wells date from March 2005 and include: pumping rates of 1,871, 4,200 and 3,616 gpm, respectively, for Well Nos. 1, 2 and 4; pumping levels created by these rates were at depths of 191, 176 and 164 ft, respectively; and the calculated specific capacity of each well is approximately 22, 50 and 43 gpm/ft ddn. As previously noted these wells are all about 950 ft deep and have long lengths of continuous perforations which begin at typical depths of about 300 ft.

For the Liberty Utilities wells, available pumping rate data date from 2003 and 2004, and reveal that these wells tended to pump at rates between 500 and 1,000 gpm; pumping levels resulting from these rates were typically at depths of 110 to 160 ft. Calculated specific capacity values of these wells at that time were on the order of 10 to nearly 100 gpm/ft ddn. As stated previously, most of these wells range in depth from 500 to 800 ft.

The SWC well, which lies roughly 7,500 ft east of City Well No. 2, contains perforations in the general depth range of 450 and 1,400 ft. Reportedly, the well was



test pumped at maximum rates (when constructed in the mid-1990s) in the general range of 2,500 to 3,500 gpm.

#### **NEARBY WRD GROUNDWATER MONITORING WELLS & WATER LEVEL DATA**

WRD, since its formation in 1959, has been actively involved in the groundwater resources of the Central and West Coast groundwater basins; their work has included groundwater replenishment, monitoring of groundwater levels and water quality, keeping track of groundwater contamination, managing large amounts of collected data, and preparing reports on groundwater conditions in those basins. As part of these ongoing activities, WRD has constructed numerous deep, depth-discrete, (nested) groundwater monitoring wells within both groundwater basins. Important for this current project for the City is that four nested WRD groundwater monitoring wells have been constructed over time in Pressure Zone No. 1 within the City, as shown on Figure 2. These four monitoring wells in the City's Pressure Zone No. 1 include, generally from north to south across the local area, the following: Rio Hondo 1; Pico 2; Norwalk 2; and Santa Fe Springs 1 (now destroyed). As is seen on Figure 2, the three existing WRD monitoring wells are important to this well site evaluation because: they lie closest to the three City-selected, potential well sites being evaluated herein; they are all located in City Pressure Zone No. 1, the focus of this well siting study; and all three have important water level and water quality data for each of their respective several depth-discrete monitoring zones.

Key data for these three important nested monitoring wells are summarized on Table 3, "Construction Data for Key WRD Groundwater Monitoring Wells." As shown on Table 3, the uppermost (shallowest) depth-discrete monitored zones in these monitoring wells range in depth from as shallow as 100 to 120 ft in Pico 2, to 236 to 256 ft in Norwalk 2 (see Figure 2 for locations). The lowestmost (deepest) depth-discrete monitored zones in these monitoring wells range in depth from 1,110 to 1,130 in Rio Hondo 1, to 1,460 to 1,480 ft in Norwalk 2. Table 3 also clearly lists the total casing depth and perforated intervals in each of the depth-discrete zones (i.e., in the respective groundwater port number) for each of the six separate, 2-inch diameter, perforated zones in each respective monitoring well.

Important water level data, as directly adapted from the WRD website, are illustrated on Figures 5A, 5B, and 5C, "Hydrograph, WRD Monitoring Well" for monitoring wells Rio Hondo 1, Pico 2, and Norwalk 2, respectively, have been provided to illustrate the WRD-collected water level



data (non-pumping, static water levels) for each of the individual monitoring ports in these three monitoring wells. A summary of these available water level data is as follows:

- Rio Hondo 1

Water level data are available from 1999 through mid-2016, as seen on Figure 5A. Notably, the water level data for each separate monitoring port tend to follow the same seasonal trends (generally, a water level high in the spring and a water level low in the fall of each year), and all water levels tend to show a general decline (a drop in water levels) over time. Typical water levels in all six monitoring ports have been in the depth range of:  $\pm 47$  ft to  $\pm 60$  ft in 1999, when this monitoring well was constructed; and of  $\pm 101$  ft to  $\pm 115$  ft in mid-2016. Seasonal fluctuations each year have been on the order of  $\pm 15$  to  $\pm 20$  ft, depending on port and year; in the past few years, the seasonal water level fluctuations have tended to be more subdued.

- Pico 2

Water level data for this nested monitoring well date from 1998 through mid-2016 (see Figure 5B). During this period, typical water level depths in all ports have been on the order of  $\pm 26$  ft to  $\pm 60$  ft in 1998 to  $\pm 64$  ft to  $\pm 104$  ft in mid-2016. Seasonal fluctuations have been in the range of  $\pm 12$  ft to  $\pm 32$  ft. As with the water level data for Rio Hondo 1, water levels in all monitoring ports in Pico 2 have tended to decline over time; in addition, in the past few years seasonal water level fluctuations have been more subdued.

- Norwalk No. 2

For this newer groundwater monitoring well, water level data date only from 2006 through mid-2016. During this period, and in contrast to the water level data for the ports in the other two monitoring wells, water levels in one of the deeper ports (1,260 to 1,280 ft; see dark orange-colored curve on Figure 5C, Hydrograph for WRD Monitoring Well, Norwalk 2) are noticeably shallower than the water levels in the other five monitoring ports at this site. Regardless, water levels in all ports at this site have tended to decline over time, as they have in the other two monitoring wells. Seasonal fluctuations in each port are somewhat more subdued at this site than in the ports in the other two monitoring wells, except for the water levels in the 1,260 to 1,280-foot port at this site. Typical water levels in all six ports at this site have been in the general depth range of 60 ft to 120 ft over the period of available record.

City Well No. 1 lies approximately  $1\frac{1}{2}$  miles east-southeast of the WRD Pico 2 monitoring well, and about 3 miles east-southeast of the WRD Rio Hondo 1 monitoring well. Data for static water levels in City Well No. 1, as available for the period 1961 through late-2004 (not presented herein), reveal that those water levels were at typical depths in the range of 50 to 100 ft. As seen on the hydrographs of the water levels in the six depth-discrete monitoring ports in Rio Hondo 1 and Pico 2 (see Figures 5A and 5B, respectively), water levels in those ports were in that same general range during the period of  $\pm 1997$  through 2004. Water levels in those



ports, as noted previously, have generally been declining since late-2014, to typical depths of  $\pm 100$  to 120 ft by mid-2016.

A discussion of historic and current water level data for City Well No. 2 are not relevant to this water well feasibility evaluation for a new City well in Pressure Zone No. 1, because City Well No. 2 is located: in Pressure Zone No. 2, about 2 miles south of the east-west boundary between Pressure Zone No. 1 and Pressure Zone No. 2; and several miles southeast of the potential Jessup well property, the southernmost of the three City-selected sites being considered herein as a possible location for a new well in Pressure Zone No. 1.

### **GROUNDWATER ELEVATIONS AND FLOW DIRECTIONS**

To help assess groundwater elevations in Fall 2015 and groundwater flow directions beneath the City, RCS reviewed the WRD Engineering Survey and Report (March 3, 2016, Updated May 9, 2016). For this City project, Figure 6, "Groundwater Elevation Map, Fall 2015," has been adapted directly from Plate 2 in that specific WRD report.

As shown on Figure 6, groundwater elevations in Fall 2015 ranged from  $\pm 30$  ft above sea level (asl) in the vicinity of the potential Ashmun well site, and the Parkway site, to  $\pm 10$  ft asl in the vicinity of the potential Jessup well site. These elevation data suggest groundwater, in Fall 2015, was at depths on the order of 110 ft to 115 ft beneath the three potential well sites being evaluated herein. These groundwater elevation contours reveal that the regional direction of groundwater flow beneath the City is generally to the south to southwest across Pressure Zone No. 1.

There are no known barriers to groundwater flow (such as faults) in the area which might otherwise restrict or impede the flow of groundwater from northeast to southwest, beneath the entire City.

### **GROUNDWATER QUALITY**

Based on our review of groundwater quality data for City-owned wells for the period 1984-2004, the following items are noteworthy:

Former Ashmun Well. The most recently available water quality data for this former well date from 1996. At that time, groundwater pumped by this well had: a calcium bicarbonate ( $\text{CaHCO}_3$ ) water character; a total dissolved solids (TDS) concentration of 480 milligrams per liter (mg/L); a total hardness (TH) of 320 mg/L, which indicates the water has high hardness; low nitrate as  $\text{NO}_3$  (11.4 mg/L, relative to its Primary MCL of





45 mg/L); and low arsenic of 1.8 micrograms per liter ( $\mu\text{g/L}$ ) compared to a Primary MCL of 10  $\mu\text{g/L}$  for this constituent. Two volatile organic compounds (VOCs) were detected, namely trichloroethylene (TCE), and tetrachloroethylene (PCE). The few available test results in 1996 for these VOCs show: TCE concentrations ranged from 0.8 to 1  $\mu\text{g/L}$ ; and PCE concentrations ranged from 0.8 to 1.2  $\mu\text{g/L}$  (all of these reported concentrations are less than the common MCL of 5  $\mu\text{g/L}$  for these two VOCs).

Former Jessup Well. The most recent water quality data for this well date from 1987 and, at that time, only limited constituents were tested for in the laboratory. The reported test data displayed: a  $\text{CaHCO}_3$  water character; TDS and TH values of 302 mg/L and 82 mg/L, respectively; and iron (Fe) at 0.180 mg/L, relative to a Secondary MCL for this constituent of 0.3 mg/L. No VOCs were reportedly detected in the groundwater pumped by this well in 1987.

City Well No. 1. This well in Pressure Zone No. 1 has a calcium sulfate-bicarbonate character ( $\text{Ca-SO}_4\text{-HCO}_3$ ), TDS in the range of 492 to 570 mg/L, high TH in the range of 287 to 350 mg/L, nitrate (as  $\text{NO}_3$ ) of less than 8 mg/L, low color (3 to 5 color units), very low turbidity (0.05 to 0.1 NTUs), iron (Fe) of 0.010 to 0.100 mg/L (the secondary MCL for Fe is 0.3 mg/L), manganese (Mn) in the range of 0.002 to 0.030 mg/L (compared to its secondary MCL of 0.050 mg/L), and arsenic (As) in the range of only 0.002 to 0.005 mg/L (the EPA Primary MCL for As is 0.010 mg/L). All other detected inorganic chemicals (heavy or trace metals) were at concentrations that are below their respective MCL.

City Well No. 2. Lying within a deeper part of the groundwater basin in Pressure Zone No. 2, this well has: a  $\text{Ca-Na-HCO}_3$  character; TDS in the range of 235 to 334 mg/L; slightly to moderately high TH (a range of 37 to 120 mg/L); very low  $\text{NO}_3$  (less than 1 mg/L); some color (a range of 3 to 20 color units); occasionally elevated turbidity (up to nearly 7 NTUs); occasionally excessive As concentrations (in the range of 0.002 to 0.014 mg/L, in comparison to its Primary MCL of 0.010 mg/L); and acceptable concentrations of iron (0.020 to 0.100 mg/L) and manganese (in the range of 0.023 to 0.037 mg/L) over the 20-year period of summarized water quality data).

Recently-Destroyed Well No. 4. This well (based on 2004 water quality data), was located in Pressure Zone No. 1, but within the projected surface trace of the Santa Fe Springs oilfield. As such, its water quality appears to have displayed impacts from the underlying petroleum reservoir. For example, this well had a sodium bicarbonate sulfate ( $\text{Na-HCO SO}_4$ ) character, high TDS (710 mg/L), high TH (280 mg/L), and a somewhat elevated Fe content (0.21 mg/L). Mn was acceptable at 0.023 mg/L, and As was non-detected (ND). The pumped groundwater reportedly had a hydrogen sulfide odor.

Wells Owned by Others. For the nearby Cerritos Well No. 1 (in Pressure Zone No. 2), groundwater tends to have a  $\text{CaHCO}_3$  character, a TDS of less than 300 mg/L, TH of less than 170 mg/L, and detectable but low concentrations of As (in the range of 0.004 to 0.006 mg/L). Arsenic has also been detected on Cerritos Well No. 2 but at concentrations that have reportedly never exceeded the 0.010 mg/L EPA Primary MCL for this constituent.



Arsenic concentrations in the Liberty Utilities wells located near the western edge of City Pressure Zone No. 2 were reportedly: at less than 0.004 mg/L in 2002 in its well along Alondra Blvd, between Bloomfield and Pioneer avenues; and about 0.003 mg/L and not detected in 2000 and in 2003, respectively, in its well south of Rosecrans Avenue, just east of Pioneer Ave.

#### **NEARBY WRD GROUNDWATER MONITORING WELLS**

In addition to subsurface E-log and water level data, WRD also collects water quality data from each of the six depth-discrete monitoring ports in its nearby Rio Hondo 1, Pico 2 and Norwalk 2 groundwater monitoring wells. Key recent water quality data were downloaded from the WRD website and are summarized on Tables 4A, 4B, and 4C for the Rio Hondo 1, Pico 2 and Norwalk 2 monitoring wells, respectively; the test data are dated as shown on each respective table. Most notable is that only three of the six major cations and anions needed to define the basic character of the groundwater in each port were tested for by the laboratory. Thus, quality data were available only for sodium (Na), sulfate ( $\text{SO}_4$ ), and chloride (Cl); no concentration data were provided for calcium (Ca), magnesium (Mg), or bicarbonate ( $\text{HCO}_3$ ) in these monitoring wells on their respective dates of testing. Fortunately, there are more complete data for the six major cations and anions, as discussed above for existing City Well No. 1, and for the former Ashmun and Jessup wells.

Key depth-discrete data for the monitoring wells are also listed on Tables 4A, 4B, and 4C for what are reported to be important contaminants in the region: the VOCs of TCE, PCE, 1,4-dioxane, hexavalent chromium (CrVI) were also detected. The current State Primary MCL in drinking water for both TCE and PCE is 5  $\mu\text{g/L}$ , whereas the MCL for CrVI is 10  $\mu\text{g/L}$ . There is no current MCL in drinking water for 1,4-dioxane; instead, the State Division of Drinking Water has adapted a drinking water Notification Level (NL) of 1  $\mu\text{g/L}$  for this constituent.

Table 4A shows that the only reported contaminant in Rio Hondo 1 was CrVI, where it was detected (in September 2016) at concentrations on the order of 0.4 to 0.7  $\mu\text{g/L}$ , but only in the monitoring ports at depths from 140 ft to 730 ft. These concentrations are less than 10% of the Primary MCL for this constituent in drinking water.

Table 4B reveals that PCE and CrVI were both detected in Pico 2. Reported concentrations and depths are as follows:



- For PCE, 0.86 to 2.8  $\mu\text{g/L}$ , but only in depth-discrete monitoring ports from 560 ft to 1,200 ft. These values are below the 5  $\mu\text{g/L}$  Primary MCL for this constituent.
- For CrVI, at values of 0.25 to 1.1  $\mu\text{g/L}$ , and in all six depth-discrete ports (i.e., from 100 ft to 1200 ft). These values are all below the 10  $\mu\text{g/L}$  Primary MCL for this constituent.

### KNOWN REGIONAL CONTAMINATION

The EPA has prepared and/or published several maps over the years to depict the approximate location and areal (lateral) extent of a large VOC plume of contaminated groundwater that reportedly emanates from the Whittier area and moves in a general southwest to south direction toward and beneath the City of Santa Fe Springs. As a result, City wells could be vulnerable to such a contaminant plume (or plumes); the age, depth of annular seal and possibly the depth to the uppermost perforations in those City wells could tend to exacerbate the potential for contamination to be encountered by these wells.

Based on several documents prepared by the USEPA (Region 9, San Francisco; e.g., memoranda dated August 2010 and May 2016), the following are noteworthy for this large contaminant plume:

- a. The plume, known as the Omega Chemical plume, emanates from a chemical corporation that was located on East Whittier Blvd in Whittier from approximately 1976 to 1991.
- b. During that period, the company operated as a refrigerant and solvent recycling, re-formulation, and treatment facility.
- c. As a result of the site operations and reported spills and leaks of various chemicals over time, the soil and groundwater beneath the facility became contaminated by various volatile organic chemicals (VOCs), such as tetrachloroethylene (PCE) and trichloroethylene (TCE) and 1,1 dichloroethene (1,1-DCE), along with certain Freon compounds, 1,4-dioxane, and hexavalent chromium. PCE is generally considered to be the principal contaminant. The site was placed on the National Priorities List (NPL) in January 1999 by the EPA.
- d. The Omega Chemical plume has migrated downgradient over time from the chemical facility in a general southwest to south direction.
- e. Numerous groundwater monitoring wells have been sited and constructed by different site consultants over time within and adjacent to the plume to help define the lateral and vertical extent of the contamination. Site reports, other information and data regarding this plume are available online (see Reference Section).



The approximate EPA-defined location of the ground surface projection of the current Omega Chemical plume is illustrated on Figures 1 and 2 herein. Thereon, the plume location is shown relative to: City well locations (both current and former wells); the boundary between City Pressure Zones 1 and 2; the three potential properties being evaluated herein as possible sites for a new City well; and the boundaries of the City. As seen on those figures, the current plume is roughly 0.8 miles in width and 4.5 miles in length.

In addition to the Omega Chemical plume described above, historic development within the City and its environs are known to have included large-scale and widespread oilfield development, wildcat oil well drilling, large numbers of various types of industrial buildings, several refineries and ancillary facilities, and numerous gasoline stations and underground tanks; such facilities tended to be utilized for storage for various chemicals used in those operations. The approximate locations of the old Santa Fe Springs oilfield and the known oil impact areas in Pressure Zone No. 1, are shown on Figure 2.



## CAPTURE ZONE ANALYSIS

### INTRODUCTION

To help in the evaluation of the source water for any particular pumping well for the City, it was necessary to define the capture zone that might result from the pumping of a new City well at each of the three potential, City-identified well sites being assessed for this project. These three potential properties include: the former City-owned Ashmun well site; the Parkway site; and the former City-owned Jessup well site. Plate 3 illustrates the locations of these three sites. Two capture zone modeling scenarios have been performed, as follows:

- Scenario No. 1: Construction of a capture zone from each of the three potential well sites that could be perforated into the underlying aquifers; these aquifers, based on available data, could have a hydraulic conductivity (K) value of approximately 18 feet/day (ft/day).
- Scenario No. 2: Construction of a capture zone from each of the three potential well sites that could be perforated into the underlying aquifers having a K value of approximately 50 ft/day.

Definition of the two capture zone scenarios for each of the three potential well sites involved the following key aquifer characteristics:

- The transmissivity (T) and hydraulic conductivity (K) of the aquifer systems into which the new well is to be constructed. In our research for a representative transmissivity value to use in this capture zone modeling, data that supports both of two modeling scenarios described above were collected and reviewed. Specifically, the transmissivity value for Scenario No. 1 was obtained from the aquifer testing by others of nearby Santa Fe Springs Well No. 12. That well is located in the City's Pressure Zone No. 2, roughly 5 miles southeast of the three potential well sites. Based on our prior experience in the Santa Fe Springs area, we anticipate that a new proposed well at any of the three potential well sites will be perforated into similar underlying aquifers as encountered by existing and former City-owned wells, including existing City Well No. 12. Thus, the underlying aquifer properties necessary for the capture zone modeling, such as transmissivity, are expected to be similar to those aquifer properties experienced near the locations of the three potential well sites. Based on the aquifer testing of Santa Fe Springs Well No. 12, which was performed by others in November 2013, a transmissivity value (T) of 67,200 gallons per day per foot (gpd/ft) was determined [GSSI 2013].

From this T information, the hydraulic conductivity (K) of the aquifer(s) can be calculated, based on the anticipated aquifer thickness, using the following relation:  $T = Kb$ , where T and K are defined as above, and b denotes the thickness of the aquifer, in feet. Specifically, the aquifer thickness was determined by using well construction information for Santa Fe Springs Well No. 12, and/or other wells located



near the three potential well sites. Based on these data, aquifer thickness (b) used for the capture zone model was estimated to be 500 ft thick.

Thus, based on the estimated transmissivity (T) of 67,200 gpd/ft and an estimated aquifer thickness (b) of 500 ft, the hydraulic conductivity of the local aquifer systems is approximately 18 ft/day. This was the K value used for modeling Scenario No. 1.

Hydraulic conductivity values for the Santa Fe Springs area have also been estimated by others. In its report titled "Geology, Geochemistry and Groundwater Simulation-Optimization of the Central and West Coast Basins, Los Angeles County, California," by the United States Geological Survey (2003), spatially-gridded estimates of hydraulic conductivities were presented for the various aquifers comprising the Central and West Coast groundwater basins. In that reference (2003, pages 84-86) hydraulic conductivity estimates for the underlying "semi-confined" to "confined" aquifer systems in the vicinity of three potential well sites ranged from 11 ft/day to 100 ft/day. Thus, RCS geologists selected a hydraulic conductivity (K) value of approximately of 50 ft/day to be used for Scenario No. 2 when performing the capture zone analysis. While higher hydraulic conductivity values could be possible (as reported by the USGS) in the area of the three potential well sites, this reference helps to corroborate the hydraulic conductivity value (used in Scenario No. 1), that was determined using aquifer testing data from Santa Fe Spring Well No. 12. Also, by using a slightly larger hydraulic conductivity value in Scenario No. 2, a more conservative capture zone will be constructed using this modeling.

- The estimated water surface elevation, groundwater flow direction and gradient, which were derived from groundwater elevation contour maps of the Los Angeles Basin prepared by WRD. Data from these maps were used to calculate the direction of groundwater flow and the slope or gradient of that flow.

#### **CAPTURE ZONE MODELING SOFTWARE**

The above parameters were input into the computer groundwater model program WhAEM2000 (a contraction of Wellhead Analytical Element Model, originally developed by the EPA in 2000 and updated in 2003) for delineating wellhead protection zones around water-supply wells. This computer model allowed for the determination of two-dimensional (2D) theoretical particle tracking capture zones, which could be induced in Scenario No. 1 (pumping from aquifers having a hydraulic conductivity of 18 ft/day) and also in Scenario No. 2 (pumping from aquifers having a hydraulic conductivity of 50 ft/day).

#### **GROUNDWATER FLOW DIRECTION AND GRADIENT**

A groundwater elevation contour map from the WRD 2016 "Engineering Survey and Report" (March 3, 2016, May 9, 2016 Update) was used to help determine the groundwater flow direction and gradient in the general area of the three potential well sites. Plate 2 within that





WRD report illustrated groundwater elevation contours for 2015 throughout the Central and West Coast groundwater basins (including beneath the City). Figure 6, "Groundwater Elevation Contours, 2015," herein, as adapted from the WRD 2016 report, shows that the general direction of groundwater flow in Fall 2015 was interpreted to be generally to the southwest in the vicinity of the three potential well sites being evaluated herein. This map was also used to calculate the groundwater gradient in the area of the three potential well sites. Based on our calculations using the groundwater elevation contour elevations, it was determined that the local groundwater gradient in the area of the three potential well sites was 0.0027 feet per foot, ft/ft (dimensionless), or approximately 14.3 ft of water level decline per mile (to the southwest).

## **CAPTURE ZONE ANALYSIS**

### Theoretical Basis of Capture Zone Modeling

As stated above, the theoretical capture zones created for the two modeling scenarios have been graphically constructed using the groundwater computer model WhAEM2000. This groundwater modeling program is an analytical element model that is able to construct two-dimensional particle tracking and groundwater capture zones consisting of particle transport flow lines around a well using a few underlying basic assumptions and the input of aquifer parameters for the local aquifer systems. The key basic assumptions and input parameters used in the modeling include the following:

- The aquifer systems in which the wells are perforated are isotropic, homogeneous and have an infinite areal extent.
- The pumping well fully penetrates the aquifer systems present.
- A pumping rate for the proposed new well, 1,500 gpm, was used and this rate includes a duration (period) of continuous pumping of 24 hours per day. Hence, there are no pump shutdowns for the entire pumping period. Note that the pumping rate of 1,500 gpm was the same for both modeling scenarios.
- Groundwater in both scenarios was assumed to regional flow direction of 227 degrees to the southwest and a gradient of 0.0027 ft/ft (dimensionless).
- A porosity of 0.2 (dimensionless).
- A saturated aquifer thickness (b) of 500 ft was used for both modeling scenarios at each of the three potential well sites.
- For Scenario No. 1, the K value was set at 18 ft/day.
- For Scenario No. 2, the K value was set at 50 ft/day.



It should be noted that the above input parameters provide a solution to the definition of the capture zones showing the greatest potential impact of pumping of the well on the local aquifer systems. In reality, the future City well at one of the three potential water well sites would not be pumped on a 100% operational basis (i.e., 100% of the time throughout the year), but rather at various and intermittent schedules, depending on such items as water demands and season. During future operations of the well, there could likely be shutdown periods for the well on a daily basis or even for as long as a month or more, which would allow particle transport flow lines to flow at slower rates and/or to veer in other directions and hence away from the zone of capture.

#### Capture Zone Diagrams

Figure 7A, "Capture Zone Diagram,  $K=18$  ft/day," graphically illustrates the theoretical capture zones created using the WhAEM modeling software at each of the three potential well sites in terms of 2-, 5- and 10-year periods of continuous pumping for Scenario No. 1. The lines within the capture zones illustrate particle transport path lines while this new City well is continuously pumping at a rate of 1,500 gpm and for durations of 2 years, 5 years and 10 years, at each of the three sites, where the assumed hydraulic conductivity ( $K$ ) of the saturated aquifers is 18 ft/day. The path lines show the theoretical direction of a particle if it were to be "dropped" within the capture zone area modeled for each potential well site. A summary of the basic areal (lateral) extent of this 10-year capture zone (the largest capture zone, because it has the longest pumping duration) for each of the three potential City well sites:

- Potential Well Site 1 (Ashmun Site): The capture zone is located just north of Slauson Ave, just east of Morrill Ave, south of La Docena Ln, and just west of Clarinda Ave.
- Potential Well Site 2 (Parkway Site): This capture zone is located just north of Enterprise Ave, east of the Pacific Railroad lines, south of Jersey Avenue School, and west of the San Gabriel River.
- Potential Well Site 3 (Jessup Site): This capture zone lies just north of Hollyhock St, east of Santa Fe High School, south of Florence Ave, and west of Lesterford Ave.

As seen on Figure 7A, the entire capture zone for Scenario No. 1 (at  $K = 18$  ft/day) encompasses a surface area of approximately 0.36 square miles

Figure 7B graphically illustrates the same basic theoretical capture zones for a new well at each of the three potential well sites for Scenario No. 2, and for the same pumping rates and



durations listed above. However, model Scenario No. 2 uses a hydraulic conductivity (K) value of 50 ft/day. Figure 7B reveals that the 10-year capture zone is the same size (0.36 square miles) when compared to the 10-year capture zone created for Scenario No. 1 (0.36 square miles). However, this second capture zone appears to be areally thinner and more elongated to the northeast. This is because the hydraulic conductivity (K) value used for Scenario No. 2 (50 ft/day) is greater than that used for Scenario No. 1 (18 ft/day). Further, the 10-year capture zone for Scenario No. 2 extends farther to the northeast. Below are the general areal extents of the 10-year capture zone for Scenario No. 2 at K = 50 ft/day:

- Potential Well Site 1 (Ashmun Site): This capture zone is located north of Brethren High School, east to Vicki Dr, just south of Mersin Pl, and west of the intersection of the San Gabriel River and Slauson Ave.
- Potential Well Site 2 (Parkway Site): This zone lies north of Slauson Ave, just east of the Pacific Railroad lines, south of Los Nietos Park, and west of the 605 Freeway.
- Potential Well Site 3 (Jessup Site): This final capture zone is seen to be just north of Telegraph Rd, east of Jersey Ave, south of the 5 Freeway and 605 Freeway interchange, and west to the San Gabriel River.

#### Basic Caveats for the Modeling Results

It should be cautioned that the capture zone model results may not reflect actual field conditions as they might occur during future operational pumping of the proposed new well, or of any other active City-owned municipal-supply water well. That is, the path lines illustrated on Figures 7A and 7B are: model-derived, theoretical approximations; based on gross assumptions for the local aquifer systems and under ideal conditions in those aquifers; and include pumping of a proposed new well at a rate of 1,500 gpm and for continuous maximum periods of 2 years, 5 years, and 10 years. As noted above, when the proposed new City well is placed into production, its pumping schedules and durations will be staggered and intermittent at times; the only period where the well may be pumping on a full-time basis might conceivably occur for a few months each year (in the summer months). During the remaining cooler months of each year, the well may be pumping only intermittently, and for shorter durations. Under such real operational pumping periods in the future, it is likely that the natural gradient of groundwater in the area will be restored as rainfall recharges the local aquifer systems. Thus, the 2-, 5-, and 10-year capture zones illustrated on Figures 7A and 7B may not be as extensive as shown, and



it is conceivable that the Omega Chemical plume may not in reality be impacted by the pumping of the new well.

#### **REVIEW OF NEARBY POTENTIALLY CONTAMINATING ACTIVITIES**

Based on information on the State of California's "Geotracker" website, RCS has prepared Figures 8A and 8B, "Geotracker Maps of Santa Fe Springs Area, Capture Zone Analysis (K=18 ft/day)" and "Geotracker Maps of Santa Fe Springs Area, Capture Zone Analysis (K=50 ft/day)", respectively. These figures also illustrate the location and areal extent of the capture zones that could result from the pumping of a future City well at each of the three sites being evaluated herein. These figures show the locations of known and suspected, site-specific, contaminated facilities within and near the City. This website is a geographic information system (GIS) that provides online access to environmental data and possibly contaminated sites throughout the State. Based on the website, "GeoTracker" is "the interface to the Geographic Environmental Information Management System (GEIMS), a data warehouse which tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies." The State-wide system is continually being updated as new data are developed for existing sites, as new sites are encountered, and/or as existing sites are being environmentally "cleaned-up." As seen on Figures 8A and 8B, there are a large number of site specific, known and suspected contaminated sites and facilities in the vicinity of the Omega Chemical plume and City limits. Specifically, Figures 8A and 8B show the locations within the study area of: "open" leaky underground fuel tanks (LUFT or LUST sites); "closed LUFT/LUST sites; and SLIC sites which represent locations of known "Spills, Leaks, Investigations and Cleanups." Thus, these two figures, although not all inclusive, provide the reader with a basic overview of the numerous locations and types for possible site specific soils and/or groundwater contamination in and near the City; these sites are in addition to the contamination within the Omega Chemical plume. In essence, many or most of the mapped LUFT and SLIC sites are likely former/existing gasoline service stations. As is typical of such gasoline stations, either their underground storage tanks leaked over time, and/or the onsite pipelines leaked, and/or poor "housekeeping" at/near the dispenser islands led to soils and/or groundwater contamination.

It is not known if each identified LUST or SLIC location has induced soils and/or groundwater contamination. Whether or not a particular facility has groundwater monitoring wells, or if a plume exists, or if the plume has moved offsite, and the possible types and the horizontal and



vertical extents of contamination in these various plumes are wholly unknown to RCS. The determination of these types of unknowns was not within the Scope of Hydrogeologic Services for this project.

As previously noted, Figures 8A and 8B also display the approximate ground surface boundary of the outer limits of the groundwater contaminant plume defined by the EPA as the plume for "Omega Operable Unit 2" (officially known as OmegaOU2). The Omega Chemical Corporation Superfund Site, as previously mentioned, was a former refrigerant/solvent recycling operation located in Whittier. Operable Unit 2 (OU2) is composed of groundwater contamination located within and generally downgradient of the Omega Chemical Corporation site. This relatively large groundwater contamination plume is reportedly composed of chemical releases primarily from the Omega site, with additional chemical releases from other nearby potentially contaminating activities (PCAs). Based on the two modeling scenarios performed for this project using the WhAEM200 software, none of the 2-, 5-, and 10-year capture zones created by a possible City well at any of the three City-selected well sites appears to extend into the Omega contamination plume. Only the 10-year capture zones induced for the potential Parkway site for both modeling scenarios (K values of 18 and 50 ft/day) appear to extend to at/near the currently-known western edge of this large groundwater contamination plume identified by the EPA.

A review for the preliminary inventory of past and current PCAs was also conducted for the area. Groundwater contamination from various sources, including leaking underground storage tanks (LUST) and permitted underground storage tank facilities (UST), are compiled by the California Regional Water Quality Board (RWQCB). Cleanup sites, land disposal sites, waste permit sites, and Federal Superfund sites (such as the Omega Chemical Corporation site) are compiled by the California Department of Toxic Substances Control (DTSC). A search of the RWQCB GeoTracker website and the DTSC EnviroStor website was performed to help determine if any of these PCA sites within any of the 10-year capture zones defined herein for the two modeling scenarios discussed above.

Figures 8A and 8B illustrate the locations of potentially hazardous waste sites in the area (from Geotracker) relative to the three potential, City-selected well sites based on the capture zones within the Santa Fe Springs that resulted from the modeling of Scenario Nos. 1 and 2,



respectively; also shown are the locations of these hazardous waste sites (and their known groundwater monitoring wells) were plotted on these figures to illustrate the approximate locations of these potential contaminant sources relative to the theoretical capture zones (created using WhAEM2000) created by the pumping of a proposed new well for both Scenario Nos. 1 and 2 (i.e., at K values of 18 ft/day and 50 ft/day, respectively).

As shown on Figure 8A, only one open DTSC cleanup site is shown to lie within the 10-year capture zone induced by the pumping of a new well at potential Site 2 (using modeling Scenario No. 1). Figure 8B shows that there is one open LUST site located within the 10-year capture zone of Site 1, and one open DTSC cleanup site located within the 10-year capture zone for a new pumping well at the proposed Jessup site (using modeling Scenario No. 2). It appears that none of these known PCA sites that lie within the theoretical 10-year capture zones pose a significant risk to the local groundwater at this time.





## DISCUSSION OF CITY-SELECTED POTENTIAL WELL SITES

Based on office meetings and/or email communications near the outset of this project, RCS was able to delete rather quickly from further consideration a few City re-development properties that had originally been selected by the City for this hydrogeologic evaluation. The City eventually finalized the following three sites that are being evaluated herein by RCS as potential locations for a new municipal-supply water well for the City: the former Ashmun well site; the Parkway site, which is a parcel of land being considered for possible re-development by the City; and the former Jessup well site. Each of these three potential sites is located on the west side of Pressure Zone No. 1 within the City, and west/northwest of the western edge of the currently-known Omega Chemical plume (for example, see Figures 7A and 7B). The other potential well sites had been originally considered by the City, but RCS was able to quickly negate these locations as possible future well locations because they were located either within the ground surface projection of the Santa Fe Springs oilfield, and/or they were on the edge of or too close to the currently-known projected limits of the Omega Chemical plume. These other sites that were quickly excluded as possible future well locations by RCS included: a site at 10271 Laurel Ave; the Bueno property; and the Clark Estate property.

### KEY HYDROGEOLOGIC ISSUES FOR EACH OF THE THREE SUBJECT SITES

#### A. Former Ashmun Well Site

This property lies in Pressure Zone 1, in the northwest part of the City, and approximately 0.8 miles northwest of the western edge of the currently-known Omega Chemical plume. The former Ashmun well (aka, former City Well No. 304), as noted on Tables 1 and 2, was constructed via the archaic cable tool drilling method in December 1949. Records available for well construction reveal the well was constructed by Water Well Supply Co and cased with a steel casing to a total depth of 518 ft. Perforations into the 16-inch diameter casing were cut down-hole by a special hydraulic tool perforator at depths of 314-321 ft, 453-457 ft, and 485-495 ft. The driller's description of the drill cuttings are very generalized, but reveal that the earth materials encountered throughout the entire depth of the drilled borehole were yellow-colored layers and lenses of sand, clay with gravel, sand and gravel, and sandy clay. No E-log could be conducted of this borehole, due to the nature of the cable tool drilling method.

Table 2 data show the earliest available pumping information available for the Ashmun well are dated December 1959 and include: a static water level at 111 ft; an operational pumping rate of 551 gpm created a pumping level of 131 ft and a water level drawdown of 20 ft. The earliest specific capacity is thus 27.5 pm/ft dd. Subsequent testing was performed by others in April 1978, and showed: a static water level of 115 ft; and



pumping rates of 600 gpm to 1,700 gpm induced water level drawdowns of 32 to 89 ft, respectively. The resulting specific capacity values from this latter testing were in the range of 18.8 to 19.1 gpm/ft ddn, respectively. As seen on Figures 7A and 7B, this potential site lies approximately 1,800 ft east of the western (outer) limits of the currently known location of the Omega Chemical plume, as defined by the EPA.

**B. Parkway Site**

This site is located on the west side of the City in Pressure Zone 1, and near the intersection of Millergrove Dr and Broaded St; the 605 Freeway is a few streets to the west. The nearest City well to this site was the former, now-destroyed, Ashmun well, the key data from which are discussed above. The currently-known outer (western) limits of the Omega Chemical plume lie approximately 1,000 feet east of this site (see Figures 7A & 7B).

**C. Former Jessup Well Site**

This property is situated on the west side of the City, just northwest of the intersection of the 5 and 605 freeways; the currently-known western edge of the Omega Chemical plume lies approximately 0.8 miles to the east. Constructed by the cable tool method in January 1963 by Water Well Supply, the official "Water Well Driller's Report" (i.e., Log No. 44251; the driller's log), notes the well was cased with 16-inch diameter steel casing to a total depth of 1,052 ft. Hydraulic-cut perforations were placed in the casing at depths of 870 to 890 ft, and 930 to 1,000 ft. The generalized terminology of the drill cuttings shows layers and lenses of yellow clay, sandy clay, sand and pea gravel to a depth of  $\pm 515$  ft; below this depth and extending to the total drilled depth of 1,052 ft were blue-colored muddy sand and pea gravel, sandy clay, sea shells, and fine sand. As with the description of the drill cuttings from the Ashmun well discussed above, the earth materials encountered at the Jessup well are also considered to be a part of the Lakewood and San Pedro formations. Also because of its cable tool method of drilling, a geophysical E-log could not be conducted for the Jessup well.

Table 2 for the Jessup Well show the earliest pumping data date from February 1963, and include: a static water level of 120 ft; a pumping rate of 3,100 gpm; and water level drawdown of 121 ft, and a calculated specific capacity of about 25.6 gpm/ft ddn. Subsequent test data for 1984 and 1986 reveal: static water levels of 91 and 89 ft, respectively; pumping rates of 1,500 and 1,079 gpm, respectively; resulting in water level drawdowns of 89 and 95 ft, respectively; and calculated specific capacity values of 16.9 and 11.3 gpm/ft ddn, respectively.

Based on a total of 90 ft of perforations in its casing, this well was determined to have a yield factor (YF) in the approximate range of 11 to 17 gpm/ft of perforations. Hence, the depth zones which were perforated in this well are considered to readily yield groundwater, and to display a high hydraulic conductivity (permeability).

Figures 7A and 7B reveal that this potential well site is located on the order of 4,000 ft west of the outer (western) limit of the currently known boundaries of the Omega Chemical plume.



### KEY LOGISTICAL ISSUES FOR EACH OF THE THREE SUBJECT WELL SITES

An RCS hydrogeologist visited the three potential City-selected well sites on October 13, 2016. Based on our site visit, certain logistical issues will need to be considered with regard to the drilling and construction of a proposed new well at any of these sites. Specific characteristics of each site, including their relative size and shape, are such that the selection of the final drill sites and depths, and the positioning of the drill rig, pipe trailer and associated equipment and materials, are vital to being able to successfully construct a well at any of the sites. Key logistical issues identified for each site during that field visit are as follows:

#### A. Former Ashmun Well Site

- This site is located within AIN of 8177-029-270 and -908 and lies east of and adjacent to the San Gabriel River Mid-Trail; this walking/biking trail follows the San Gabriel River and is proximal to one or more artificial recharge spreading basins along this portion of the river within the Montebello Forebay (i.e., the non-pressure zone). Figure 9A, "Site Location Map, Former Ashmun Well Site," shows the location of this site. The actual City-owned site measures only 90 ft by 50 ft, and is somewhat irregular in shape. However, the presence of adjacent vacant lots to the south and east make it a favorable site to construct the well, because these vacant lots would provide ample room for all drilling equipment and materials that will be needed.
- There are at least two cellular phone towers located north of and adjacent to this potential well site. Consideration will need to be given to these towers during drill rig mobilization and setup.
- There are no nearby residences and, thus, noise mitigation or control measures need not be implemented. However, because of its isolated location and because of the observation of an abundance of graffiti in and around the site, 24-hour security of the well site and drilling equipment will need to be provided during construction and during all subsequent operational well activities in the future by City staff.
- Ingress/egress to the property would principally be from the east via Los Nietos Road, through a fenced and gated parking lot at the west end of that road; this parking lot is owned by an adjacent apartment complex. There is an alternate entranceway located at the western end of Mersin Place that traverses north and then west into the area via an underpass. However, it is unlikely a drill rig will be able to negotiate a 90-degree curve in this right-of-way.
- There is an onsite drain for the disposal of well development and well testing waters. This drain appears to empty into a cement-lined culvert located within, and exiting to, the adjacent San Gabriel River spreading grounds.
- There are no nearby fire hydrants for make-up water required during drilling and reaming of the borehole for a new well. However, if the onsite City water pipeline system is still active in this area, then water could potentially be obtained from the system for use during well construction.



- The new well location will need to be located at least 25 to 50 ft from the former and now-destroyed Ashmun well.

**B. Parkway Site**

- The Los Angeles County AIN is 8001-011-915, has an irregular shape and is located on the northern side of the parkway on Broaded St. Further, there is a lot located on Millergrove St. that lies proximal to the site and that is currently vacant. This latter site has an AIN of 8001-011-918 and it is understood this site is reportedly currently owned by the City (A. Fuentes, pers. comm. December 27, 2016). Both these potential locations are shown on Figure 9B, "Site Location Map, Parkway Site."
- Ingress/egress to this property is achieved directly from either Broaded or Millergrove streets. There are no overhead utilities on or near either site that might otherwise impede access by a drill rig.
- This property is located within a residential area and it (and the adjoining vacant lot) are surrounded by single-family homes. Thus, noise control measures would need to be implemented completely around these lots during well construction.
- There is a storm drain culvert located on Broaded St and adjacent to both adjoining properties. This culvert is within the median strip between Broaded and Millergrove streets. There is also a sewer manhole located in this median strip. A potential new well at this site would need to be located approximately 100 ft from this known sewer manhole; such a separation appears to be possible for a new well due to the size and shape of these properties.
- Fire hydrants are located at the intersection of Broaded and Danby streets, directly across the street on Millergrove St. and across the street on Broaded St, which all could be used for "make-up" water during drilling and reaming operations. However, piping will need to cross the streets to convey water to the drill site. It appears to be possible to place this piping below ground, as opposed to using above-ground piping, which would otherwise likely necessitate traffic control measures to be implemented.
- Trees along the northern parkway will need to be removed to provide adequate room for drilling equipment and materials along the northern parkway area, especially if the City were to acquire the vacant parcel on Millergrove St. It may be possible to care for these trees at a nursery on a temporary basis, and then have them replanted when drilling and well construction and testing operations are completed at the site. However, if the vacant adjacent lot is acquired, there will be a significant reduction in the amount of trees removed from the parkway.



C. Former Jessup Well Site

- This site is an irregularly-shaped parcel of land measuring approximately 90 to 100 ft by 80 to 90 ft. with an Assessor's Identification Number (AIN) of 8007-018-901. The property is located at a cul-de-sac at the western terminus of Idalene St, where it meets the 605 Freeway. Figure 9C, "Site Location Map, Former Jessup Well Site," illustrates the location of this site.
- This City-owned property is located within a residential area, and the west side of this property is bordered by the 605 Freeway. Because single-family homes occur along the north, south, and east sides of this potential well site, sound walls or barriers will be needed to be erected to mitigate the impact of construction noise on those nearby residents.
- Ingress/egress to the site is readily achieved from the north, directly from Idalene St. There are no overhead utilities in the vicinity of the well site Idalene St that might otherwise impede access for drilling equipment. However, overhead power lines do occur on the south side of the property, but not directly over the property boundary.
- Because of its location at the western end of Idalene St, then security measures may need to be implemented by the Contractor.
- There are nearby assorted structures and piping that will need to be removed prior to mobilization of a drill rig to this potential well site. Further, debris currently exists on the west side of the site. Hence, the site will need to be cleared of all such piping, structures and debris.
- There is a storm drain located proximal to and northwest of this potential well site. Access to the storm drain with discharge piping could possibly be accomplished without interfering with any nearby residences. The new well will need to be located at least 100 ft from this storm drain. However, the new well cannot be located closer to the older, destroyed Jessup well, which might have been located in the southeastern corner of the site.
- There are two fire hydrants located nearby that could be used to supply make-up water for drilling; one hydrant is across the cul-de-sac, and the other is northeast of the property. Both are in front of residences and hence, a distribution pipeline from these hydrants would need to cross residential driveways. A suitable alternative would to obtain water for drilling purposes directly from the municipal-supply system, via onsite City piping, if it is still active.
- The site may be capable of providing enough room for a drill rig and associated equipment and storage of well drilling and construction materials. However, there may not be enough room for above-ground storage tanks needed during construction for clarification of well development water, prior to its discharge to the storm drain system. The availability of such nearby storage will need to be further evaluated by a drilling contractor.

Google Earth images of each of these three potential sites, which are shown on Figures 9A, 9B, and 9C, respectively, show local site-specific features for each potential property.



## CONCLUSIONS AND RECOMMENDATIONS

The key conclusions and recommendations of our evaluation of the three City-selected, potential well sites in Pressure Zone No. 1 are as follows:

### RECOMMENDED WELL LOCATIONS

Figure 10, "Map of Recommended Well Locations, Pressure Zone No. 1," provides the recommended locations for two new municipal-supply wells in Pressure Zone No. 1, as follows: one at the large, undeveloped property surrounding the now-destroyed City-owned Ashmun well; and the second at the smaller site which encompasses the City's former Jessup well.

In terms of the Ashmun well site, the following are notable: the 605 Freeway adjoins the east side of the site; the San Gabriel River forms the west boundary; and the active railroad tracks create the north boundary. Key logistical issues for this site include:

- a) The site is a large, roughly triangular-shaped, undeveloped parcel except for the old dilapidated facilities at the former Ashmun well. Reportedly, this well has been properly destroyed.
- b) There is adequate space for all drilling and construction equipment, for Baker tanks for temporary storage of all well development and testing fluids, and for future treatment facilities, if needed.
- c) Noise control during drilling may not be needed due to the proximity of the freeway, with the possible exception of sound panels perhaps on the west.
- d) No storm drains occur on the property, but the site is sufficiently large to accommodate onsite discharge and disposal of fluids generated during well drilling and testing.
- e) Reportedly, there is an active onsite City water line to supply water needed for drilling.
- f) Access to the site is through a locked chain across a private driveway at the end of Mersin Street, a cul-de-sac, near the 9100 block of Pioneer Avenue. This locked driveway then traverses north behind some apartments on the east side of the freeway, before heading west and under the elevated freeway and onto the property.
- g) The new well can be located at the north end of the parcel; the old Ashmun well was located to the south of the proposed well site. However, the new well must be located at a horizontal distance from the spreading grounds along the adjoining San Gabriel River that is acceptable to State DDW regulators. Prior to finalizing the well site, a meeting(s) should be held with DDW to verify their minimum separation (spacing) requirements.





- h) This triangular parcel is sufficiently large that a second new water well might be considered in the future near its southern boundary.

Preliminary drilling and construction items anticipated for a new well at the Ashmun site are:

1. Pilot hole to be constructed by reverse circulation drilling methods.
2. Pilot hole depth to be approximately 1,000 ft.
3. The top of the Silverado aquifer may occur at a depth of about 400 to 500 ft; this aquifer may attain a thickness of nearly 200 feet at the drill site, and it is directly underlain by the Sunnyside aquifer. The base of fresh water may be at a depth of  $\pm 1,045$  ft at this site.
4. Approximately 5 isolated zone aquifer tests should be performed in the open pilot borehole; testing must at least include arsenic, iron, manganese, hydrocarbons, VOCs, perchlorate, 1,4-dioxane and CrVI.
5. Well casing to consist of high strength-low alloy steel (HSLA, or Corten); Type 304 stainless steel could be an option, but this type of steel is much more expensive.
6. Casing parameters: 18-inch diameter pump house casing in the upper portion of the well; 16-inch diameter well casing below, to the final depth of the well. Final casing depth to be approximately at 900 ft.
7. Cement annular seal depth = 250 ft (approximate).
8. Casing perforations to be Roscoe Moss Full-Flow louvers; louvers are to be interspersed with blank casing between the approximate depths of  $\pm 280$  ft and  $\pm 900$  ft.
9. A preliminary slot size for the louver openings is 60-slot (0.060 inches).
10. A pumping rate on the order of 1,000 to 1,500 gpm appears feasible.
11. The current static level in the area may be in the range of 100 ft to 125 ft.
12. The specific capacity of the well could be in the range of 15 to perhaps 30 gpm/ft ddn.
13. The final wellblend water quality is anticipated to be roughly similar to that in the former onsite Ashmun well, with a calcium bicarbonate water character, a TDS on the order of 450 mg/L, TH perhaps in the range of 200 to 300 mg/L, low iron and manganese, and low concentrations of VOCs and CrVI. One of the keys to evaluating concentrations of the above analytes in new well at this site will be the results of isolated aquifer zone testing in the open borehole.

In terms of the Jessup well site, the following are notable:

- a) The former well site property is relatively small, measuring approximately 900/100 ft by 80/90 ft, and has an irregular shape (see Google Earth image of site on Figure 9C).



- b) Based on the size and shape of the site, the Contractor will need to place his equipment appropriately in order to maintain adequate room for temporary storage of all well development and testing fluids. The key is to verify that the contractor has sufficient room for the storage tanks to clarify all fluids prior to discharge from the site.
- c) Because the site is bordered on three sides by single-family residences, noise control during all well construction operations will need to be implemented.
- d) Direct access to the property is from the cul-de-sac at the west side of Idalene St.
- e) The City will need to verify whether or not it still has an active water distribution pipeline on/near this property to provide a ready supply of make-up water needed by the contractor during drilling.
- f) It is possible that the former Jessup well was located in the southeast corner of the site; the new well should be drilled at least 50 ft from that former well.
- g) Unlike the Ashmun site, this Jessup property is not large enough to accommodate a second onsite well for the City.

Preliminary drilling and construction items anticipated for a new City well at this site include:

- 1. Pilot hole to be constructed by reverse circulation drilling methods.
- 2. Pilot hole depth to be approximately 1,250 ft.
- 3. The top of the Silverado aquifer may occur at a depth of about 500 ft; this aquifer may attain a thickness of nearly 200 feet at the drill site. The base of fresh water at this site may be at a depth of  $\pm 1,330$  ft.
- 4. Approximately 5 isolated zone aquifer tests should be performed in the open pilot borehole; testing must at least include arsenic, iron, manganese, hydrocarbons, VOCs, perchlorate, 1,4-dioxane and CrVI.
- 5. Well casing to consist of high strength-low alloy steel (HSLA, or Corten); Type 304 stainless steel could be an option, but this type of steel is much more expensive.
- 6. Casing parameters: 18-inch diameter pump house casing in the upper portion of the well; 16-inch diameter well casing below, to the final depth of the well. Final casing depth to be approximately at  $\pm 1,150$  ft.
- 7. Cement annular seal depth = 270 ft (approximate).
- 8. Casing perforations to be Roscoe Moss Ful-Flow louvers; louvers are to be interspersed with blank casing between the approximate depths of 300 ft and 1100 ft.
- 9. A preliminary slot size for the louver openings is 60-slot (0.060 inches).
- 10. A pumping rate on the order of 1,000 to 1,500 gpm, or slightly more, appears feasible.



11. The current static level in the area may be in the range of 100 ft to 125 ft.
12. The specific capacity of the well could be in the range of 20 to perhaps 30/35 gpm/ft ddn.
13. Water quality is anticipated to be roughly similar to that in the former onsite Jessup well. Thus, the water may have: a calcium bicarbonate character; a TDS and TH on the order of 300 mg/L and 80 mg/L, respectively, and low to non-detected concentrations of iron, manganese, and VOCs. As with a new well at the Ashmun site, it will be important to conduct isolated aquifer zone testing in the open borehole for a new well at this Jessup site, and to verify the resulting laboratory data for testing of these important analytes.

#### **LOGISTICAL ISSUES FOR THE POTENTIAL WELL SITES**

The three properties being evaluated herein for potential use as a municipal-supply water well site in Pressure Zone No. 1, as selected by the City, are the former Ashmun Well site, the Parkway re-development site, and the former Jessup well site. A principal advantage of using an existing City-owned property for the new well is the cost savings in not having to purchase an expensive, privately-owned lot. Among the other construction and logistical issues considered by RCS in evaluating these three potential well sites were the following:

- a) An optimum lot size of 100 ft by 120 ft, although it is possible that a smaller lot size might be used if a nearby but large storage area is also available. This optimum property size is the equivalent of two residential properties. This size of property is generally adequate to contain the drill rig and most accessory equipment, including temporary above-ground storage tanks (Baker or Rain-for-Rent types) for the treatment and storage of well testing and development fluids. However, additional space may be needed for possible water treatment, now or in the future, if the groundwater at this time, or in the future, displays a constituent that has a concentration that does not meet its respective State MCL.
- b) A ready supply of water for the drilling process. The potential well site should have a fire hydrant or standpipe located within or near it; 200 to 300 gpm of water may be needed for use during drilling by the recommended reverse circulation (reverse rotary) drilling method.
- c) Proximity to a storm drain. A storm drain should be located relatively close to the potential well site. Fluids generated during well development and testing will need to be discharged to this storm drain with minimal disruption to the neighborhood and to traffic patterns. If such a storm drain is not available, then another option would be to discharge all of the clean fluids generated during well construction and testing to an onsite location (such as a bermed area) from which the fluids could be able to deep percolate back into the ground (and, hence, not be able to create offsite runoff as direct surface flow).



- d) Setting. Generally, if a potential well site can be located in an area where there is no residential development, then sound mitigation measures will not need to be implemented.
- e) Setback from power lines. A potential new well site should have a minimum 15-foot setback (greater setback is preferred) from any nearby, overhead telephone and power lines, to minimize the chance of electrical arcs between the drill rig tower and the power lines.
- f) Setback from sewer lines. A minimum setback of 50 ft from sewer laterals, and at least 100 ft from sewer mains/manholes are required by current LACDHS regulations.
- g) Site Access. Access to the site should be adequate to facilitate ingress/egress of large and heavy drilling equipment; such access (if possible) should be at points where there would be little interference with traffic.

Drilling equipment and ancillary facilities needed for well construction include:

- o The drill rig and accompanying above-ground fluid holding tanks (i.e., "mud" tanks) needed to temporarily store the drilling fluids, along with the fluids generated during zone testing and all well development operations.
- o The pipe trailer for the drill pipe.
- o The driller's trailer (aka, the "dog house") to store job tools and provide shelter for the drillers.
- o Areas to temporarily store drill cuttings, well drilling supplies, and construction materials (i.e., casing, gravel pack, etc).
- o Settling tanks (i.e., Baker tanks or Rain-for-Rent tanks) which are needed to clarify/treat well development and testing fluids prior to proper disposal.
- o The sound walls around the property for noise control, as needed.

The final placement of the rig and equipment at the final well site will be determined by the drilling company selected by the City to conduct well construction operations. In addition, the location of the well may need to be adjusted slightly to better accommodate the final placement of the drill rig and associated equipment, as desired by the contractor; the final well site can be defined at the pre-construction meeting following the award of the bid by the City. Shown on Figures 9A and 9C, as applicable, are the locations of the fire hydrant to supply make-up water during drilling, the main access to each property for the drill rig, and local onsite structures; the source of make-up water at the Ashmun site would be from the City's existing water distribution system.



### **POTENTIAL COSTS FOR CONSTRUCTION OF WELLS**

There are on the order of 30 individual tasks and bid items provided for in RCS's Technical Specifications and Bid Sheets for the drilling, construction, and testing of a new municipal-supply water well. The resulting costs are wholly dependent upon the depth of the well, the diameter of the well casing, and the type of casing materials used. In the construction of this new municipal-supply water well, there are three types of steel that could be considered: CBS, which might have a life expectancy of 30 to 40 years; high-strength, low-alloy steel (HSLA or Corten), which could have a life expectancy of 50 to perhaps 60 years; and Type 304 or 316L stainless steel, which has a typical life expectancy of 70 years or more.

The following provides a general range of the current costs to drill, construct, and test a typical new municipal-supply water well, using 18-inch diameter casing in the upper part of the well, and a 16-inch diameter casing in the lower part of the well, set to a maximum depth of ranging from  $\pm 900$  to 1,200 ft bgs.

CBS:	\$ 700,000	to \$ 800,000
HSLA (Corten) steel:	\$ 800,000	to \$ 900,000
Stainless steel:	\$1,000,000	to \$1,500,000

Such costs do not include costs associated with the wellhead, a building, discharge piping and hookup to the City's system, the permanent pump, and/or possible treatment of the pumped groundwater. More detailed costs will be provided during the preparation by RCS of future Phase 2 Technical Specifications and Line Item Bid Sheets for the two new municipal-supply wells for the City in Pressure Zone No. 1.

### **DISCLAIMER**

This report has been prepared solely for the exclusive use of the City of Santa Fe Springs, and was prepared solely with specific application to this hydrogeologic evaluation of the three City-selected properties for a new City well in Pressure Zone No. 1. This report has been written in accordance with the care and skill generally exercised by reputable professionals currently working under similar circumstances in this or similar localities. No other warranty, either express or implied, is made as to the professional advice or opinions presented herein. Any use, interpretation, or emphasis other than that contained herein, is done at the reader's sole risk.



## REFERENCES

California Department of Water Resources (DWR), June 1961, Bulletin 104, *Planned Utilization of the Groundwater Basins of the Coastal Plain of Los Angeles County, Appendix A, Groundwater Geology*. 181 pp.

California State Mining Bureau. January 1929, *Summary of Operations, California Oil Fields*, 14<sup>th</sup> Annual Report of the State Oil & Gas Supervisor. Volume 14, No. 7, 105 pp.

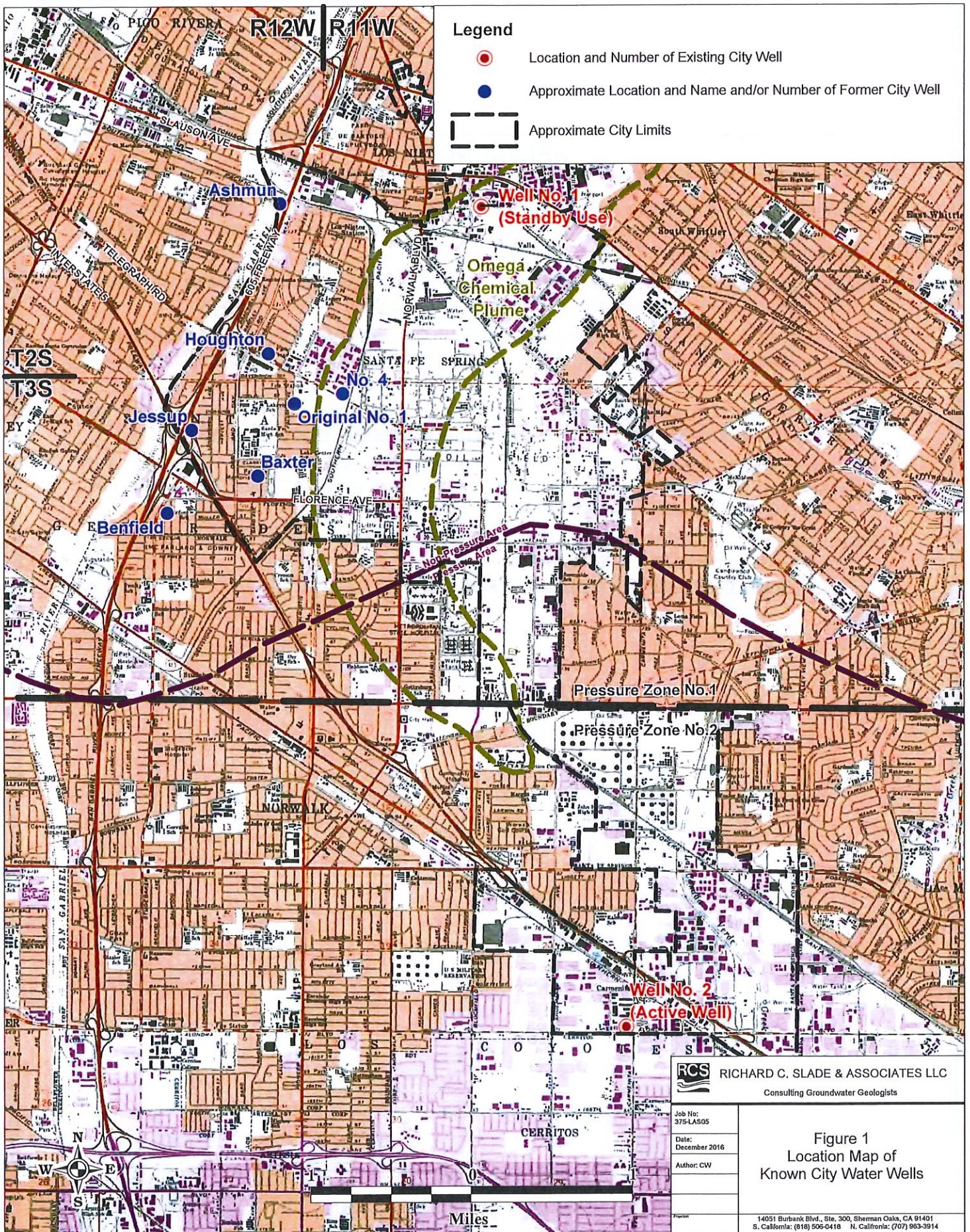
\_\_\_\_\_, May 1923, *Summary of Operations, California Oil Fields*, Volume 11. 8<sup>th</sup> Annual Report of the State Oil & Gas Supervisor, Report on the Santa Fe Springs Oilfield. Volume 8, No. 11, 77 pp.


U.S. Environmental Protection Agency, 2016, Various reports on the Omega Chemical Corporation Site as available from: [www.epa.gov/regional09/OmegaChemical](http://www.epa.gov/regional09/OmegaChemical)

U.S. Geological Survey, 2014, *Characterization of Potential Transport Pathways and Implications for Groundwater Management Near an Anticline in the Central Basin Area, Los Angeles County, California*. Open File Report 2014-1097. 75 pp.

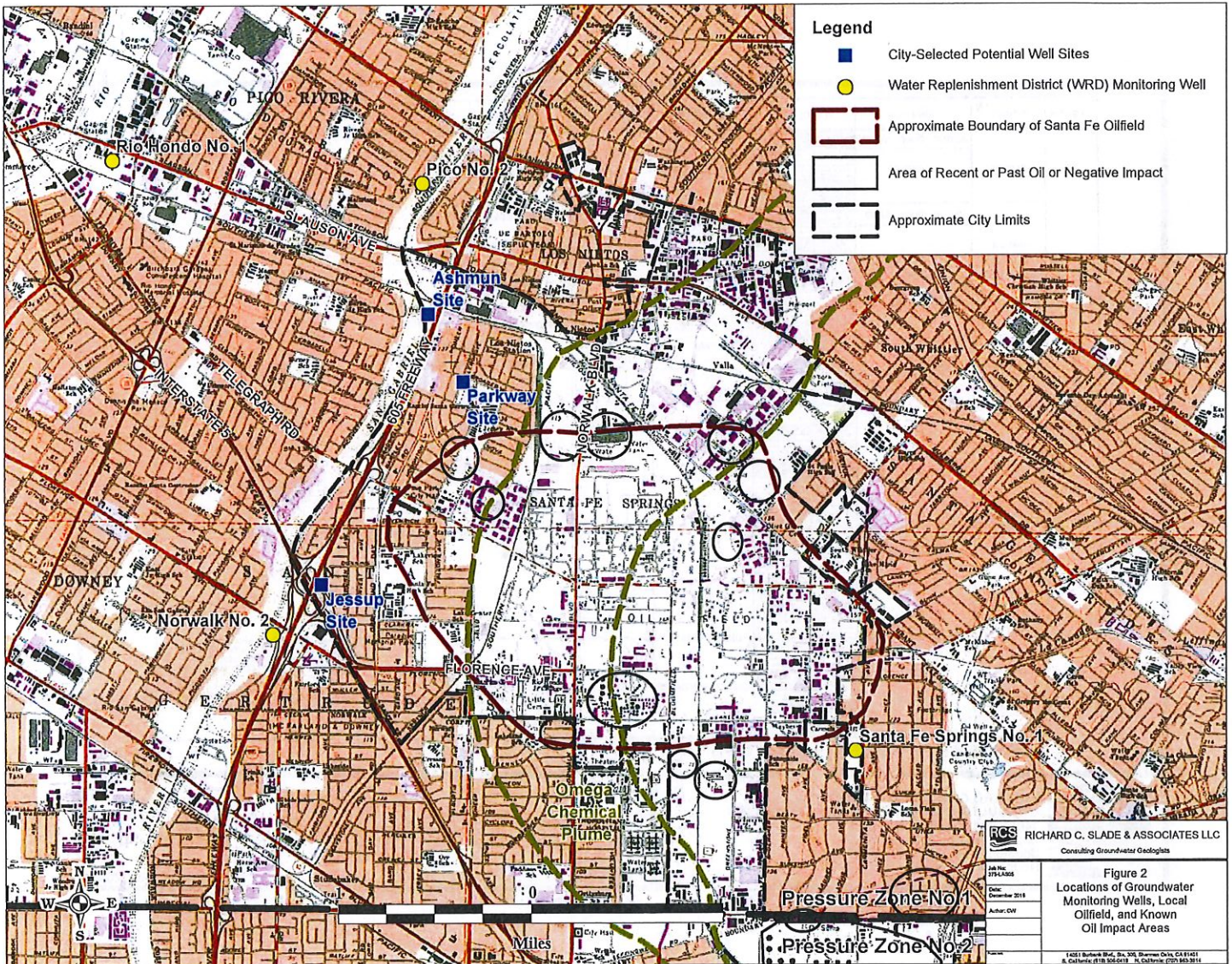
Water Replenishment District of Southern California (WRD), March 3 2016, *Engineering Survey and Report*. Updated May 9, 2016. Available from: <http://www.wrd.org/engineering/groundwater-engineering-reports.php>,

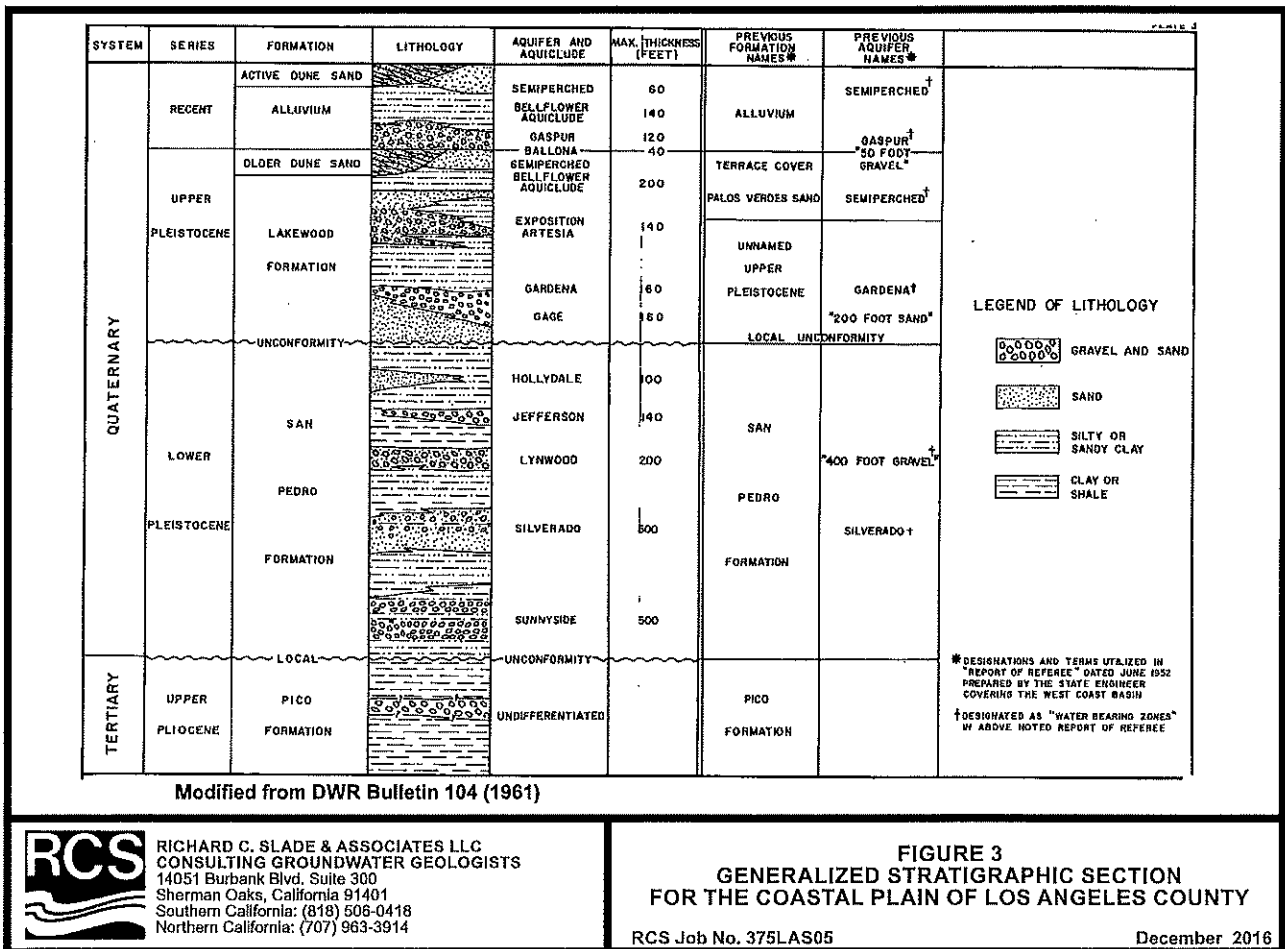




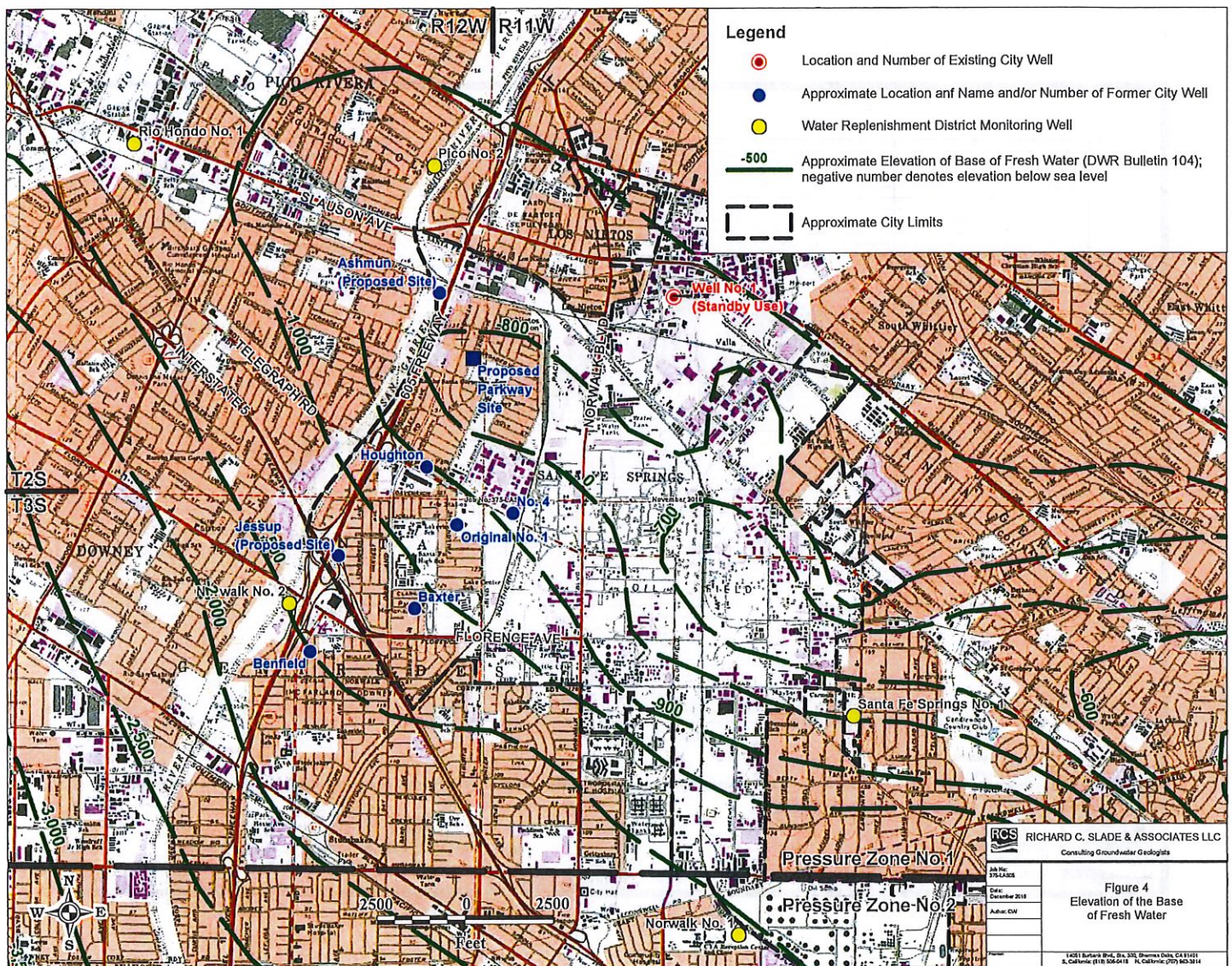
 <b>RICHARD C. SLADE &amp; ASSOCIATES LLC</b> Consulting Groundwater Geologists	
Job No:	375-LAS05
Date:	December 2016
Author:	CW
<p align="center"><b>Figure 1</b>  <b>Location Map of</b>  <b>Known City Water Wells</b></p>	
14051 Burbank Blvd., Ste. 300, Sherman Oaks, CA 91401 S. California: (818) 505-0418 N. California: (707) 963-3914	



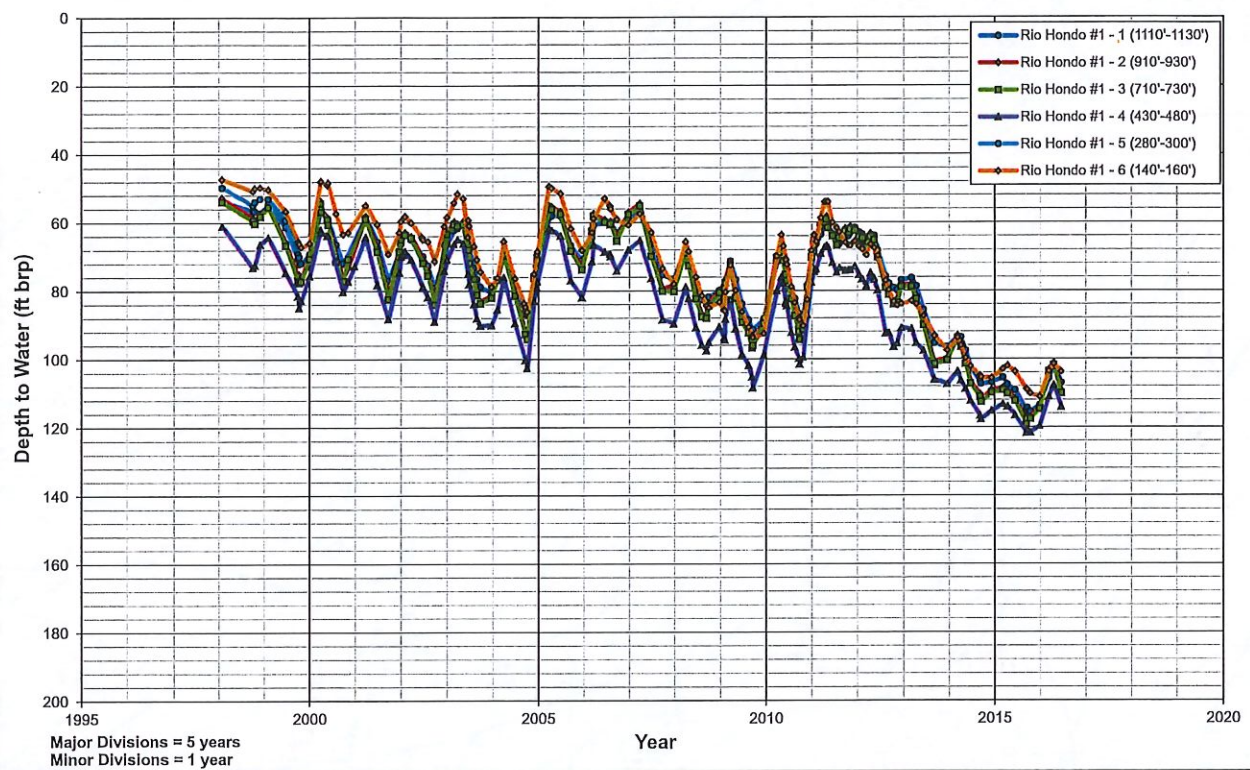










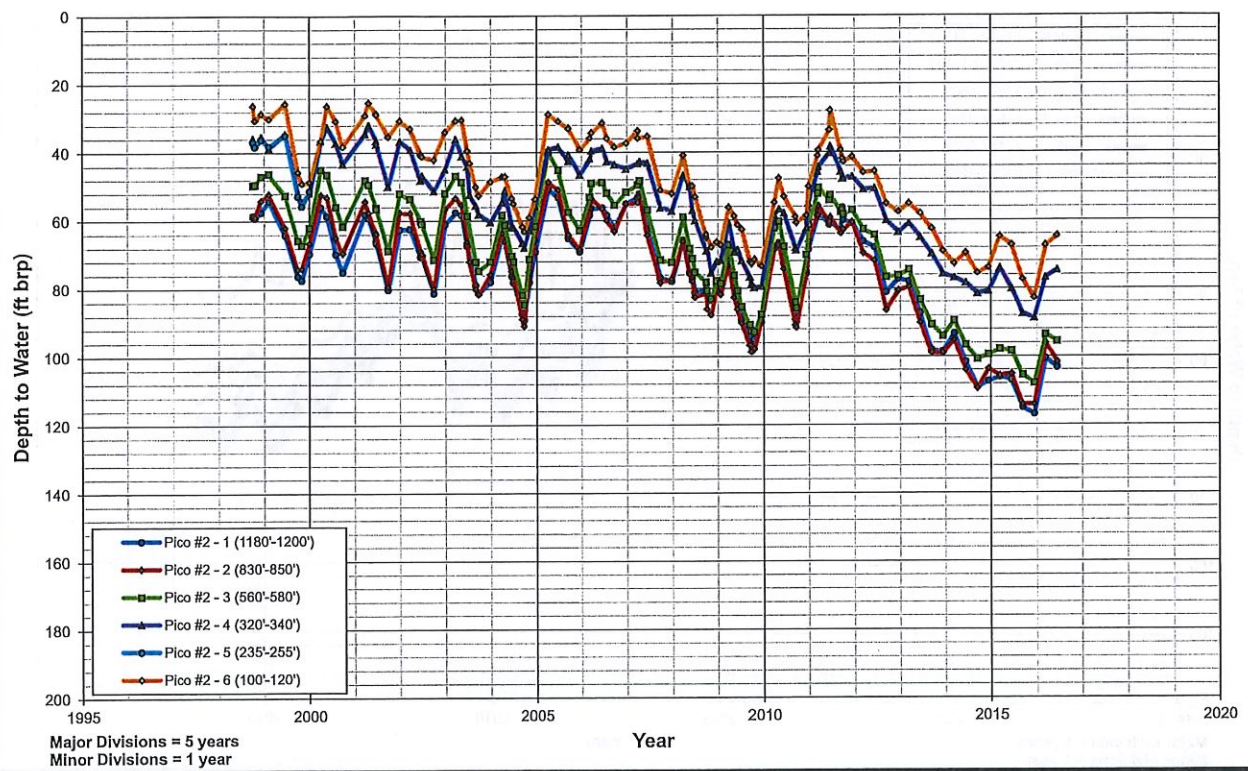


RICHARD C. SLADE & ASSOCIATES LLC  
CONSULTING GROUNDWATER GEOLOGISTS  
14051 Burbank Blvd, Suite 300  
Sherman Oaks, CA 91401  
Southern California (818) 506-0418  
Northern California (707) 963-3914

FIGURE 5A  
HYDROGRAPH FOR  
WRD MONITORING WELL RIO HONDO 1

Job No. 375-LAS05

December 2016



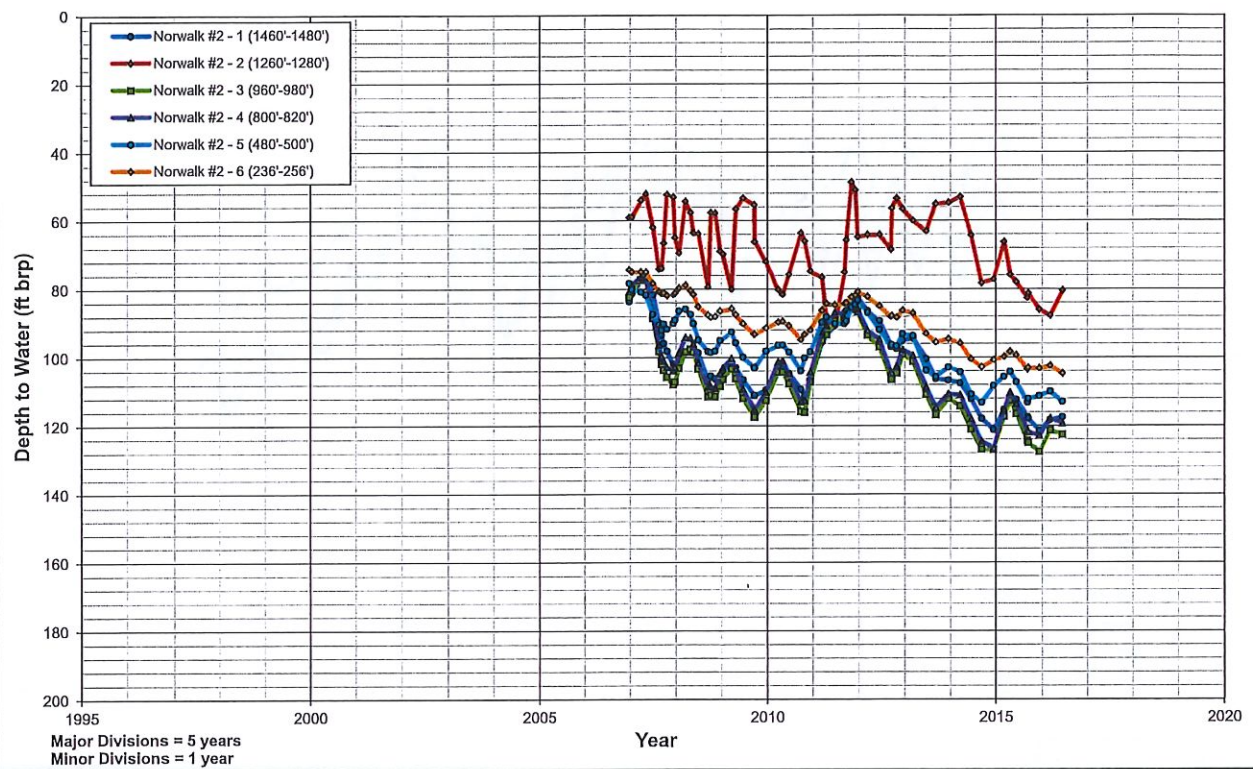
**RICHARD C. SLADE & ASSOCIATES LLC**  
**CONSULTING GROUNDWATER GEOLOGISTS**  
 14051 Burbank Blvd, Suite 300  
 Sherman Oaks, CA 91401  
 Southern California (818) 506-0418  
 Northern California (707) 963-3914

**FIGURE 5B**  
**HYDROGRAPH FOR**  
**WRD MONITORING WELL PICO 2**

Job No. 375-LAS05

December 2016



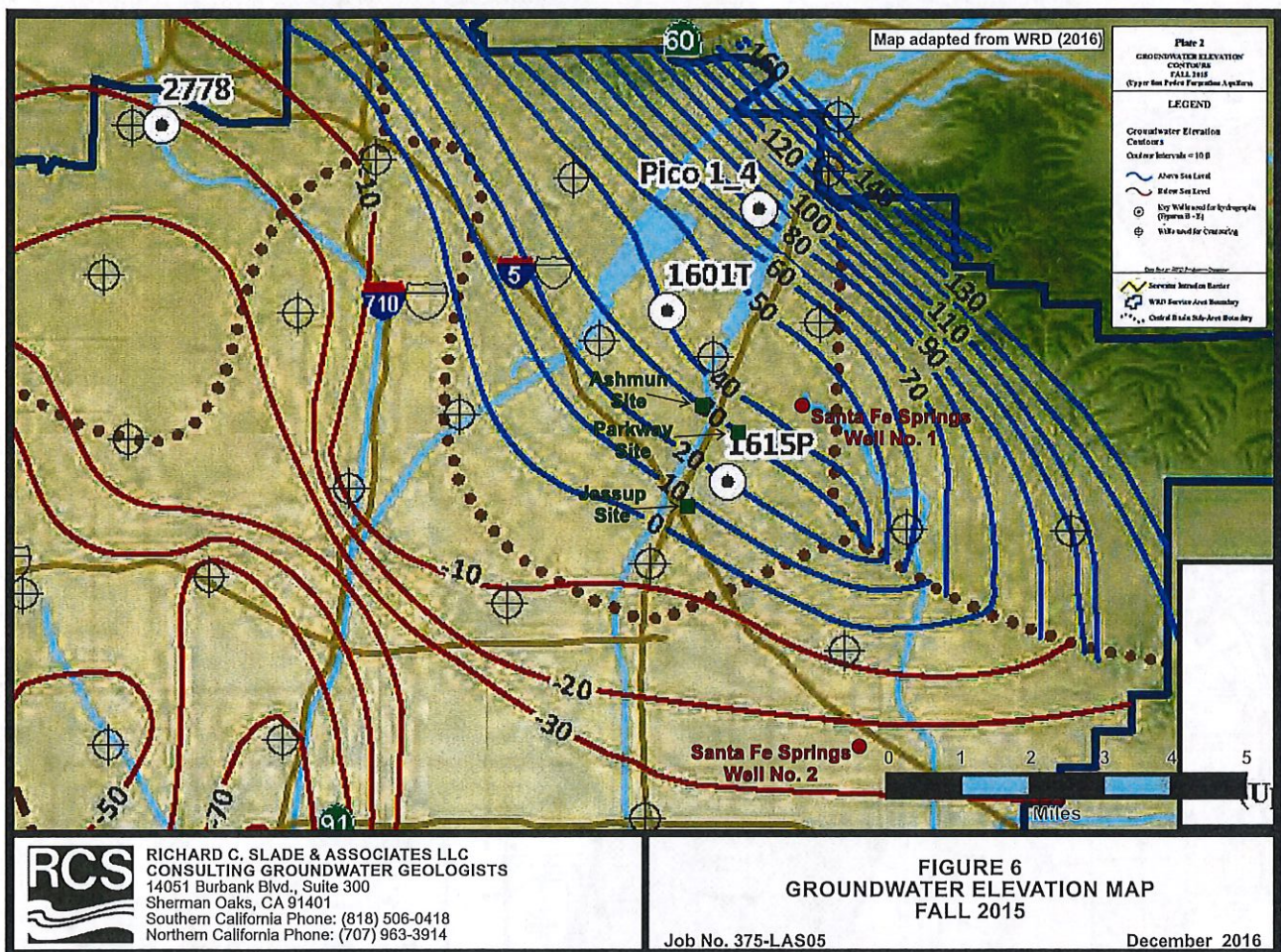


**RICHARD C. SLADE & ASSOCIATES LLC**  
**CONSULTING GROUNDWATER GEOLOGISTS**  
 14051 Burbank Blvd, Suite 300  
 Sherman Oaks, CA 91401  
 Southern California (818) 506-0418  
 Northern California (707) 963-3914

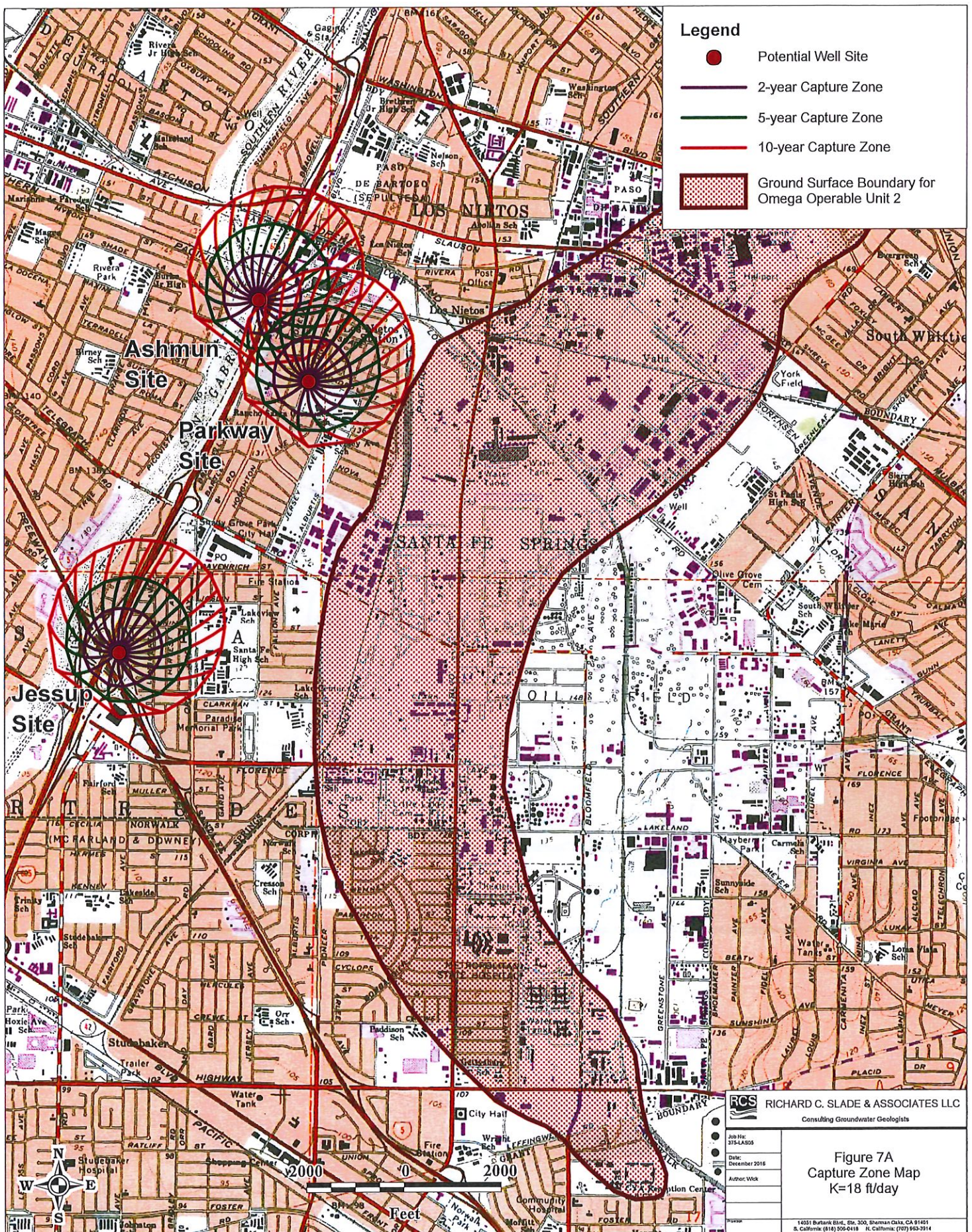
**FIGURE 5C**  
**HYDROGRAPH FOR**  
**WRD MONITORING WELL NORWALK 2**

Job No. 375-LAS05

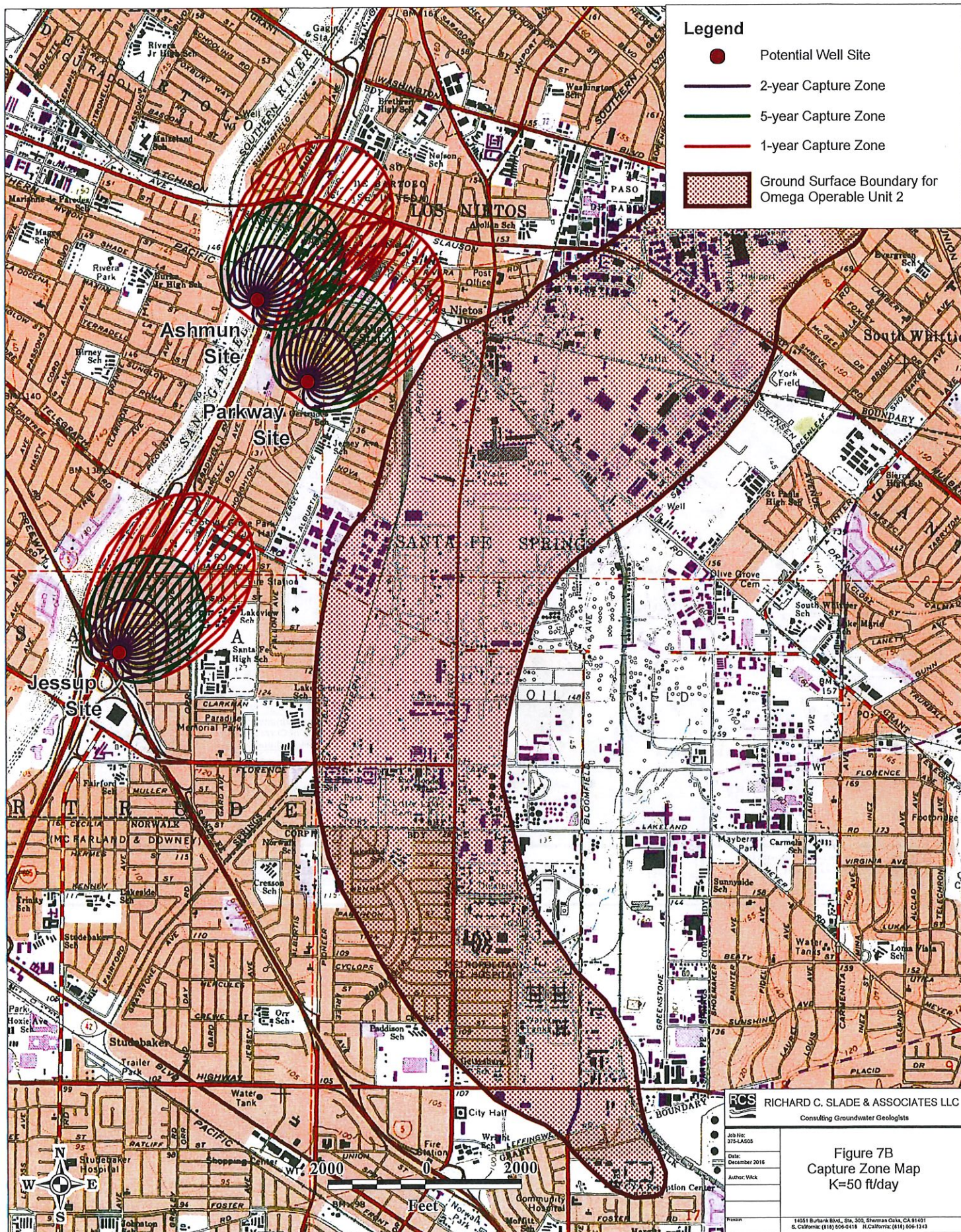
December 2016



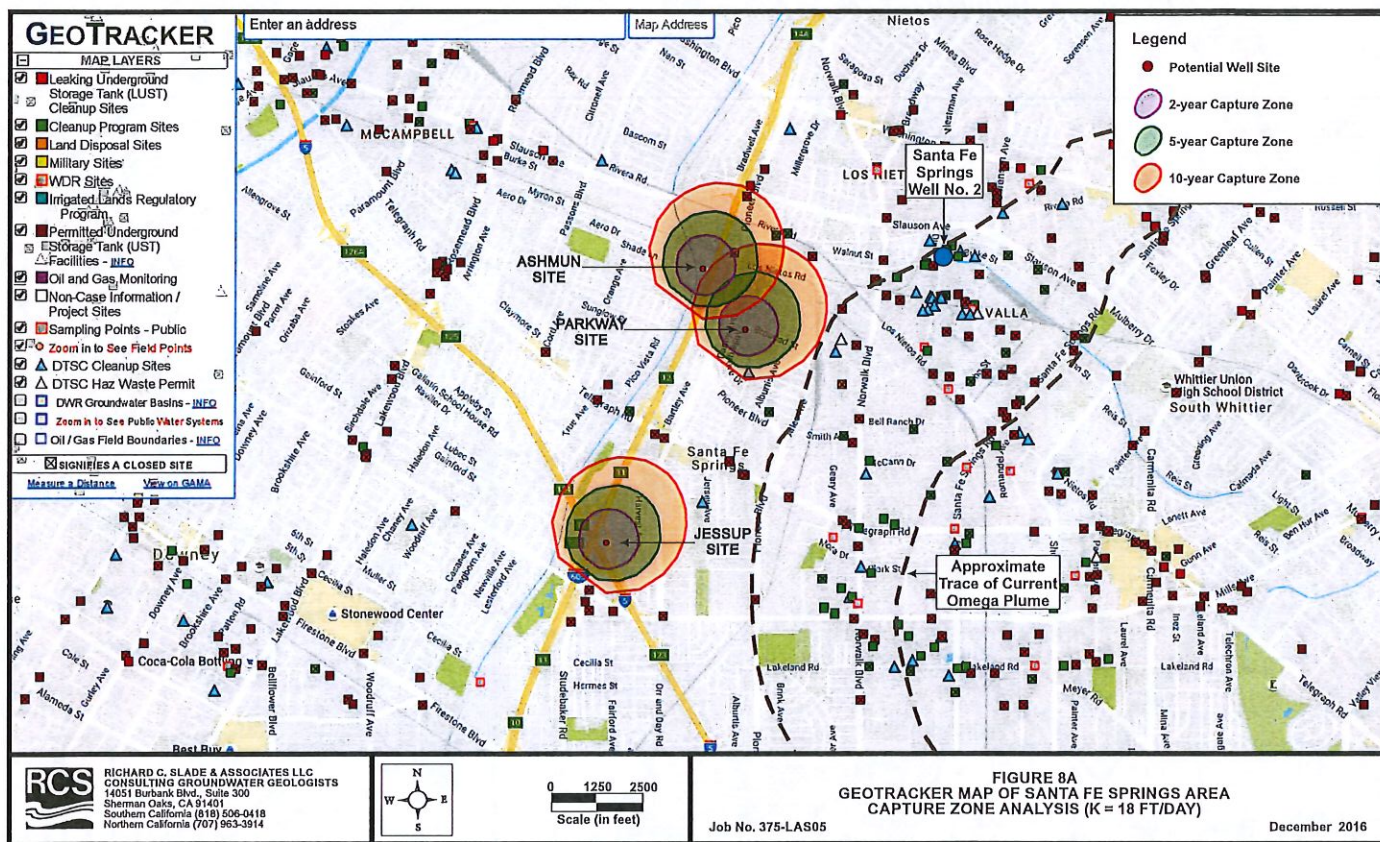


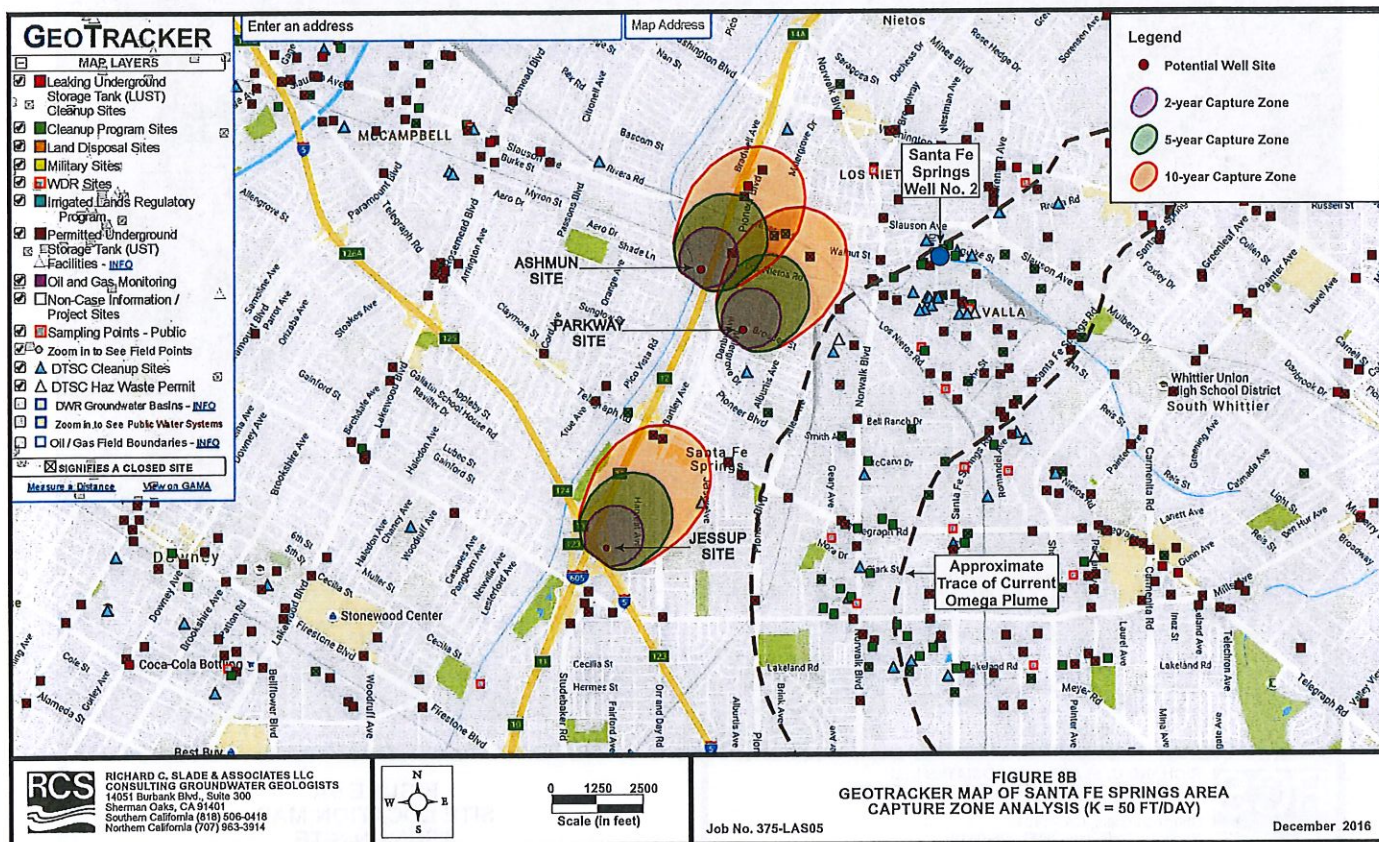




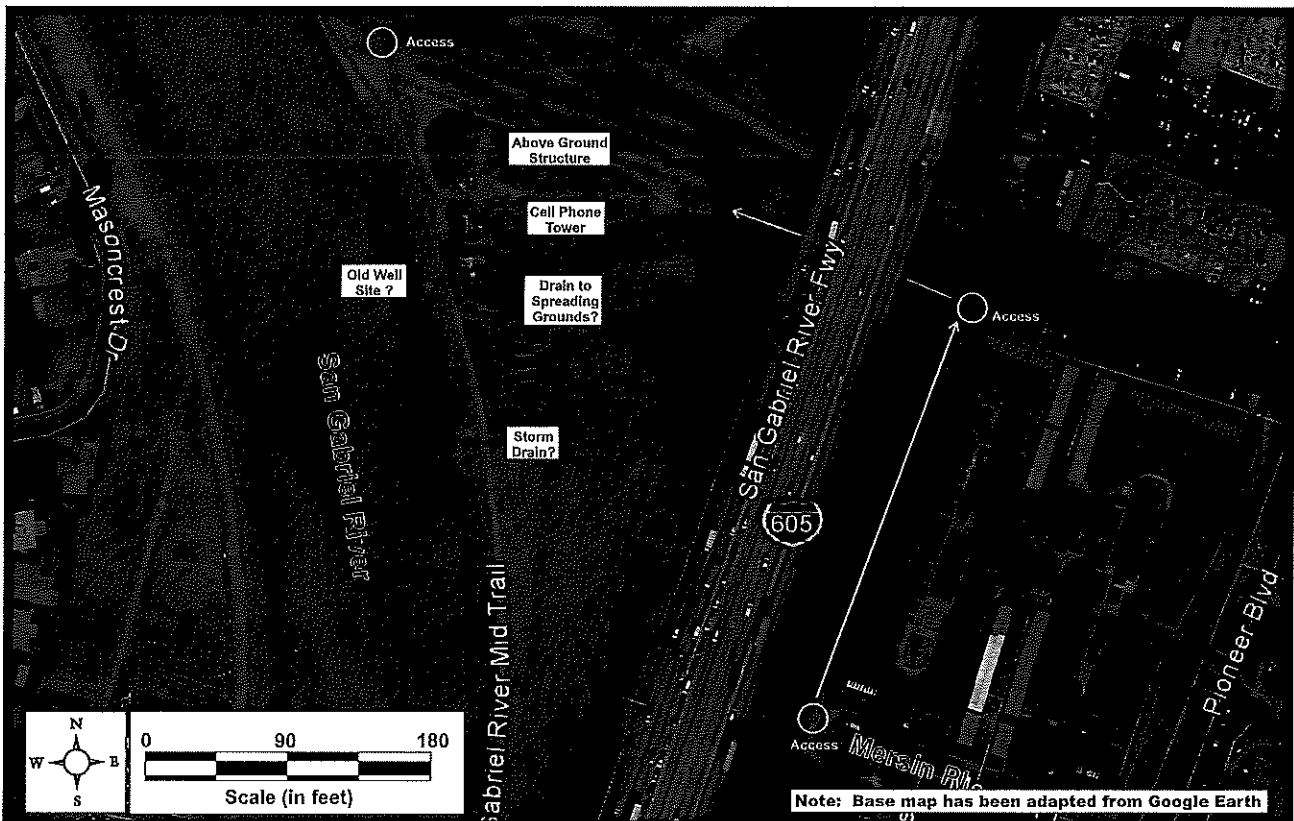










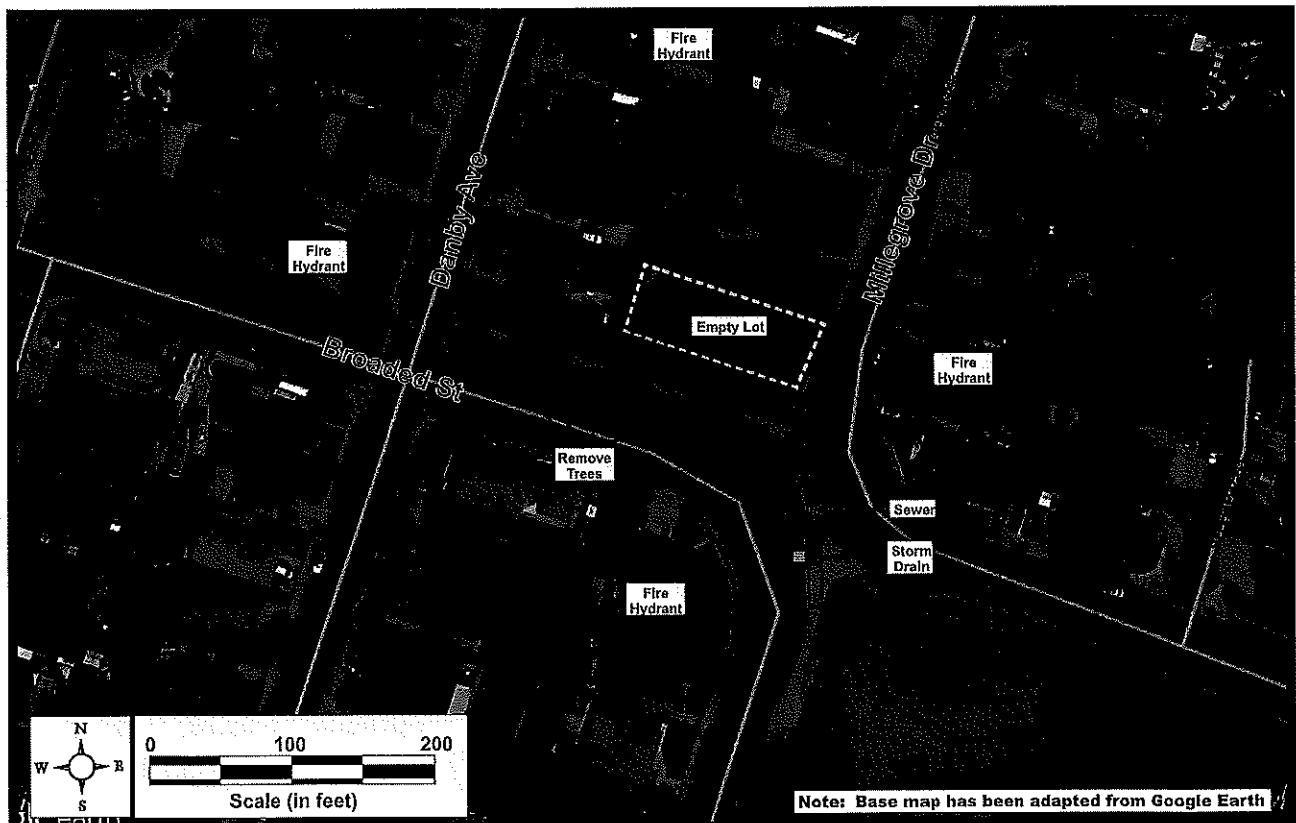


**RICHARD C. SLADE & ASSOCIATES LLC**  
 CONSULTING GROUNDWATER GEOLOGISTS  
 14051 Burbank Blvd., Suite 300  
 Sherman Oaks, CA 91401  
 Southern California (818) 506-0418  
 Northern California (707) 963-3914  
 www.rcslade.com

**FIGURE 9A**  
**SITE LOCATION MAP**  
**ASHMUN SITE**

Job No. 375-LAS05

December 2016



**RICHARD C. SLADE & ASSOCIATES LLC**  
**CONSULTING GROUNDWATER GEOLOGISTS**  
 14051 Burbank Blvd., Suite 300  
 Sherman Oaks, CA 91401  
 Southern California (818) 506-0418  
 Northern California (707) 963-3914  
[www.rcslade.com](http://www.rcslade.com)

**FIGURE 9B**  
**SITE LOCATION MAP**  
**PARKWAY SITE**

Job No. 375-LAS05

Decemember 2016



RICHARD C. SLADE & ASSOCIATES LLC  
 CONSULTING GROUNDWATER GEOLOGISTS  
 14051 Burbank Blvd., Suite 300  
 Sherman Oaks, CA 91401  
 Southern California (818) 506-0418  
 Northern California (707) 963-3914  
[www.rcslade.com](http://www.rcslade.com)

# FIGURE 9C SITE LOCATION MAP JESSUP SITE

Job No. 375-LAS05

November 2016



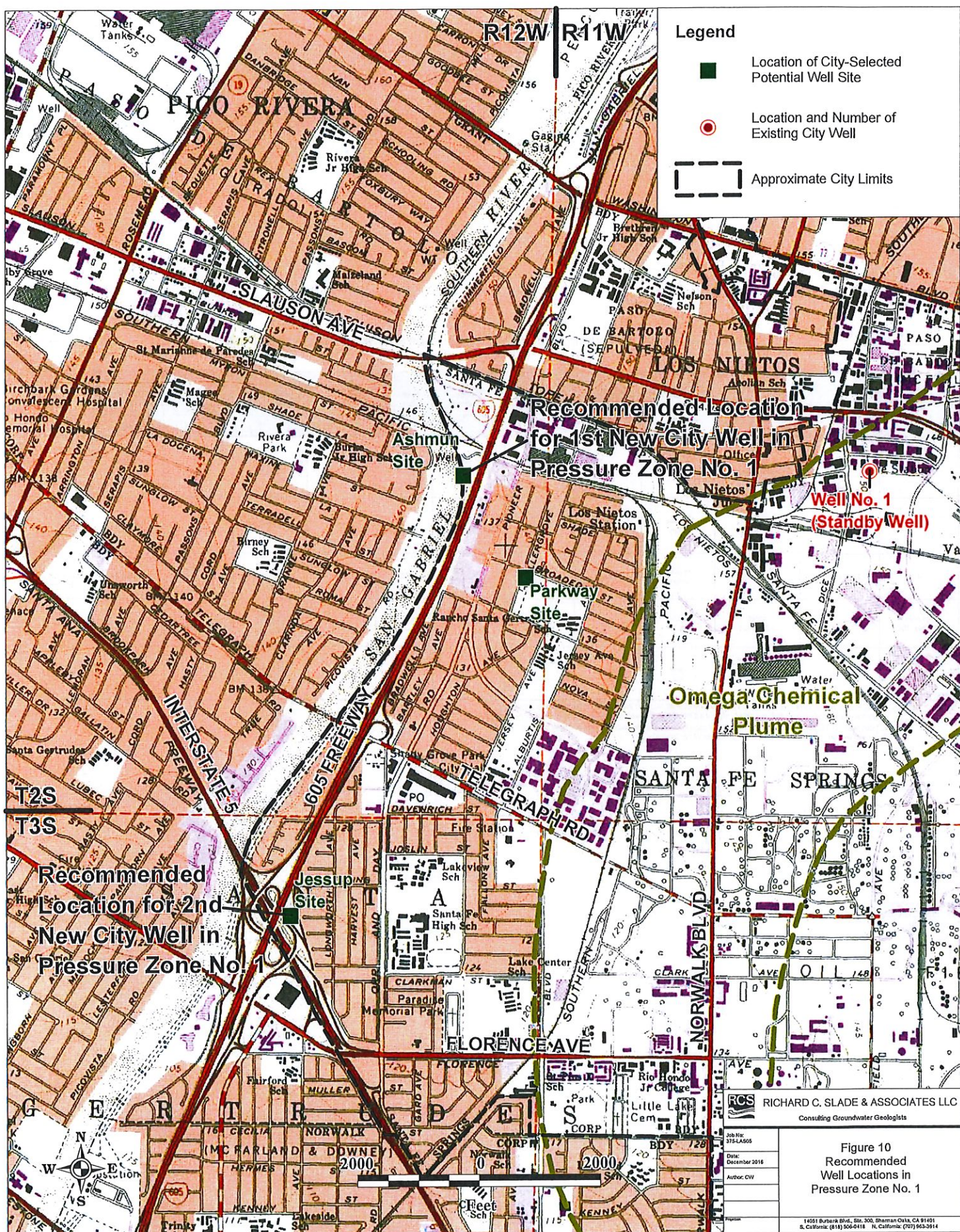




TABLE 1 - SUMMARY OF CONSTRUCTION DATA AVAILABLE FOR CITY WELLS - SANTA FE SPRINGS  
DRAFT

12/29/2016

Well No.	State Well Number	Date Drilled and Data Available	Method of Drilling	Pilot Hole Depth (ft)	Casing Type and Depth (ft)	Casing Diameter (in)	Borehole Diameter (in)	Sanitary Seal Depth (ft)	Perforation Intervals (ft)	Size (in) and Type of Perforations	Gravel Pack Size	Reported Aquifer Systems Within Perforated Interval <sup>(B)</sup>
1 <sup>(A)</sup>	2S/11W-30R3	6/61 driller's log	reverse rotary	984	steel 900	16", 0-300' 12", 300-900	28	50	200-298 302-900	1/8 louvers	No. 30(?) to 3/8	Silverado and Sunnyside
2	3S/11W-20R9	5/64 driller's log E-log	reverse rotary	1250	steel 894 or 1218	18", 0-336' 14", 336-894(?)	30	60	336-1218(?)	1/8 louvers	3/8 minus	Hollydale, Jefferson, Lynwood, Silverado and Sunnyside
4	3S/11W-6D3	6/68 driller's log E-log	reverse rotary	800	steel 780	18", 0-256' 16", 256-760	30	67	300-340 380-580 620-760	3/32 Ful Flo louvers	3/8 minus	Lynwood, Silverado and Sunnyside
Ashmun (aka, No. 304)	2S/12W-25Q5	12/49 driller's log	cable tool	518	steel 518	16	16	none	314-321 453-457 485-495	3/8 Mills knife	none	Silverado
Jessup <sup>(C)</sup> (aka, No. 309)	3S/12W-1F8	1/63 driller's log	cable tool	1052	steel 1052	16	16	none	870-890 930-1000	1/4 Mills knife	none	Sunnyside

NOTES: A. City records reveal there was an original Well No. 1 (State Well No. 3S/12W-1A7); no other information or data are available for this former well; the "RLH" page of 4/5/89 reveals this well was considered to be "abandoned" at that time.  
B. Information in this column adapted from one typed page found in City files dated 4/5/89, prepared by "RLH."  
C. Jessup well was originally constructed for Suburban Water Systems.



**TABLE 2 - SUMMARY OF PUMPING DATA FOR CITY WELLS - SANTA FE SPRINGS  
DRAFT**

Well No.	Casing Depth (ft)	Casing Diameter (in)	Sanitary Seal Depth (ft)	Perforation Intervals (ft)	Original or Earliest Available Data					More Current Data					Total Length of Perforations (ft)	More Recent Yield Factor (gpm/ft perfs)	Depth of Pump Intake (ft) and Date	Status
					Date	Static Level (ft)	Pumping Rate (gpm)	Pumping Level (ft)	Specific Capacity (gpm/ft ddn)	Date	Static Level (ft)	Pumping Rate (gpm)	Pumping Level (ft)	Specific Capacity (gpm/ft ddn)				
1	900	16," 0-500' 12," 500-900'	50	200-298 300-900	7/61	106	1175 1475 1700 1950 2200 2400 2600	121 124 129 132 136 138 141	1175/15=78.3 1475/18=81.9 1700/23=73.9 1950/26=75.0 2200/30=73.3 2400/32=75.0 2600/35=74.3	10/04	91	842 665	106 104	842/15=56.1 665/13=51.1	688	842/688=1.2 665/688=1.0	195 current	Emergency Standby Use
2	1218	18," 0-336' 14," 336-894	60	336-1218(?)	4/64	83	2800	145	2800/62=4.5	10/04	121	1606	169	1606/48=33.4	558 or 882	1606/558=2.9 or 1606/882=1.8	245 in 1997	Active & Emergency Standby
4	780	18," 0-256' 16," 256-780	67	300-340 380-580 620-760	6/78	95	600 1000 1800 2000 3000	106 114 129 133 152	600/11=54.5 1000/19=52.6 1800/34=52.9 2000/38=52.6 3000/57=52.6	11/91	71	1140	93	1140/22=51.8	400	1140/400=2.8	run by natural gas engine when used; pump was set at ±225 ft	Destroyed in 2015
Ashmun (aka, No. 304)	518	16	none	314-321 453-457 485-495	12/59	111	551	131	551/20=27.5	4/78	115	600 1000 1400 1700	147 168 189 204	600/32=18.8 1000/53=18.9 1400/74=18.9 1700/89=19.1	21	600/21=29 to 1700/21=81	well removed from service	destroyed 10/97
Jessup (aka, No. 309)	1056	16	none	870-890 930-1000	2/63	120	3100	252	3100/121=25.6	2/84 4/86	91 89	1500 1079	180 184	1500/89=16.8 1079/95=11.3	90	1500/90=16.6 1079/90=11.9	former pump was set at ±227 ft in 1963	destroyed late-1980s

**Table 3**  
**Construction Data for Key WRD Groundwater Monitoring Wells**

Monitoring Well Designation	State Water Well Completion Report No.	Date of Electric Log	Total Casing Depth (ft)	Casing Diameter (in)	Casing Perforation Depths (ft)	Groundwater Port No.
Rio Hondo #1	767115	12/13/1997	1130	2	1110-1130	RH #1
	767116				910-930	RH #2
	767117				710-730	RH #3
	767118				430-480	RH #4
	767119				280-300	RH #5
	767120				140-160	RH #6
Pico #2	767084	6/14/1998	1200	2	1180-1200	P2 #1
	767085				830-850	P2 #2
	767086				560-580	P2 #3
	767087				320-340	P2 #4
	767088				235-255	P2 #5
	767089				100-120	P2 #6
Norwalk #2	e049664	12/10/2002	1480	2	1460-1480	N #1
	e049665				1260-1280	N #2
	e049666				960-980	N #3
	e049667				800-820	N #4
	e049668				480-500	N #5
	e049669				236-256	N #6

NOTE: Geophysical electric logs (E-logs) are available for each of these monitoring wells.

**TABLE 4A**  
**WATER QUALITY, RIO HONDO 1**

Constituent	Units	Date	Rio Hondo 1-1	Rio Hondo 1-2	Rio Hondo 1-3	Rio Hondo 1-4	Rio Hondo 1-5	Rio Hondo 1-6
			DEPTH OF MONITORING PORT (FT)					
			1110-1130	910-930	710-730	430-480	280-300	140-160
Ca	mg/l							
Mg	mg/l							
Na	mg/l	9/21/16	41	25	47	55	55	63
HCO3	mg/l	9/21/16						
SO4	mg/l	9/21/16	47	120	100	72	79	100
Cl	mg/l	9/21/16	18	44	62	64	77	110
PCE	µg/l	9/21/16	0	0	0	0	0	0
TCE	µg/l	9/21/16	0	0	0	0	0	0
CrVI	µg/l	9/21/16	0	0	0.55	0.41	0.51	0.67
1,4-dioxane	µg/l	9/11/12	0	2.6	1.5	0	0	0

**TABLE 4B**  
**WATER QUALITY, PICO 2**

Constituent	Units	Date	Pico 2-1	Pico 2-2	Pico 2-3	Pico 2-4	Pico 2-5	Pico 2-6
			DEPTH OF MONITORING PORT (FT)					
			1180-1200	830-850	560-580	320-340	235-255	100-120
Ca	mg/l							
Mg	mg/l							
Na	mg/l	5/27/2016	26	40	45	80	77	57
HCO3	mg/l							
SO4	mg/l	5/27/2016	140	150	130	110	100	67
Cl	mg/l	5/27/2016	56	92	80	110	100	74
PCE	µg/l	5/27/2016	0.86	1	2.8	0	0	0
TCE	µg/l	5/27/2016	0	0	0	0	0	0
CrVI	µg/l	5/27/2016	1.2	0.73	1.1	0.62	0.29	0.25
1,4-dioxane	µg/l	9/25/2012	2.9	1.1	1.8	0	0	0



**TABLE 4C  
WATER QUALITY, NORWALK 2**

Constituent	Units	Date	Norwalk 2-1	Norwalk 2-2	Norwalk 2-3	Norwalk 2-4	Norwalk 2-5	Norwalk 2-6
			DEPTH OF MONITORING PORT (FT)					
			1460-1480	1260-1280	960-980	800-820	480-500	236-256
Ca	mg/l							
Mg	mg/l							
Na	mg/l	9/6/2016	61	91	35	29	48	64
HCO3	mg/l							
SO4	mg/l	9/6/2016	110	12	38	71	110	120
Cl	mg/l	9/6/2016	78	31	14	25	74	91
PCE	µg/l	9/6/2016	0	0	0	0.67	0	0
TCE	µg/l	9/6/2016	0	0	0	0	0	0
CrVI	µg/l	9/6/2016	0	0	0	3.2	0.88	0.68
1,4-dioxane	µg/l	5/7/2014	1.4	0	0	0	5	0





## **NEW BUSINESS**

### Traffic Engineering Services – Authorization to Advertise

#### **RECOMMENDATION**

That the City Council authorize the City Engineer to advertise for Request for Proposals for Traffic Engineering Services on an as-needed basis.

#### **BACKGROUND**

Title 7 of the City Code specifically designates the City Engineer as the position of authority and responsibility to take various actions with respect to a variety of traffic related issues, including:

- Coordinating the timing of City traffic signals
- Conducting engineering analyses of traffic accidents and conditions
- Providing technical support to the City Traffic Commission
- Ordering and directing the installation of traffic control devices, including stop signs, traffic signals and modifications of lane configurations
- Determining the feasibility and appropriateness of modifying existing traffic control devices to address changes in circulation
- Overseeing the update of City speed limits to ensure that the engineering analysis and all changes are in compliance with State law
- Monitoring intersections to ensure that the movement of vehicular traffic and pedestrians through the intersection is properly facilitated

Additionally, the City Traffic Engineer is often the person required to testify in court on behalf of the City as to the status of the City traffic system and actions taken by the City that may have a bearing on the disposition of claims and lawsuits. In those situations, it is critical that the City Traffic Engineer be knowledgeable of City actions and possess the traffic-related experience to effectively represent the City.

For the last six (6) years, the City has contracted a consulting firm to provide Traffic Engineering services on an as-needed basis. The term of the current Agreement expires on March 26, 2017.

Staff is requesting that City Council authorize the advertisement for a Request for Proposals to provide City Traffic Engineering Services on an as-needed basis. Staff is proposing a Professional Services Agreement with a four year (4) term and the right to extend the term of the Agreement for an additional two (2) years based on their performance and City Council approval.

**FISCAL IMPACT**

Proposed funding for Traffic Engineering Services is included in the Department of Public Works FY 2016-17 and FY 2017-18 Budget.

A handwritten signature in blue ink, appearing to read 'Thaddeus McCormack', is positioned above the printed name.

Thaddeus McCormack  
City Manager

**Attachment:**

Request for Proposals for Traffic Engineering Services

# **CITY OF SANTA FE SPRINGS**

## **REQUEST FOR PROPOSALS**

### **TRAFFIC ENGINEERING SERVICES**



### **DEPARTMENT OF PUBLIC WORKS**

### **INQUIRIES REGARDING THIS PROJECT MAY BE DIRECTED TO:**

**Noe Negrete, Director of Public Works  
City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670  
Phone: (562) 868-0511, Extension 7540**

## REQUEST FOR PROPOSALS

The City of Santa Fe Springs (AGENCY) is seeking qualified professional firms and individuals to provide traffic engineering services on an as-needed basis. Proposers are requested to submit their proposals and written statements of technical qualifications for completing the work in accordance with and as specified in this Request for Proposals (RFP). Failure to comply with the requirements identified in the RFP may render a proposal non-responsive. The specific services requested are described in the Scope of Services included in this RFP.

The AGENCY invites proposals for the above-stated services and will receive such proposals in the Director of Public Works Office, City of Santa Fe Springs, 11710 Telegraph Road, Santa Fe Springs, California 90670, **until 3:00 p.m. on Tuesday, February 14, 2017**. Interested proposers must submit six (6) copies of their proposal labeled **"TRAFFIC ENGINEERING SERVICES"** to:

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

Proposals received after the time and date specified above will not be accepted and will be returned to the proposer unopened. No pre-submittal meeting has been scheduled for this project.

The AGENCY reserves the right to reject any or all proposals, to waive any irregularity in any proposal received, and to be the sole judge of the merits of the respective proposals received and to take all proposals under advisement for a period of 45 days. The award, if made, will be made to the Consultant whose proposal best meets the technical requirements of the RFP as determined by the AGENCY. The proposal submitted by the selected Consultant shall be incorporated as part of the final contract accordingly.

All questions regarding this project must be directed to Noe Negrete of this office at (562) 868-0511, ext. 7540.

## INSTRUCTIONS TO PROPOSERS

### 1. **PROPOSED SCHEDULE**

DESCRIPTION	DATE/TIME
Request for Proposals Released	January 16, 2017
Deadline to Submit Questions	January 31, 2017 at 4:00 pm
Deadline to Receive Proposals	February 14, 2017 at 3:00 pm
Contract Award	March 9, 2017
Notice to Proceed	March 27, 2017

The AGENCY reserves the right to modify any element of the timeline should that become necessary.

### 2. **PRE-SUBMITTAL MEETING**

A Pre-Submittal Meeting has not been scheduled for this project.

### 3. **SUBMISSION OF PROPOSALS**

To be considered, the Proposals must be received by the **Department of Public Works, City of Santa Fe Springs, by 3:00 p.m. on February 14, 2017.**

Consultants must submit six (6) copies of their Proposal labeled: **“TRAFFIC ENGINEERING SERVICES”** to:

Noe Negrete, Director of Public Works  
City of Santa Fe Springs  
11710 Telegraph Road  
Santa Fe Springs, CA 90670-3658

Proposals, and amendments to proposals, received after the date and time specified above will not be accepted and will be returned to the Consultant unopened.

### 4. **DISSEMINATION OF RFP INFORMATION**

From time to time, the AGENCY may issue responses to requests for clarifications, questions, comments, and addenda to this Request for Proposals (“RFP”), or other material related to this solicitation. **By submitting a proposal, Consultants are deemed to have constructive knowledge and notice of all information pertaining to this RFP.**

### 5. **ADDENDA TO THE RFP**

Any change(s) to the requirements of this RFP initiated by the AGENCY will be made by written addenda to this RFP. Any written addenda issued pertaining to this RFP shall be incorporated into and made a part of the terms and conditions of any resulting agreement. The AGENCY will not be bound to any modifications to or deviations from the requirements set forth in this RFP unless they have been documented by addenda to this



RFP. Consultants will be required to document that they are aware of all addenda issued, if any, by the AGENCY in their proposal.

6. **QUESTIONS AND REQUESTS FOR CLARIFICATIONS**

A. **Contact Person for the Project**

All questions or contacts regarding this RFP must be directed to Mr. Noe Negrete, who can be reached at (562) 868-0511, ext. 7540 or by email at [NoeNegrete@santafesprings.org](mailto:NoeNegrete@santafesprings.org).

B. **Clarifications of the RFP**

Consultants are encouraged to promptly notify Mr. Negrete of any apparent errors or inconsistencies in the RFP. If a Consultant requires clarifications to this RFP, the Consultant shall notify the AGENCY in writing in accordance with Subsection "A" above. Should it be found that the point in question is not clearly and fully set forth in the RFP, a written addendum clarifying the matter will be issued.

C. **Submitting Requests**

**All questions must be submitted to the AGENCY by 4:00 p.m. on Tuesday, January 31, 2017 at 4:00 pm.** The AGENCY is not responsible for failure to respond to a request or question that has not been labeled correctly. Questions can be submitted via U.S. Mail, Personal Courier, Fax or Email as long as they are received no later than the date and time specified above. The AGENCY is not liable for any late arrivals due to courier method or electronic delivery.

**Requests for clarifications, questions and comments received after 4:00 p.m. on Tuesday, January 31, 2017 will not be responded to.**

D. **Agency Responses**

The AGENCY, in its sole discretion, will respond to requests for clarifications, questions and comments. Responses will be emailed to proposers on or before 5:00 p.m. on February 6, 2017.

7. **COST OF PROPOSAL PREPARATION**

Any party responding to this RFP shall do so at their own risk and cost. The AGENCY shall not, under any circumstances, be liable for any pre-contractual expenses incurred by any Consultant who elects to submit a proposal in response to this RFP or by any Consultant that is selected. Pre-contractual expenses are defined as expenses incurred by Consultants and the selected Consultant, if any, in:

- Preparing a Proposal and related information in response to this RFP;
- Submitting a Proposal to the AGENCY;
- Negotiations with the AGENCY on any matter related to this RFP;

- Costs associated with interviews, meetings, travel or presentations; or
- Any and all other expenses incurred by a Consultant prior to the date of award, if any, of an agreement, and formal notice to proceed.

The AGENCY will provide only the staff assistance and documentation specifically referred to herein and will not be responsible for any other cost or obligation of any kind, which may be incurred by the Consultant.

**8. CONFLICT OF INTEREST**

By responding to this RFP, each Consultant represents to the best of its knowledge that:

- Neither Consultant, nor any of its affiliates, proposed sub-consultants, and associated staff, have communicated with any member of the AGENCY since the release of this RFP on any matter related to this RFP except to the extent specified in this RFP;
- Neither Consultant, nor any of its affiliates, proposed sub-consultants and associated staff, has obtained or used any information regarding this RFP and the proposed services that has not been generally available to all Consultants, and
- No conflict of interest exists under any applicable statute or regulation or as a result of any past or current contractual relationship with the AGENCY;
- Neither Consultant, nor any of its affiliates, proposed sub-consultants, or associated staff, have any financial interest in any property that will be affected by any of the referenced projects.
- Neither Consultant, nor any of its affiliates, proposed sub-consultants, or associated staff, have a personal relationship with any member of the governing body, officer or employee of the AGENCY who exercises any functions or responsibilities in connection with the referenced projects.

**9. KEY PERSONNEL**

It is imperative that key personnel proposed to provide services have the background, experience and qualifications to properly undertake all necessary services for the successful completion of the referenced project. The Consultant must identify all proposed key personnel in its Proposal. The Team must be well qualified and have sufficient experience in the areas described in the Scope of Services.

The AGENCY reserves the right to approve all key personnel individually for any and all projects authorized by the AGENCY as a result of this solicitation. After an agreement has been executed, the selected consultant may not replace any key staff without written approval from the AGENCY. The AGENCY must approve replacement staff before a substitute person is assigned to a project. The AGENCY reserves the right to require the Consultant to replace a staff person assigned to the contract should the AGENCY consider replacement to be for the good of the project. Replacement staff will be subject to the AGENCY's approval prior to assignment by Consultant.

**10. BASIS FOR AWARD OF CONTRACT**

The AGENCY intends to select the Consultant on the basis of demonstrated competence and professional qualifications in accordance with applicable State and Federal regulations. To that end, the contract is to be awarded to the Consultant whose proposal best meets the technical requirements of the RFP as determined by the AGENCY. Should an award be made, the proposal submitted by Consultant shall be incorporated as part of the final contract accordingly.

**11. SCHEDULE OF HOURLY RATES**

The AGENCY will compensate the Consultant for actual hours worked by assigned personnel on a monthly basis. Compensation will be based on the schedule of hourly rates in the proposal. The consultant will provide an invoice clearly documenting the services performed each day and the number of hours worked. Schedule of hourly rates shall be the same for the entire term of the agreement.

**12. TERM OF AGREEMENT**

It is the intent of the AGENCY to enter into an Agreement with the CONSULTANT for a four (4) year term, effective the date this Agreement is fully executed by both parties. The AGENCY reserves the right to renew the Agreement for an additional two (2) years at the end of the first term based on performance and approval by the City Council. CONSULTANT reserves the right to negotiate a new Fee Schedule for key personnel for the additional two (2) year term of the Agreement.

**13. REQUIRED FORMAT FOR PROPOSALS**

The AGENCY is requiring all proposals submitted in response to this RFP to follow a specific format. The Proposal, including the Appendices, shall not exceed thirty (30) pages in length, utilizing 8.5" x 11" pages with one-inch margins. As an exception, 11" x 17" pages may be used to display organizational charts. Font size shall not be smaller than 12 point for text or eight (8) point for graphics. Dividers used to separate sections will not be counted. Creative use of dividers to portray team qualifications, etc. is discouraged.

Consultants are required to prepare their written proposals in accordance with the instructions outlined below. Deviations from these instructions may be construed as non-responsive and may be cause for disqualification. Emphasis should be placed on accuracy, completeness, and clarity of content.

The written proposal should be organized as described below. Each section of the written proposal should contain the title of that section, with the response following the title. The following are the required titles with a brief statement as to that section's desired content:

**A. Letter of Offer**

The Letter of Offer shall be addressed to Noe Negrete, Director of Public Works, City of Santa Fe Springs, and at a minimum, must contain the following:

- Identification of Consulting firm or individual, including name, address and telephone number.
- Name, title, address, and telephone number of Contact Person.
- Federal Tax ID or Social Security No. for firm or individual.
- A statement to the effect that the Proposal shall remain valid for a period of not less than 90 calendar days from the date of submittal.
- Identification of all proposed sub-consultants or subcontractors, including legal name of the company, address and contact person.
- Acknowledgement that Consultant is obligated by all addenda to this RFP.
- Signature of a person authorized to bind Consulting firm to the terms of the Proposal.
- Signed statement attesting that all information submitted with the Proposal is true and correct.

**B. Qualifications of the Firm**

This section of the Proposal shall explain the ability of the Consultant to satisfactorily perform the required work. More specifically, in this section, the Consultant shall:

- Provide a profile of the Consultant including the types of services offered; the year founded; form of organization (corporate, partnership, sole proprietorship); number, size and location of offices; number of employees.
- Provide a detailed description of Consultant's financial condition, including any conditions (e.g., bankruptcy, pending litigation, outstanding claims in excess of twenty-five thousand dollars (\$25,000) for or against the firm; planned office closures or mergers that may impede Consultant's ability to provide Traffic Engineering Services.
- Provide a list of previous projects in which the Consultant and sub-consultants have worked together. The list should clearly identify the previous projects and include a summary of the roles and responsibilities of each party.
- Provide information on the strength and stability of the Consultant; current staffing capability and availability; current work load; and proven record of meeting schedules on similar types of projects.

**C. Proposed Staffing and Project Organization**

- This section of the Proposal should establish the method that will be used by the Consultant to provide Traffic Engineering Services. In addition, this section should also identify key personnel to be assigned and their qualifications and experience.

The Proposal should include the following information:

- The education, experience and applicable professional credentials of project staff. Include applicable professional credentials of “key” staff.
- Brief resumes, not more than two (2) pages each, for the individuals proposed as key personnel. Key personnel must have extensive knowledge and experience with engineering and design of water treatment systems.
- A statement that key personnel will be available to the extent proposed for the duration of the contract and an acknowledgement that no person designated as key personnel shall be removed or replaced without the prior written concurrence of the AGENCY. Identify any constraints, conflicts or situations.

**D. Consultants and/or Sub-consultants**

The AGENCY desires to enter into a contract with one Consultant that will be responsible for all work, products, and services. There is to be no assignment of any aspect of this project without the prior written authorization of the AGENCY. If the Consultant plans on using consultants and/or subcontractors as part of its implementation plan, then company profile, name, address, and telephone for all consultants and/or subcontractors providing support during the term of this project is required. Define the responsibilities and give a description of services to be provided by consultants and/or subcontractors. Describe the Firm’s business and reporting relationship with any consultants and/or subcontractors. Include references and resumes for all third party Firms in your proposal. The AGENCY has the right to accept or reject any changes made to the proposed project team members, including the use of consultants and/or subcontractors.

**E. Work Approach**

This section of the Proposal shall include a narrative that addresses the Scope of Services and demonstrates that Consultant understands the scope of this project. More specifically, the Proposal should include the Consultant’s general approach for completing the activities specified in the Scope of Services. The work approach shall be of sufficient detail to demonstrate Consultant’s ability to accomplish the project tasks.

**F. Client References**

List your three (3) most recent similar clients (including name, address, contact person, and phone number). The AGENCY is most interested in government and California clients and may randomly select agencies to contact from your list as part of the evaluation process.



**G. Appendices**

This part shall include brief resumes of proposed staff. Consultant information and general marketing materials will not be considered in the ranking of the Proposals.

**H. Rights to Materials**

All responses, inquiries, and correspondence relating to this RFP and all reports, charts, displays, schedules, exhibits, and other documentation produced by the Consultant that are submitted as part of the proposal and not withdrawn shall, upon receipt by AGENCY, become property of AGENCY.

**14. PROPOSAL EVALUATION PROCESS AND CRITERIA**

**A. GENERAL**

All proposals will be evaluated based on the technical information and qualifications presented in the proposal, reference checks, and other information, which may be gathered independently. Requests for clarification and/or additional information from any proposer may be requested at any point in the evaluation process. Pricing (Consultant fees) will be an important criterion; however, the AGENCY reserves the right to select a firm that presents the best qualifications, but not necessarily the lowest price.

**B. EVALUATION CRITERIA**

- Completeness of proposal.
- Consultant and key project team member's experience in performing similar work.
- Consultant and key project team member's record in accomplishing work assignments for projects.
- Consultant's demonstrated understanding of the scope of work.
- Quality of work previously performed by the firm as verified by reference checks.
- Relevant project experience.
- Schedule of Hourly Rates.

**C. EVALUATION PROCESS**

After evaluating all proposals received, the AGENCY will rank the firms and a maximum the three (3) most qualified firms will be invited to an interview with the AGENCY Evaluation Committee, if deemed necessary by the AGENCY.

**D. INTERVIEW (If Necessary)**

For the interview, the Consultant should have available the project manager and key project personnel to discuss the following:

- Major elements of the proposal
- Proposed project team

- Description of related experience for key project personnel
- Proposed project schedule

**E. FINAL SELECTION**

The final selection will be the consultant which, as determined by the AGENCY, is the most responsive and responsible, meets the AGENCY's requirements in providing this service, and is in the AGENCY's best interest. The AGENCY maintains the sole and exclusive right to evaluate the merits of the proposals received.

**15. EXCEPTIONS OR ADDITIONS**

The Proposal shall include a detailed description of all of the exceptions to the provisions and conditions of this RFP upon which the Consultant's submittal is contingent and which shall take precedence over this RFP.

**16. INSURANCE REQUIREMENTS**

Prior to the start of contract negotiations, the highest qualified Consultant will be required to submit to the City the required insurance certificates for the Consultant and its team. Insurance certificates will also be required, in advance, for any Consultant subsequently identified for negotiations with the AGENCY.

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

The Consultant selected will be required to maintain the following levels of insurance coverage for the duration of the services provided, as well as any sub-consultants hired by the Consultant:

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

**17. RIGHTS OF THE AGENCY**

The AGENCY reserves the right, in its sole discretion and without prior notice, to terminate this RFP; to issue subsequent RFPs; to procure any project-related service by other means; to modify the scope of the Project; to modify the AGENCY's obligations or selection criteria; or take other actions needed to meet the AGENCY's goals. In addition, the AGENCY reserves the following rights:

- The right to accept or reject any and all proposals, or any item or part thereof, or to waive any informalities or irregularities in any proposal.
- The right to amend, withdraw or cancel this RFP at any time without prior notice.
- The right to postpone proposal openings for its own convenience.
- The right to request or obtain additional information about any and all proposals.
- The right to conduct a back-ground checks of any Consultant. This may include, but is not limited to, contacting individuals and organizations regarding capabilities and experience of the potential candidate.
- The right to waive minor discrepancies, informalities and/or irregularities in the RFP or in the requirements for submission of a Proposal.
- The right to modify the response requirements for this RFP. This may include a requirement to submit additional information; an extension of the due date for submittals; and modification of any part of this RFP, including timing of RFP decisions and the schedule for presentations.
- The right to disqualify any potential candidate on the basis of real or perceived conflict of interest that is disclosed or revealed by information available to the AGENCY.
- The right at any time, subject only to restrictions imposed by a written contractual agreement, to terminate negotiations with any potential candidate and to negotiate with other potential candidates who are deemed qualified.
- Although cost is an important factor in deciding which proposal will be selected, it is only one of the criteria used to evaluate consultants. The AGENCY reserves the absolute right, in its sole discretion, to award a contract, if any, which under all the circumstances will best serve the public interest.
- The AGENCY reserves the right to reject any or all proposals or to make no award at all, to determine whether any alternate proposals are equal to the specifications and general requirements, and to accept proposals with minor variations from the Request for Proposals and/or conditions. The AGENCY reserves the right to negotiate for a higher level, lower level or additional services.

This RFP is not a contract or commitment of any kind by the AGENCY. This RFP does not commit the AGENCY to enter into negotiations with any consultant and the AGENCY makes no representations that any contract will be awarded to any consultant that responds to this RFP. Proposals received by the AGENCY are public information and will be made available to any person upon request after the AGENCY has completed the proposal evaluation. Submitted proposals are not to be copyrighted.

Should a contract be subsequently entered into between the AGENCY and Consultant, it shall be duly noted that entering into such an agreement shall be interpreted, construed, and given effect in all respects according to the laws of the State of California.

**Waiver of Proposals**

Proposals may be withdrawn by submitting written notice to the AGENCY's Contact Person at any time prior to the submittal deadline. Upon submission, the Proposal and all collateral material shall become the property of the AGENCY.

**18. CALIFORNIA PUBLIC RECORDS ACT DISCLOSURES**

The Consultant acknowledges that all information submitted in response to this RFP is subject to public inspection under the California Public Records Act unless exempted by law. If the Consultant believes any information submitted should be protected from such disclosure due to its confidential, proprietary nature or other reasons, it must identify such information and the basis for the belief in its disclosure. **Any proposal submitted with a blanket statement or limitation that would prohibit or limit such public inspection shall be considered non-responsive and shall be rejected.** Notwithstanding that disclaimer, it is the intention of the AGENCY to keep all submittals confidential until such time as negotiations are successfully concluded.

## SCOPE OF SERVICES

A. General. This Request for Proposals is for **as needed** services. Any such agreement entered into will not state, convey, imply or infer a specific, minimum or expected amount of work or compensation, nor is this RFP intended to state, convey, imply or infer a specific, minimum or expected amount of work or compensation.

Work shall include but not be limited to performing professional services that apply traffic engineering principles and practices to provide and enhance the safety and efficient movement of pedestrians, cyclists, vehicular traffic and goods with the objective of providing the AGENCY with comprehensive, as needed traffic engineering services as defined by AGENCY staff. Traffic engineering services may include, but are not limited to:

- Conduct or review traffic engineering, traffic analysis and transportation planning studies or project specific traffic related issue analysis;
- Provide comprehensive analysis of existing and projected traffic conditions, intersection analysis and design, parking lot design, and traffic/transportation data collection services;
- Provide electronic traffic control device studies and design (i.e., signs, signals, pavement markings, school zone flashers and curve warning flashers, electronic speed signs, lighted cross walks);
- Perform pedestrian studies;
- Review subdivision or new development projects involving traffic impact analysis, transportation modeling, area-wide transportation studies and road impact fee analysis;
- Provide Traffic Engineering support to the AGENCY'S Traffic Signal and Street Lighting Maintenance Section for the contract cities served;
- Manage the existing Traffic Collision database. (Traffic collision reports provided by City of Whittier Police Department shall be coded by Traffic Engineer and AGENCY Staff will input report data into collision data base.)
- Oversee monthly invoices for the Traffic Signal and Street Light Maintenance for all contract cities.
- Provide oversight and review of the installation of the future Advanced Traffic Maintenance System and become familiar with the operational characteristics of the system.



- Testify in court on behalf of the AGENCY as to the status of the City Traffic System and actions taken by the AGENCY that may have a bearing on the disposition of claims and lawsuits.

- B. City Traffic Engineer. The successful engineering firm shall provide an experienced registered civil engineer, licensed in the State of California, to act in the capacity of the City Traffic Engineer for the City of Santa Fe Springs, with the approval of the Public Works Director. The individual assigned to this task will be officially designated the City Traffic Engineer by the City Council and will report to the Public Works Director.

As a representative of the AGENCY, the City Traffic Engineer shall be diplomatic, responsive, creative, professional and accountable for his/her interactions with the public, staff, the City Council and other elected officials. The City Traffic Engineer will be the principal contact and responsible party for the contract services described under this scope.

The City Traffic Engineer will be expected to work approximately ten (10) to eighteen (18) hours a week from an office within City Hall. The individual assigned to this task must have a minimum of five years' experience serving as the City Traffic Engineer for a city or county in the State of California. The AGENCY reserves the right to approve all key personnel individually for any and all task orders issued by AGENCY as a result of this solicitation. After an agreement has been executed, the selected consultant may not replace any key staff without written approval from AGENCY. AGENCY must approve replacement staff before a substitute person is assigned to the project. AGENCY reserves the right to require the firm to replace a staff person assigned to the contract should AGENCY consider replacement to be for the good of the AGENCY. Replacement staff will be subject to AGENCY approval prior to assignment to the firm.

- C. Senior/Associate/Assistant Traffic Engineers. At the request of AGENCY the successful traffic engineering firm shall include professional traffic engineers at the Senior and Associate levels who are registered traffic engineers, licensed in the State of California, and at the Assistant level who have, at a minimum, four (4) years of traffic engineering school, passed the Engineer In Training (EIT) exam, and a minimum one year of experience. The Senior, Associate and Assistant civil engineers will perform work under the general supervision of the City Engineer and have knowledge of:

- Principles and practices of traffic engineering, other engineering disciplines and public works construction used in the municipal engineering field;
- Developing, reviewing and modifying traffic engineering plans, designs and specifications;

- Modern methods and techniques used in the design and construction of a wide variety of municipal traffic engineering projects;
- Project management experience in a range of municipal public works projects;
- Modern developments, current literature and sources of information regarding traffic and municipal engineering;
- Applicable local, state and federal laws, codes and regulations relevant to design and construction of municipal facilities;
- Principles of supervision, training and performance evaluation;
- Technical report writing;
- Computer software, including AutoCAD, GIS applications (e.g., ArcGIS), Microsoft Word, Excel, PowerPoint and Outlook software.

- D. Public Works Inspectors. At the request of AGENCY, the successful engineering firm shall include professional inspectors with a minimum of three (3) years of experience in inspecting municipal facilities to identify the need for traffic signal or other traffic equipment maintenance or replacement.

All services will be determined on an as-needed basis at the sole discretion of AGENCY. Consultant will provide specific traffic engineering services to supplement the full-time staff of the City's Public Works Department inclusive of all aspects referenced in this RFP and other related tasks as determined necessary in the capacity of Traffic Engineering Services.

- E. Funding/Grants/Budget

- Assist in the identifying, procuring and preparing of various grant applications;
- Ensure compliance with funding agencies and their requirements, including the Metropolitan Transportation Authority (MTA), Caltrans and federal agencies;
- Assist in the Capital Improvement Program (CIP) project budget preparation as well as analyze SFS's capital needs and prepare short and long-term CIP recommendations.
- Assist in the tracking and accounting of project funds, including revenue sources, expenditures, and project account shortfalls/surpluses.

F. Engineering Design and Construction.

- Design and review traffic engineering plans included but not limited to Traffic Signing and Striping Plans, Traffic Signal Installation and modification plan, Traffic Control Plans, Street Lighting Plans, specifications, design calculations, and cost estimates;
- Review and prepare service requests for traffic control devices and measures such as red curbs, stop signs, loading zones, restrictive parking signs, and others;
- Conduct studies regarding traffic, pedestrian, bicycle, and other traffic related issues;
- Assist staff in the development of traffic and parking policies, standards, regulations, ordinances and resolutions;
- Prepare traffic warrant studies for traffic control devices per the latest edition of the California MUTCD and conduct spot speed studies;
- Prepare the annual update for the Highway Performance Monitoring System (HPMS);
- Assist the Public Works Department in reviewing traffic signal timing plans, traffic striping plans, and construction area traffic control plans;
- Review parking plans for safety and circulation issues, and provide analysis for new and existing development;
- Review the County's Congestion Management Plan (CMP);
- Prepare parking studies, traffic counts, parking counts, and other traffic-related assignments;
- Assist the Police Department with traffic plans for special projects and events, safe traffic routes during special events and other activities;
- Advertise and bid the construction of Capital Improvement Plan (CIP) projects and process contract execution and submittal approvals;
- Perform project and construction management activities for traffic engineering projects;
- Coordinate design and construction activities with AGENCY departments, other agencies, citizens, and regulatory agencies; and
- Assist in consultant contract management where no conflicts of interest exist.

G. Traffic Signal Operations. The AGENCY operates and maintains 50 traffic signals and approximately 3,000 street and intersection lights. The AGENCY also contracts with the cities of Bellflower (49), Irwindale (24), La Habra Heights (7), Paramount (70) and Pico Rivera (43) to provide signal maintenance for another 193 signals. The AGENCY utilizes ECONOLITE ASC-2 and A S C - 3 controllers. The AGENCY in cooperation with Los Angeles County has installed an Econolite CENTRACS Traffic Control System. It connects 47 of the City's 50 intersections to the CENTRACS System by either a fiber optic or wireless connection. The five cities that contract with Santa Fe Springs for signal maintenance are mostly equipped with Type 170 controllers in Type 332 cabinets. Some of the contract cities do have a few Type 90 controllers in their inventory.

- Provide to the AGENCY'S Traffic Signal and Street Lighting Superintendent any information relative to needed changes to signal timing, other technical assistance or standard traffic operation protocol with regard to signal operation. Provide timing sheets for new or modified City traffic signals;
- Interface with Los Angeles County Traffic & Lighting Division for review of new timing plans and any proposed modifications to traffic signals jointly owned by the AGENCY and County and maintained by the County;
- Assist the AGENCY in resolving traffic signal control complaints involving AGENCY, County-maintained or Caltrans-maintained traffic signals, including contacting the appropriate agency and/or the complainant;
- Respond to questions from any of the designated traffic signal maintenance liaisons of Bellflower, Irwindale, La Habra Heights, Paramount and Bellflower about traffic operations or repairs made to their traffic signals;
- Work with Los Angeles County Traffic & Lighting Division if any timing changes are needed along Traffic Signal Synchronization Program (TSSP) routes;
- In conjunction with the AGENCY's Signal and Lighting Supervisor, make recommendations and provide cost estimates for traffic signal equipment upgrades;
- As directed by the City Engineer, investigate and recommend improvements to signal operations including modification of phasing, equipment and/or timing adjustments; and
- Ability to design or review the design of traffic signal plans to be installed in the City or any of the Contract Cities.

H. Development Review.

- Review development proposals and conduct studies as appropriate to ensure consistency with City, County and State codes, standards, regulations, ordinances, policies and statutes;
- Assist Public Works and Planning and Development staff in the preparation of conditions of approval for proposed development projects;
- Evaluate and provide recommendations regarding the developer proposed mitigation measures for development projects;
- Review, check and make recommendations regarding land use applications within eight (8) working days of receipt; and
- Review plans for construction of traffic control improvements by private developers and as required to oversee construction of improvements and make recommendations regarding acceptance of the improvement.

I. Public Right of Way Maintenance.

- Assist in oversight of work by contractors performing traffic signal maintenance;
- Provide public works inspection or contract management outside of regular working hours;
- Recommend traffic signal and traffic control device repairs;
- Assist AGENCY staff in tactfully responding to citizen complaints and inquiries in accordance with AGENCY policy, as requested, including investigating and resolving complaints related to traffic engineering- related issues, including traffic signal timing;
- Assist in the development of cost estimates;
- Assist in the development and implementation of procedures and safety guidelines; including work processes;
- Investigate claims against the AGENCY and work with staff to gather information;
- Coordinate and prioritize traffic signal and traffic control device maintenance activities with other AGENCY departments, divisions and with outside agencies;
- Log reports and keep records in an organized fashion in accordance with Department filing procedures;



- Report hazardous conditions immediately to the Public Works Director. Respond to emergencies as directed by Public Works staff; and
- Assist in budget preparation and administration, including staff reports, technical memorandums, and Microsoft Excel costs analysis.

J. Administration/Miscellaneous.

- Provide information to AGENCY staff on traffic engineering policies and procedures related to Public Works;
- Prepare staff reports, presentations, memoranda, and other materials and information for use at public meetings;
- Respond to citizen requests, questions, suggestions, complaints and concerns, as requested;
- Assist and implement as-needed emergency work as directed by AGENCY staff;
- Attend meetings and make presentations with staff to City Council members, Advisory Committee members, residents, business and agency representatives;
- Attend and conduct monthly meetings for the Traffic Commission;
- Coordinate with property owners and residents as directed by AGENCY staff;
- Provide traffic engineering support as needed to the City Engineer;
- Prepare CAD exhibits, public outreach material, complex Microsoft Excel spreadsheets, Microsoft Word documents, Microsoft PowerPoint presentations, as directed, for a variety of engineering and public works topics;
- Maintain municipal traffic engineering records and maps at City Hall;
- Provide other traffic engineering support services, as needed;
- Process public records requests within eight (8) business days in coordination with the City Clerk or Deputy City Clerk and other City staff.



# City of Santa Fe Springs

City Council Meeting

January 12, 2017

## NEW BUSINESS

Fire Station Headquarters: Apparatus Floor Refinishing - Final Payment

### RECOMMENDATION

That the City Council:

- Approve the Final Payment (less 5% Retention) to JJJ Floor Covering, Inc. of Pico Rivera, California in the amount of \$33,081.37 for the subject project.

### BACKGROUND

The City Council, at their meeting of October 20, 2016, awarded a contract to JJJ Floor Covering, Inc. of Pico Rivera, California in the amount of \$34,822.50 for the above subject.

The project included the removal of existing polyurethane coating in the apparatus room by using planetary floor grinders and diamond tooling; patched and filled depressions, holes, and cracks; and thoroughly cleaning the surface by sanding the floor with 60-100 grit sanding screen or diamond abrasive pad and removed dust residue using water rinse and squeegee surface dry; and applied lithium silicate concrete sealer, hardener and densifier.

The following payment detail represents the Final Payment (less 5% Retention) due per terms of the contract for the work which has been completed and found to be satisfactory.

The final construction cost is \$34,822.50. The final project cost including the construction, engineering, inspection, overhead and contingency is within the budget amount of \$40,000.00.

### FISCAL IMPACT

The Utility Users Tax-Capital Improvement Project Fund budgeted \$40,000 to the project. No additional funding is required to complete the project.

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

Thaddeus McCormack  
City Manager

Attachment:  
Payment Detail

Report Submitted By:

Noe Negrete, Director  
Department of Public Works

Date of Report: January 9, 2017

**ITEM NO. 11**

Payment Detail

Fire Station Headquarters: Apparatus Floor Refinishing

Contractor: **JJJ Floor Covering, Inc.**  
**4831-A Passons Blvd.**  
**Pico Rivera, CA 90660**

Final Payment: **\$ 33,081.37**

Item No.	Description	Contract				Completed This Period		Completed to Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
Contract Work									
1.	Surface Preparation: Mechanically remove existing coating on the flooring and cove base; patch and fill small depressions, holes and cracks; and thoroughly clean the surface prior to application of the concrete sealer.	4,250	S.F.	\$ 6.50	\$ 27,625.00	4,250	\$ 27,625.00	4,250	\$ 27,625.00
2.	Remove and replace existing joint sealant at all expansion joint with self-levelling polyurethane sealant, Sikaflex-1c SL or approved equal.	330	L.F.	\$ 7.00	\$ 2,310.00	330	\$ 2,310.00	330	\$ 2,310.00
3.	Furnish and apply concrete chemical sealer "Pentra-Sil HD", manufactured by Convergent Concrete Technologies or approved equal. Concrete sealer shall be applied per manufacturer's application procedures and instructions.	4,250	S.F.	\$ 1.15	\$ 4,887.50	4,250	\$ 4,887.50	4,250	\$ 4,887.50
Total					\$ 34,822.50		\$ 34,822.50		\$ 34,822.50

Total Completed Items to Date: \$ 34,822.50

**CONTRACT PAYMENTS:**

Total Items Completed to Date \$ 34,822.50  
 Less 5% Retention **\$ (1,741.13)**  
 Final Payment **\$ 33,081.37**

Invoice Date	Invoice No.	Warrant Billing Period		
		Invoice Due Date	Invoice Pay Date	Amount
12/22/2016	Final Payment	1/17/2016	1/26/2016	\$ 33,081.37

Finance Please Pay:	<b>\$33,081.37</b>
Project Account:	<b>454-397-S017-4800</b>
Recommended by:	<b>Robert Garcia</b>
Approved by:	



## NEW BUSINESS

### Evaluation of the Community Program Committee (CPC)

#### RECOMMENDATION

That the City Council take the following actions:

- Approve and merge the Community Program Committee (CPC) with the Parks & Recreation Advisory Committee (PRAC) commencing February, 2017.
- Current CPC members be grandfathered with the PRAC once the merger occurs.

#### BACKGROUND

The Community Program Committee (CPC) meets quarterly. The CPC meetings occur on the 3rd Wednesday of January, May and September each year. The Committee is tasked with assisting staff on selecting monthly community excursions for the Parks and Recreation Services Division. Mayor Pro Tem Bill Rounds is the Council Liaison and Community Services Supervisor, Wayne Bergeron is the Executive Secretary.

Over the past two years, 2015 and 2016, the Committee has met on two of the six scheduled dates in September 2015 and May 2016. All the other meetings of the CPC have been cancelled due to a lack of quorum. There are currently 10 members on the CPC. They are listed below:

Committee Member	Appointment Term	Serving on Other Advisory Committees
Mary Jo Haller	2017	Heritage Arts
Anthony Ambriz	2017	Parks and Recreation
Mary Anderson	2017	Heritage Arts
Delmy Johana Coca	2017	Parks and Recreation
Brian Collins	2017	None
Gabriela Garcia	2017	Family & Human Services
Dolores Romero	2017	Family & Human Services
Lydia Gonzalez	2018	None
Mark Scoggins	2018	Parks and Recreation

Due to the lack of quorum in the two past years, it is recommended to merge the Community Program Committee with the Parks and Recreation Advisory Committee beginning in February, 2017. Once merged, the following actions will take place:

- Merger of the CPC and PRAC commences in February, 2017.



# *City of Santa Fe Springs*

City Council Meeting

January 12, 2017

- Committee members Anthony Ambriz, Delmy Johana Coca and Mark Scoggins are all current PRAC members and will not be affected.
- All other current members of the CPC (Mary Jo Haller, Mary Anderson, Brian Collins, Gabriela Garcia, Dolores Romero, and Lydia Gonzalez) will be notified of the merger. Those members that wish to continue their term will do so as “grandfathered” terms with the PRAC. At the conclusion of their term, their seat will not be filled, but they may apply for vacancies in the PRAC as they arise.
- The responsibility of assisting with the selection of monthly community excursions would fall under the PRAC.

The Mayor may call upon Adam Matsumoto, Parks & Recreation Manager, to answer any questions the Council may have.

Thaddeus McCormack  
City Manager





**NEW BUSINESS**

Authorize the Purchase of a Storage Area Network (SAN) Appliance from Hewlett Packard Enterprise Group for the New Enterprise Resource Planning (ERP) System

**RECOMMENDATION**

That the City Council authorize the Director of Purchasing Services to issue a purchase order in the amount of \$56,418.53 to Hewlett Packard Enterprise Group for the acquisition of one SAN appliance.

**BACKGROUND**

As part of the new ERP (also known as the "Finance System") implementation, new computer hardware and software must be purchased to allow for the installation of the MUNIS system by Tyler Technologies. One of those hardware components is the SAN appliance that will house the ERP's sizeable program and data files. The Director of Technology Services contacted eight vendors who may be interested in submitting a proposal and provided them with the minimum system requirements. Their proposed solutions and bid amounts are summarized in the table below:

Vendor	Proposed Solution/Model	Storage Capacity (in Terabytes)	Maximum Storage Capacity (in Terabytes)	Bid Amount
Hewlett Packard Enterprise Group	HP 3PAR 8200	7.36	750	\$ 56,418.53
VPLS Solutions	Nimble AF3000	11.00	241	58,533.00
Tegile *	T4500	5.50	125	64,930.87
GovConnection	HP 3PAR 8200	7.36	750	77,787.22
Tegile	T4600	12.00	125	82,300.20
PureStorage				No response
Dell/EMC				No response
CDWG				No response

\*Does not meet minimum requirements.

**HEWLETT PACKARD ENTERPRISE GROUP**

The proposal that meets the minimum requirements with the lowest bid amount is from the Hewlett Packard Enterprise Group. Their proposed SAN device has an initial 7.36 Terabytes of storage and is capable of expanding to a maximum of 750 Terabytes over five expansion shelves. It provides both the necessary storage capacity currently needed, as well as significant capacity for future growth.



# *City of Santa Fe Springs*

City Council Meeting

January 12, 2017

## FISCAL IMPACT

The recommended purchases are fully budgeted within the existing ERP project budget.

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

Thaddeus McCormack  
City Manager

## Attachments:

Vendor Quote - Hewlett-Packard Enterprise Group  
Request for Proposals – SAN Appliance Solution



# Hewlett Packard Enterprise

## Legal Quotation

To: City of Santa Fe Springs  
11710 TELEGRAPH RD  
SANTA FE SPRINGS, CA 90670-3658

### In reply to your request:

SantaFeSprings 12082016 3PAR AFA Encryption

HPE Quote #	Created	Expires
SLED-14371-04	12/28/2016	3/29/2017

### Your HPE Sales Contact:

Chris Mendoza,  
Phone: +1 760 5856980  
Fax:  
Email: christopher.b.mendoza@hpe.com

### Payment Terms:

Net 45 days from the invoice date, subject to credit approval

### Submit Purchase Order To:

U.S. SLED Order Management.  
Phone: .  
Fax: 1-800-825-2329  
Email: US-SLED-ORDERS@hpe.com

Phone:  
Fax:  
Email:

Solution	Net Price
Hardware:	US\$ 32,116.72
Software:	US\$ 1,676.95
Support:	US\$ 13,553.30
Installation:	US\$ 6,030.13
Other:	US\$ 0.00
Sub-Total:	US\$ 53,377.10
Shipping and Handling:	US\$ 0.00
<b>Grand Total:</b>	<b>US\$ 53,377.10</b>
Estimated delivery upon PO receipt (in business days): 15	
<b>Delivery Method:</b> Standard Delivery Duty Paid Shipping & Handling and Special Handling Exempt	

\$32,116.72

\$1,676.95

-----  
\$33,793.67

Tax 9%: 3,041.43

Support: 13,553.30

Installation: 6,030.13

=====  
\$56,418.53

Print Date: 12/29/2016 3:09:22PM





# Hewlett Packard Enterprise

## Legal Quotation

Quote Number  
SLED-14371-04

Page  
2

No.	Qty	Product	Description	Extended Item Net Price	Estimated Delivery Upon Order Entry
			HP 3PAR StoreServ File Ctl v3 Sys [#1]		
0100	1	K2R66A	HPE 3PAR StoreServ File Ctl v3 Sys	1,123.20	11
0101	1	K2R67A	HPE 3PAR StoreServ File Ctl v3 Sngl Node	3,096.90	11
	1	Opt. oD1	Factory integrated		15
0102	1	C8R39A	HPE SN1100E 16Gb 2P FC HBA	1,399.50	11
	1	Opt. oD1	Factory integrated		15
0200	1	H1K92A5	HPE 5Y Proactive Care 24x7 Service		
	1	Opt. SQ9	HPE 3 Par File Controller V3 Support	2,284.17	
0300	1	HA114A1	HP Installation and Startup Service		
	1	Opt. 5AM	HPE StoreEasy 1000/3000 Startup SVC	1,500.00	
0400	1	K2Q36A	HPE 3PAR StoreServ 8200 2N Fld Int Base	3,448.00	11
0401	8	K2P90A	HPE 3PAR 8000 920GB SFF FE SSD	22,707.12	11
	8	Opt. oD1	Factory integrated		15
0402	1	L7B45A	HPE 3PAR 8200 OS Suite Base LTU	540.00	11
	1	Opt. oD1	Factory integrated		15
0403	8	L7B46A	HPE 3PAR 8200 OS Suite Drive LTU	208.00	11
	8	Opt. oD1	Factory integrated		15
0404	1	L7B57A	HPE 3PAR 8200 Virtual Copy Base LTU	116.60	11
	1	Opt. oD1	Factory integrated		15
0405	8	L7B58A	HPE 3PAR 8200 Virtual Copy Drive LTU	84.80	11
	8	Opt. oD1	Factory integrated		15
0406	1	L7B67A	HPE 3PAR 8200 Data Encryption LTU	712.80	11
	1	Opt. oD1	Factory integrated		15
0500	1	HA114A1	HP Installation and Startup Service		
	1	Opt. 5XU	HPE Startup 3PAR 8200 2N Fld Int Bas SVC	2,100.00	
0600	1	BD362AAE	HPE 3PAR StoreServ Mgmt/Core SW E-Media	4.00	6
0700	1	BD363AAE	HPE 3PAR OS Suite Latest E-Media	4.00	6
0800	1	H1K92A5	HPE 5Y Proactive Care 24x7 Service		
	2	Opt. WSF	HPE 3PAR Internal Entitlement Supp		
	1	Opt. YT8	HPE 3PAR StoreServ 8200 2N Base Support	948.01	
	8	Opt. YU3	HPE 3PAR 8000 920GB SFF FE SSD Supp	3,862.80	
	1	Opt. YUA	HPE 3PAR 8200 OS Suite Base Support	2,602.17	
	8	Opt. YUB	HPE 3PAR 8200 OS Suite Drive Support	139.20	

**HPE Proprietary for Customer Use Only - Do Not Share**

Print Date: 12/29/2016 3:09:22PM



# Hewlett Packard Enterprise

## Legal Quotation

Quote Number  
SLED-14371-04

Page  
3

No.	Qty	Product	Description	Extended Item Net Price	Estimated Delivery Upon Order Entry
	1	Opt. YUN	HPE 3PAR 8200 Virtual Copy Base Support	499.38	
	8	Opt. YUP	HPE 3PAR 8200 Virtual Copy Drive Support	81.20	
	1	Opt. YUY	HPE 3PAR 8200 Data Encryption Support	1,030.37	
0900	1	P4A93A	HPE 3PAR File Ctl v3 Rcvry SW Media Kit	6.75	11
1000	6	QK734A	HPE Premier Flex LC/LC OM4 2f 5m Cbl	342.00	11
1100	3	HF383A1	HPE Training Credits for Storage SVC	2,106.00	
1200	1	HA124A1	HP Technical Installation Startup SVC		
	1	Opt. 5QW	HPE Startup 3PAR Vrt Cpy Lvl1 Tier 1 SVC	1,380.00	
	1	Opt. 5Y5	HPE Startup 3PAR 8000 System Reportr SVC	1,050.13	
Grand Total:				US\$ 53,377.10	





# Hewlett Packard Enterprise

## Legal Quotation

Quote Number  
SLED-14371-04

Page  
4

For inquiries regarding this quote please contact: RFQ-US-SLED@hpe.com

Upon issuing a Purchase Order to Hewlett Packard Enterprise please include the following:

- \*Hewlett Packard Enterprise listed as the vendor
- \*Bill to & Ship to addresses
- \*PO number and valid Hewlett Packard Enterprise quote number
- \*Hewlett Packard Enterprise Purchase Agreement # 7-15-70-34-002
- \*Contact name, phone number & e-mail address
- \*For electronic software include the end user e-mail address
- \*Requested delivery date (per SLA requirements) and any special delivery requirements
- \*Tax status
- \*If support is ordered provide the end user's name and phone number. For upgrades include the serial number or the support identifier for contract entitlement

\*Prices are exclusive of use, sales value added and other taxes. Should the item(s) being quoted herein be exempt from sales tax please include the appropriate valid tax exemption certificate referencing Hewlett Packard Enterprise as the vendor.

\*If quoted herein, remarketed products are fully remanufactured and carry new product warranty. Purchase is subject to inventory availability at receipt of order. Inventory may not be reserved. Hewlett Packard Enterprise reserves the right to substitute new components if appropriate, or to cancel orders by notifying the customer if necessary components are unavailable.

\*If quoted herein, Hewlett Packard Enterprise promotions must be ordered as quoted, no substitutions will be allowed. POs must be received on or prior to the expiration date of the quote or special promotion whichever comes first.

\*If quoted herein, Hewlett Packard Enterprise Consignment/Demo equipment is currently at the location listed on this quote. Issuing a PO against this formal quotation will imply acceptance and delivery of the Consignment/Demo inventory. The standard warranty applicable to new equipment will apply. Some demo equipment may contain products that are remanufactured to be functionally equivalent to new.

Quote contains special discounts. Unless the customer has another valid agreement with Hewlett Packard Enterprise, this quotation is governed by Hewlett Packard Enterprise Customer Terms - Portfolio. A copy of these terms can be found on-line at <http://www8.hp.com/us/en/hpe/hp-information/end-user-agreement/terms.html>.

"The terms and conditions of the WSCA/NASPO contract number 7-15-70-34-002 applies to any order placed as a result of this inquiry. No other terms and conditions shall apply. Please reference this contract when placing an order"

## **STORAGE AREA NETWORK (SAN) APPLIANCE SOLUTION**

### **REQUEST FOR PROPOSALS - SPECIFICATIONS**

The City of Santa Fe Springs is requesting a quote on an all-flash array SAN quote. There are minimum requirements that must be met (see below) to be considered for this project. The City is looking for a SAN solution that will serve as the storage container for their new ERP system.

#### **Minimum Requirements:**

- Solution to be configured with a **minimum of 7 TB of raw storage capacity**.
- Solution must be **all-SSD (flash) hard drives**.
- Solution must be rack mountable in a standard 19" data center rack and the unit or units can be 2U or 4U.
- Solution must be able to expand storage capacity by adding additional storage expansion units.
- Solution **must support multiprotocol** (CIFS, SMB, NFS, iSCSI, FCP).
- The SAN solution must have dual controllers that operate in Active/Active or Active/Passive mode.
- The proposed SAN solution **will need to support 8 GB and 16 GB Fiber Channel**.
- The SAN solution must have redundant, hot swappable AC power supplies.
- The SAN solution must be able to support the various RAID Levels (0 to 6).
- Hot-swappable SSD hard drives in the SAN solution is a must.
- The SAN solution needs to have the ability to take Snapshots of all volumes/LUNS. In addition to Snapshot, the SAN solution need to have the ability to clone or create an exact copy of the volumes in the array.
- **The SAN solution needs to have the ability to replicate for backup and/or disaster recovery purposes over the TCP/IP protocol**.
- The SAN solution should support compression.
- The SAN solution should support deduplication.
- The SAN solution **must support thin and thick provisioning**.
- The SAN solution **must support encryption to the hard drives**.
- The SAN solution must have the ability to generate current and historical reports on usage and performance.
- The SAN solution must be able to grow/shrink data volumes without application downtime.
- The SAN solution must support servers in Hyper-V and VMware environments without additional software.
- The SAN solution should support data tiering priority and/or the ability to assign quality of services to the different tiers of data storage.
- When performing backups (either through tape, snapshots, replication), performance of the SAN solution must not be impacted.
- The SAN solution must work with **Windows server 2008 R2 to its current version of Windows server 2016 over iSCSI, FCP, NFS and CIFS/SMB protocols**.
- The SAN solution management console should be web based with an option to access the CLI for advanced commands not available through the web based management portal.
- **The vendor must provide all the necessary cables and media converters (if necessary) to connect the SAN solution to the HP Blade Chassis C7000**.
- The SAN solution must support SAN service-level management and enforcement, including auto discovery of SAN switches, hosts, and storage arrays without deploying host-based agents.

- When updating the SAN solution with newer firmware/OS and/or controllers, the normal operation of the SAN must not be impacted.
- The SAN solution should **support mix controller types** (1GB Ethernet, 10 GB Ethernet, 8 GB FC, 16GB FC) simultaneously.
- **The SAN solution should be able to alert system administrators to any anomaly to the SAN via emails, text messages and/or by phone.**
- **The minimum support term is for 5 years, 24 x 7 support.**

If you are interested in this project, please format your response in the following manner:

1. A brief description of the product, including the product name and model number.  
Include the maximum capacity of the SAN based on the initial storage capability of the appliance plus maximum SSD hard drives in the expansion unit(s)  
Include the maximum number of expansion units of the appliance  
Include the maximum number of SSD hard drives that can be deployed in the unit
2. Hardware Cost
3. Software Cost
4. Support Cost
5. Installation Cost



# City of Santa Fe Springs

City Council Meeting

January 12, 2017

## APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Beautification	1	Moore
Beautification	1	Rounds
Beautification	3	Sarno
Beautification	1	Trujillo
Community Program	1	Moore
Community Program	1	Rounds
Community Program	5	Sarno
Community Program	4	Trujillo
Community Program	3	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	1	Moore
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:** None.

**Recent Actions:** Josefina Elizabeth Canchola was appointed to the Community Program Committee and Larry Oblea to the Heritage Arts Advisory Committee.

A handwritten signature in blue ink, appearing to read 'Thaddeus McCormack', is positioned above the printed name.

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**

Josefina E. Conchola

**Traffic Commission**

Josefina E. Conchola

**Youth Leadership**

## BEAUTIFICATION COMMITTEE

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

9:30 a.m., Town Center Hall

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Juliet Ray	(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)
	Nora Walsh	(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)
	Josefina E. Canchola	(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:  
(Up to 5)

Nancy Stowe  
Evelyn Castro-Guillen  
Elvia Torres  
(SPIRITT Family Services)

*\*Indicates person currently serves on three committees*

## HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Gus Velasco Neighborhood Center Room 1

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

Membership: 9 Voting Members  
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Laurie Rios	6/30/2018
Zamora	Larry Oblea	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	Richard Moore
Council Alternate	Thaddeus McCormack
City Manager	Maricela Balderas
Director of Community Services	Wayne Morrell
Director of Planning	

*\*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
<b>Moore</b>	Astrid Shesterkin	(18)
	Tony Reyes	(18)
	Amparo Oblea	(17)
	George Felix, Jr.	(17)
<b>Zamora</b>	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Larry Oblea	(17)
<b>Rounds</b>	Vacant	(18)
	Linda Vallejo	(18)
	Mark Scoggins*	(17)
	Janice Smith	(17)
<b>Sarno</b>	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Sally Gaitan	(17)
<b>Trujillo</b>	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

<b>APPOINTED BY</b>	<b>NAME</b>	<b>TERM EXPIRES JUNE 30 OF</b>
<b>Moore</b>	Mary Tavera	(18)
	Adrian Romero	(17)
	William Logan	(17)
	Ralph Aranda	(17)
	Kurt Hamra	(17)
<b>Zamora</b>	Michael Givens	(18)
	Ruben Gonzalez	(18)
	Jamie Castañeda	(18)
	Sally Gaitan	(17)
	Steve Gonzalez	(17)
<b>Rounds</b>	Kenneth Arnold	(18)
	Richard Legarreta, Sr.	(18)
	Johana Coca*	(18)
	Tim Arnold	(17)
	Mark Scoggins*	(17)
<b>Sarno</b>	Vacant	(18)
	Debbie Belmontes	(18)
	Lisa Garcia	(17)
	Vacant	(18)
	David Diaz-Infante	(17)
<b>Trujillo</b>	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
<b>Moore</b>	Vacant	(18)
	Vacant	(18)
	Paul Nakamura	(18)
	Astrid Shesterkin	(17)
	Vacant	(17)
<b>Zamora</b>	Vacant	(18)
	Elena Lopez Armendariz	(18)
	Rebecca Lira	(18)
	Amelia Acosta	(17)
	Vacant	(17)
<b>Rounds</b>	Vacant	(18)
	Bonnie Fox	(18)
	Gilbert Aguirre	(17)
	Lorena Huitron	(17)
	Janie Aguirre	(17)
<b>Sarno</b>	Yoko Nakamura	(18)
	Linda Vallejo	(18)
	Hilda Zamora	(17)
	Vacant	(17)
	Ed Duran	(17)
<b>Trujillo</b>	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
<b>Moore</b>	Martha Villanueva	(18)
	Laurie Rios	(18)
	Mary K. Reed	(17)
	Peggy Radoumis	(17)
	Francis Carbajal	(17)
<b>Zamora</b>	Charlotte Zevallos	(18)
	<b>Vacant</b>	(18)
	Michele Carbajal	(17)
	Doris Yarwood	(17)
	Lucy Gomez	(17)
<b>Rounds</b>	Manny Zevallos	(18)
	Susan Johnston	(18)
	Robert Wolfe	(18)
	Ted Radoumis	(17)
	<b>Vacant</b>	(17)
<b>Sarno</b>	Jeannette Wolfe	(18)
	<b>Vacant</b>	(18)
	<b>Vacant</b>	(18)
	<b>Vacant</b>	(17)
	Cathy Guerrero	(17)
<b>Trujillo</b>	<b>Vacant</b>	(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)



# *City of Santa Fe Springs*

## *City Council Meeting*

*January 12, 2017*

### **COUNCIL REORGANIZATION**

#### Nomination of Mayor and Mayor Pro Tem for 2017

#### RECOMMENDATION That the City Council:

- Entertain nominations for the positions of Mayor and Mayor Pro Tem.

#### BACKGROUND

It would be appropriate at this time to select the Mayor and Mayor Pro Tem for 2017.

When the Council is ready to reorganize, the correct procedure is for the City Clerk to declare the Office of Mayor vacant and call for nominations (see attached). Once a Mayor has been chosen, the City Clerk will then call for nominations for Mayor Pro Tem.

Typically any number of nominations can be made, and no second is required for a nomination. When there are no further nominations, the nominations are closed. Nominations are voted on in the order that they are made; nominations are treated in a manner such that a second nomination is not regarded as an amendment of the first, but is an independent motion to be voted on, only if the first fails to receive a majority vote.

Also, attached for your information and review is a listing of current Council Liaison Appointments, Council Subcommittees, and Organization Representatives. Any adjustments the Council may wish to make to these positions will take place at the January 26, 2017 meeting.

Thaddeus McCormack  
City Manager

#### Attachments:

Steps for Appointment of Mayor and Mayor Pro Tem  
Council Liaison Appointments  
Organization Representatives List  
Council Subcommittees

Report Submitted By: Janet Martinez, City Clerk  
City Manager's Office

Date of Report: January 6, 2017

**ITEM NO. 22**

## **Steps for Appointment of Mayor and Mayor Pro Tem**

1. Mayor calls upon the City Clerk
2. Election of Mayor
  - a) City Clerk declares the Office of the Mayor vacant
  - b) City Clerk request Council nominations for the position of Mayor
  - c) City Clerk closes Nominations
  - d) City Clerk requests a vote on the nominations
  - e) City Clerk announces the selected Mayor
3. Mayor calls upon the City Clerk
4. Election of Mayor Pro Tem
  - a) City Clerk declares the Office of the Mayor Pro Tem vacant
  - b) City Clerk requests Council nominations for the position of Mayor Pro Tem
  - c) City Clerk closes Nominations
  - d) City Clerk requests a vote on nominations
  - e) City Clerk announces the selected Mayor Pro Tem



## 2016 Council Appointed City Committees/Commissions

Organization	Council Liaison	Executive Secretary	Meeting Frequency	Meeting Date	Meeting Time	Meeting Location
Beautification	Moore Alternate: Zamora	Jo Ann Madrid	Monthly except July, Aug, Dec	4th Wed	9:30 AM	Town Center
Community Program Committee	Rounds	Wayne Bergeron	Jan, May, Sept	3rd Wed in Jan, May, Sep	7:00 PM	Town Center Hall Mtg Room #1
Family & Human Services Advisory Committee	Sarno	Eddie Ramirez/Carlos Mendoza	Monthly except Jul/Aug/Sep/Dec	3rd Wed of the month	5:45 PM	Gus Velasco Neighborhood Center
Heritage Arts Advisory Committee	Moore Alternate: Sarno	Eddie Ramirez	Monthly except Dec	Last Tues	9:00 AM	Gus Velasco Neighborhood Center
Historical Committee	Sarno	Joyce Ryan	4 times per year	Jan/Apr/July/ Oct 2nd Tues	5:30 PM	Heritage Park Train Depot
Parks & Recreation Advisory Committee	Rounds	Adam Matsumoto	Monthly except Jul, Aug, Dec	1st Wed	7:00 PM  Subcom 6:00 pm	Town Center Hall Mtg Room #1
Senior Citizens Advisory Committee	Moore Alternate: Sarno	Carlos Mendoza	Monthly except Jul/Aug/Sep/Dec	2nd Tues of the month	9:30 AM	Gus Velasco Neighborhood Center
Sister City Committee	Sarno	Michelle Smith	Monthly	1st Mon	6:30 PM	Town Center
Youth Leadership Committee	Zamora Trujillo	Wayne Bergeron	Monthly	1st Mon	6:30 PM	Town Center

## 2016 External Organizations with Stipends

Organization	Council Liaison	Stipend	Meeting Day	Meeting Time	Meeting Location
<b>Gateway Cities Council of Governments</b>	Zamora Trujillo - Alt	\$125/mo	1st Wed	6:00pm	16401 Paramount Bl, 2nd Floor, Board Room, Paramount
<b>91/605/405 Committee (Subcommittee of COG)</b>	Zamora	\$100/mo	4th Wed	6:00pm	16401 Paramount Bl, 2nd Floor, Board Room, Paramount
<b>I-5 Consortium Policy Board</b>	Moore Sarno - Alt	\$150/mo	4th Mon	2:00pm	Norwalk City Hall, 12700 Norwalk Blvd, Norwalk
<b>Joint Powers Insurance Authority</b>	Moore Rounds - Alt	\$100/yr	2nd Wed in July	6:00pm Dinner 7:00pm Meeting	JPIA Offices, 8081 Moody, La Palma
<b>Sanitation District</b>	Moore Rounds - Alt	\$125/mo	4th Wed	1:30pm	1955 Workman Mill Rd, Whittier
<b>SEAACA</b>	Trujillo Moore - Alt	\$225/mo	3rd Thur	2:00pm	9777 SEAACA Way, Downey
<b>Southeast Water Coalition Board</b>	Trujillo Moore - Alt	\$150/bi-monthly	1st Thur of every even mo.	6:30pm Dinner 7:00pm Meeting	South Gate

**2016 Council Subcommittees**

<b>NAME</b>	<b>TYPE</b>	<b>FORMED</b>	<b>MEMBERS</b>
Audit Committee	Standing	06/14/12 01/09/14	Moore Sarno
Billboards	Ad Hoc	04/23/15 04/23/15	Moore Sarno
Budget Events and Programs	Standing	02/13/14 02/13/14	Rounds Sarno
Budget Revenue and Fees	Standing	02/13/14 02/13/14	Moore Zamora
Capital Improvements Projects	Standing	03/12/15	Rounds
Drought Tolerance			Rounds Sarno
Economic Development Strategy	Standing	08/07/12 08/07/12	Moore Sarno
Edison	Ad Hoc	05/22/14 05/22/14	Moore Sarno
General Plan	Ad Hoc	12/18/14 12/18/14	Moore Sarno
High Speed Rail Authority	Ad Hoc	01/24/13	Trujillo
Housing	Standing		Rounds Sarno
I-5 Expansion Project	Standing	01/09/14	Sarno Moore
I-5 Florence Avenue Segment	Ad Hoc	01/09/14	Sarno
Lake View Memorial	Ad Hoc	02/11/16	Rounds Sarno
Long-Term Housing Plan	Ad Hoc	01/09/14	Sarno
Marquardt /Rosecrans	Ad Hoc	01/12/12 01/12/12	Rounds Trujillo
Relay for Life	Ad Hoc	Will be appointed at a later date	
Strategic Plan	Ad Hoc	01/08/15 01/08/15	Trujillo Sarno
Successor Agency Subcommittee	Ad Hoc	04/09/15 04/09/15	Moore Sarno
Water Rate	Ad Hoc	12/04/14 12/04/14	Rounds Moore
Water Conservation	Ad Hoc	08/14/14 08/14/14	Zamora Rounds





**COUNCIL REORGANIZATION**

**Nomination of Mayor and Mayor Pro Tem for 2017**

**RECOMMENDATION** That the City Council:

- Entertain nominations for the positions of Mayor and Mayor Pro Tem.

**BACKGROUND**

It would be appropriate at this time to select the Mayor and Mayor Pro Tem for 2017.

When the Council is ready to reorganize, the correct procedure is for the City Clerk to declare the Office of Mayor vacant and call for nominations (see attached). Once a Mayor has been chosen, the City Clerk will then call for nominations for Mayor Pro Tem.

Typically any number of nominations can be made, and no second is required for a nomination. When there are no further nominations, the nominations are closed. Nominations are voted on in the order that they are made; nominations are treated in a manner such that a second nomination is not regarded as an amendment of the first, but is an independent motion to be voted on, only if the first fails to receive a majority vote.

Also, attached for your information and review is a listing of current Council Liaison Appointments, Council Subcommittees, and Organization Representatives. Any adjustments the Council may wish to make to these positions will take place at the January 26, 2017 meeting.

A handwritten signature in blue ink, likely belonging to Thaddeus McCormack.

Thaddeus McCormack  
City Manager

**Attachments:**

Steps for Appointment of Mayor and Mayor Pro Tem  
Council Liaison Appointments  
Organization Representatives List  
Council Subcommittees