



AGENDA

REGULAR MEETINGS OF THE HOUSING SUCCESSOR SUCCESSOR AGENCY AND CITY COUNCIL

February 9, 2017
6:00 P.M.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

William K. Rounds, Mayor
Jay Sarno, Mayor Pro Tem
Richard J. Moore, 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 January 12, 2017 of the Housing Successor Agency

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

SUCCESSOR AGENCY

4.

Minutes of the January 12, 2017 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 January 12, 2017 Regular City Council Meetings

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

Treasurer's Report

- B. Treasurer's Report of Investments for the Quarter Ending in December 31, 2016.

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

PUBLIC HEARING

7.

Resolution No. 9535 – Approval of Setting and Revising Stormwater Plan Check and Inspection Fees

Recommendation: That the City Council:

- Open the Public Hearing and hear from anyone wishing to speak on the matter; and thereafter close the Public Hearing.
- Adopt Resolution No. 9535.

ORDINANCE FOR ADOPTION

8. Ordinance No. 1086 – Interim Urgency Ordinance Enacting a Moratorium on Wireless Telecommunications Facilities within the Public Right-of-Ways

Recommendation: That the City Council:

- Adopt Ordinance No. 1086 as an interim urgency ordinance enacting a temporary moratorium on the development, establishment and operation of new and relocated wireless telecommunications facilities within the public right-of-ways, to take effect immediately.

ORDINANCE FOR ADOPTION

9. Ordinance No. 1083 - An ordinance to amend Section 155.001 of the Santa Fe Springs Municipal Code adopting changes to the Building (excluding County Amendments to Chapter 94 (repair welded steel moment frame buildings), Chapter 95 (earthquake hazard reduction for existing concrete tilt-up buildings), and Chapter 96 (earthquake hazard reduction for existing unreinforced masonry bearing wall buildings), Electrical, Plumbing, Mechanical, Residential, Green Building Standards (excluding County Amendments), and Existing Building Codes as set forth in the 2017 Edition of the Los Angeles County Code, Title 26, 27, 28, 29, 30, 31 and 33, respectively. In addition to several amendments found to be necessary due to local climatic, geological and/or conditions, the 2017 Los Angeles County Code is comprised of the 2016 State of California Building, Electrical, Plumbing, Mechanical Residential, Green Building Standards, and Existing Building Codes, respectively. (City of Santa Fe Springs)

Recommendation: That the City Council:

- Waive further reading and adopt Ordinance No. 1083.

NEW BUSINESS

10. Resolution No. 9536 Weed Abatement

Recommendation: That the City Council:

- Adopt Resolution No. 9536 declaring weeds a public nuisance, declaring its intention to remove them, and setting Thursday, February 23, 2017 as the date for the Public Hearing.

11. Authorization to issue a Request for Proposals (RFP) to Hire Emergency Management Consultant to complete a Single Jurisdiction Local Hazard Mitigation Plan (LHMP)

Recommendation: That the City Council:

- Authorize the Director of Police Services to issue a Request for Proposals (RFP) to provide contracted services for local Hazardous Mitigation Plan (LHMP).

12. Water Well Zone 1 Hydrogeological Services – Authorization to Advertise Request for Proposals

Recommendation: That the City Council:

- Authorize the City Engineer to advertise for Request for Proposals (RFP) for Hydrogeological Services to Install a Water Well in Zone 1.

City of Santa Fe Springs
Regular Meetings

February 9, 2017

13. I-5 Freeway Widening Water Main Relocation – Florence Avenue Segment (Phase II) – Authorization to Advertise

Recommendation: That the City Council:

- Approve the Plans and Specifications for the Interstate 5 Freeway Water Main Relocation – Florence Avenue Segment II; and
- Authorize the City Engineer to advertise for construction bids.

14. Carmenita Road/Cambridge Street Traffic Signal – Reimbursement Agreement with Burlington Northern Santa Fe Railway Company

Recommendation: That the City Council:

- Approve the Reimbursement Agreement with Burlington Northern Santa Fe Railway Company for reviewing signal plans and interconnect preemption for the proposed Carmenita Road /Cambridge Street traffic signal; and
- Authorize the Director of Public Works to execute the Reimbursement Agreement on behalf of the City.

Please note: Item Nos. 15 – 23, will commence in the 7:00 p.m. hour.

15. INVOCATION

16. PLEDGE OF ALLEGIANCE

17. INTRODUCTIONS

- Representatives from the Chamber of Commerce

18. ANNOUNCEMENTS

19. PRESENTATIONS

- a. Introduction of New Santa Fe Springs Policing Team Members and Recognition of Whittier Police Detective Sergeant Escobedo
- b. Recognition of the Santa Fe High School Girls' Varsity Volleyball Team
- c. Proclaiming Support for the Earned Income Tax and Volunteer Income Tax Assistance (VITA) Program

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

20. Committee Appointments

21. Selection of Liaisons to Various City Committees and Representatives to Governmental Organizations

22. ORAL COMMUNICATIONS

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

City of Santa Fe Springs
Regular Meetings

February 9, 2017

23. EXECUTIVE TEAM REPORTS

24. ADJOURNMENT

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



Janet Martinez, CMC
City Clerk

February 3, 2017
Date

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

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



City of Santa Fe Springs

City Council Meeting

February 9, 2017

APPROVAL OF MINUTES

Minutes of the January 12, 2017 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:

- January 12, 2017

Staff hereby submits the minutes for Council's approval.

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

Thaddeus McCormack
City Manager

Attachment:

Minutes for January 12, 2017



APPROVED:

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

January 12, 2017

1. **CALL TO ORDER**

Mayor Moore called the meeting to order at 6:04 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

- 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.

It was moved by Council Member Sarno, seconded by Council Member Trujillo, approved Items No. 3A & B by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore

Nays: None

Absent: None

SUCCESSOR AGENCY

4. **CONSENT AGENDA**

Approval of Minutes

- a. Minutes of the December 8, 2016 Successor Agency Meeting

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

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Zamora, 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 regarding 1) Monday city hall will be closed to observe Martin Luther King Jr. Day. Also, spoke about the upcoming Economic meeting in conjunction with the Chamber of Commerce for planning check process, to obtain feedback on permit processing to better the process.

6. Approval of Minutes

A. Minutes of the December 8, 2016 City Council Meeting

Recommendation: That the City Council:

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

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

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore
Nayes: None
Absent: None

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.

Wayne Morrel, Director of Planning provided a brief report on item no. 7.

Mayor Moore opened the Public Hearing at 6:00 p.m. There were no public comments received. Mayor Moore closed the Public Hearing at 6:10 p.m.

Mr. Morrel noted this Ordinance would allow food to be sold from homes.

Mayor Pro Tem Rounds inquired whether these businesses will have a sales tax.

Mr. Morrel responded that there will be charged sales tax.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Rounds, Steve Skolnik read Ordinance by title only, to introduce for first reading the proposed amendments to the City Zoning Ordinance regarding land use requirements for cottage food operations, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore
Nayes: None
Absent: None

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).

Wayne Morrel, Director of Planning introduced Archie Davenport, Vice President for Kosmont Companies.

Mr. Davenport provided a brief presentation on the proposed services that are offered by Kosmont and Associates, Inc.

Thaddeus McCormack, City Manager provided an explanation of what TOT stands for, which is the Transit Occupancy Tax.

Mayor Moore inquired whether CRIA has been implemented in other cities. Mr. Davenport responded, yes.

It was moved by Council Member Zamora, seconded by Council Member Sarno, to 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) by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rounds, Moore
Nayes: None
Absent: None

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.

It was moved by Council Member Sarno, seconded by Mayor Pro Tem Rounds, to 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 by the following vote:

Ayes: Sarno, Zamora, Rounds, Moore, Trujillo

Nayes: None

Absent: None

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.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Sarno, to authorize the City Engineer to advertise to Request for Proposals for Traffic Engineering Services on an as-needed basis, by the following vote:

Ayes: Sarno, Zamora, Rounds, Moore, Trujillo

Nayes: None

Absent: None

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.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Zamora, to 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, by the following vote:

Ayes: Sarno, Zamora, Rounds, Moore, Trujillo

Nayes: None

Absent: None

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.

It was moved by Council Member Trujillo, seconded by Mayor Pro Tem Rounds, to approve and merge the Community Program Committee (CPC) with the Parks & Recreation Advisory Committee (PRAC) commencing February, 2017, by the

following vote:

Ayes: Sarno, Zamora, Rounds, Moore, Trujillo

Nayes: None

Absent: None

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.

It was moved by Council Member Zamora, seconded by Council Member Sarno, to 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, by the following vote:

Ayes: Sarno, Zamora, Rounds, Moore, Trujillo

Nayes: None

Absent: None

ORAL COMMUNICATIONS

There was a consensus by the City Council to open oral communications at 6:26 p.m. for anyone interested in speaking prior to the 7:00 p.m. meeting.

The following individuals spoke: Three students from Santa Fe High School, Miss Jimenez, Priscilla Ayala, Jessie Amara and Kiwanis Club member Alex Gaytan.

Mayor Moore provided direction to staff to assist Mr. Gaytan on his request to waive the fee for renting the teen lounge for a sleep-a-thon fundraiser.

Oral communication was closed at 6:36p.m.

Mayor Moore recessed the meetings at 6:36 p.m.

Mayor Moore convened the meeting at 7:13 p.m.

14. INVOCATION

Invocation was led by Council Member Sarno.

15. PLEDGE OF ALLEGIANCE

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

16. INTRODUCTIONS

- Chamber of Commerce Representatives: Liz Buckingham from Friendly Hills Bank.

17. ANNOUNCEMENTS

The Youth Leadership Committee Members made the following announcements:

- January Jamming', Friday, January 20, 2017 from 3:30 p.m. to 6:00 p.m.
- Adult Basketball League
- Princess Project

18. PRESENTATIONS

- a. Recognition of Outgoing Mayor

Thaddeus McCormack, City Manager gave a few words on Mayor Moore.

Mayor Moore gave a brief speech, acknowledging everyone's hard work and noted how grateful he was.

Representatives from the following offices provided a certificate of appreciation to Mayor Moore: Ian Calderon, Congresswoman Linda Sanchez, Senator Tony Mendoza, City of Downey, City of Norwalk and City of Whittier.

19. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

Mayor Pro Tem Rounds appointed Josefina Canchola to the Sister City Committee.

20. ORAL COMMUNICATIONS

Janie Aguirre, Santa Fe Springs resident spoke in regards to a recent incident and thanked the Fire Department for their assistance.

21. EXECUTIVE TEAM REPORTS

- Noe Negrete, Director Public Works spoke about the following: fixing pot holes; fixing street lights; closed Orr and Day Road and Florence due to the heavy water that did not make it to the drain. Staff was working on it for 2 hours. Staff was planning to work on Bartley but was delayed due to rain.
- Wayne Morrell, Director of Planning spoke about the South Fulton village apartments. He noted that there will be a letter sent to residents due to construction and also working on additional parking, approximately 17 parking spots. In addition, on painter and telegraph road Aldi is being constructed but due to the rain it might be delayed. Last, the second portion of the 4100 square building it will be occupied by "Le Chef Bakery".
- Council Member Trujillo inquired what will be replacing Marshalls. Mr. Morrell noted it will be a Ross.
- Mayor Moore stated that he continues to receive complaints from seniors at Fulton

Village. Mr. Morrel addressed the question and noted that they have already been contacted to provide clarification.

- Dino Torres, Director of Police Services spoke about January 24, 2017 homeless count from 6pm to 11pm
- Mike Crook, Fire Chief spoke about flooring project at the Fire Department.
- Jose Gomez, Finance Director reported that the department is preparing for tax season and compiling W2's.
- Maricela Balderas, Community Services Director spoke about the events at the library and other events.

The following comments were made by the City Council:

- Council Member Sarno stated he is excited about the New Year and is looking forward to everyone working together.
- Council Member Trujillo thanked Mayor Moore for his great leadership. She admired to see other city representatives present at this meeting and thanked them for being present.
- Mayor Pro Tem Rounds wished everyone a happy 2017. He also noted he is happy to see other city representatives present at the meeting and the Whittier Police Department. Thanked Staff and Mayor Moore for a great 2016.
- Council Member Zamora thanked everyone for a great 2016. Also, thanked Mayor Moore and also gave his condolences to the family of Legareta. Wished everyone a happy new year.
- Mayor Moore thanked everyone for a great year and is looking forward to this year as well.

COUNCIL REORGANIZATION

22. Nomination of Mayor and Mayor Pro Tem for 2017

Janet Martinez, City Clerk declared the offices of the Mayor and Mayor Pro Tem vacant.

Mayor Moore opened the nominations for both offices.

Council Member Trujillo nominated Mayor Pro Tem Rounds to the position of Mayor. Hearing no further nominations, the council voted unanimously to appoint Mayor Pro Tem Rounds to the position of Mayor.

Council Member Zamora nominated Council Member Sarno as Mayor Pro Tem. The council voted unanimously to appoint Council Member Sarno to the position of Mayor Pro Tem.

ADJOURNMENT

- 23.** Mayor Moore adjourned the meeting at 7:58 p.m. in memory of Arline Rae Sebourn, mother of chamber Board member Lisa Boyajian, Ted Radoumis, Richard Legarreta and Katrina Dismoy.

Minutes of the January 12, 2017 Housing Successor, Successor Agency and City Council Meetings

William K. Rounds
Mayor

ATTEST:

Janet Martinez
City Clerk

Date



City of Santa Fe Springs

City Council Meeting

February 9, 2016

CONSENT CALENDAR

Quarterly Treasurer's Report of Investments for the Quarter Ended December 31, 2016.

RECOMMENDATION

That the City Council receive and file the report.

BACKGROUND

After a review of the City's investment policy in June 2015 by the City Council Finance Subcommittee, consisting of Mayor Moore and Councilmember Sarno, the City Council directed Staff to engage the services of a professional investment advisor. The City retained PFM Asset Management LLC ("PFMAM") to manage the City's portfolio. In January 2016 the City moved \$20.8 million in reserve funds to an account managed by PFMAM.

PFMAM provides an update of the City's investment performance to the Council Finance Subcommittee and Staff on a quarterly basis. On February 2, 2017, Ms. Sarah Meacham, a Director with PFMAM along with her staff, provided a presentation to the Subcommittee with a detailed review of the results of the portfolio for the quarter ended December 31, 2016. It also included a discussion of the investment strategies and policies which govern the City's portfolio and general market conditions. The detailed report is attached to this Treasurer's Report.

CITY INVESTMENT PORTFOLIO

The City's managed portfolio generated interest income in the amount of \$69,881 for the most recent quarter. The interest income represents actual cash receipts received by the City plus the amortization of any discounts or premiums. The figure does not include unrealized gains or losses.

When looking at the City's managed investment account, the overall performance, as expressed in a "yield" and "total return," is also presented. The yield is a forward-looking measurement which shows the income and dividends on the investments to be expected in the future based on current holdings, expressed as an annual rate of return. The City's yield (at cost value) at December 31, 2016 was 1.34%.

Total return on the other hand, is a backward-looking measurement focused on not only interest earned, but also realized and unrealized gains/losses. Realized gains/losses result from selling a security at a price higher or lower than was actually paid to purchase it. Unrealized gains/losses result from market value increases and decreases in security values for securities which are still held in the portfolio.

Report Submitted By: Jose Gomez, City Treasurer
Travis Hickey, Assistant City Treasurer

Date of Report: February 2, 2017

ITEM NO. 6B



City of Santa Fe Springs

City Council Meeting

February 9, 2016

Of particular importance to the City's portfolio is the inverse relationship between yield and market value. In general, when yields go up, market values go down, and vice versa. For example, if the City is holding a bond which pays 1.0% and the market yield increases to 1.1% the market value of the City's 1.0% security will decline so that an investor purchasing the security would pay a price below face value which would cause the security to yield 1.1% even though it only pays 1.0%. If held until maturity the security would pay the full face value along with the 1.0% stated interest throughout the term. In other words, "unrealized" gains/losses are not "realized" unless the security is actually sold prior to maturity. The City generally experienced a falling yield market through June 30, 2016 which resulted in substantial unrealized gains. The trend reversed in the two most recent quarter with yields rising and market values declining, resulting in unrealized losses.

The City's portfolio performance is generally evaluated based on the total return compared against a target benchmark. The Council Finance Subcommittee, in consultation with Staff and PFMAM, selected the 1-5 Year U.S. Treasury Index as the most appropriate benchmark. The total return for the City's portfolio for the quarter ended December 31, 2016 was a negative 0.88% while the benchmark total return was a negative 1.09%. The City's overall portfolio performance then, was .21% better than the benchmark.

It is important to point out that the negative total return includes unrealized gains and losses (i.e. changes in market value) for the securities held. As noted above, the securities continue to pay regular interest payments at the coupon rates. The City would also receive the full principal value on the security if it is held until maturity. Typically, the City would expect to hold securities for the long-term and would rarely have a realized loss from selling a security below market value, although it is possible, if the portfolio manager determines that selling a security at a loss is better for the long-term than continuing to hold on to it.

Aside from the PFMAM managed portfolio, the only other investments held by the City are the Local Agency Investment Fund ("LAIF"), a pooled investment fund managed by the California State Controller, and the First American Treasury Obligations Fund, a U.S. Treasury money market fund ("MMF") used by the City's bond trustee. LAIF returned an annualized rate of .68% for the quarter while the MMF returned 0%, not uncommon with treasury money market funds. The LAIF accounts returned a total of \$80,177 in interest income.

Report Submitted By: Jose Gomez, City Treasurer
Travis Hickey, Assistant City Treasurer

Date of Report: February 2, 2017



City of Santa Fe Springs

City Council Meeting

February 9, 2016

The attached Treasurer's Report contains all investments under the control of the City. The investments are summarized at market value as follows:

Pooled Cash and Investments	\$48.3 million
Successor Agency Unspent Bonds	18.1 million
Bonds Reserves and Debt Service	<u>12.4 million</u>
Total Investments	\$78.8 million

Pooled cash and investments consist of the PFMAM managed account and LAIF. The Successor Agency unspent bonds are held in LAIF and are the source of funds for ongoing capital improvement projects.

The bond reserves and debt service funds consist of the MMF and LAIF accounts held, as required, by the City's third party trustee, U.S. Bank. These funds are primarily debt service reserves for bond issuances of the water utility, the former Community Development Commission, and the Heritage Springs Assessment District.

PFMAM and Staff will continue to work with the Finance Subcommittee to review any proposed changes to the portfolio make up.

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

Thaddeus McCormack
City Manager

Attachment:

Treasurer's Report of Investments (Quarter Ended December 31, 2016)
PFMAM Investment Performance Review (Quarter Ended December 31, 2016)

Report Submitted By: Jose Gomez, City Treasurer
Travis Hickey, Assistant City Treasurer

Date of Report: February 2, 2017

**CITY OF SANTA FE SPRINGS
TREASURER'S REPORT OF INVESTMENTS
QUARTER ENDED DECEMBER 31, 2016**

DESCRIPTION	BEGINNING BALANCE	DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES	ENDING BALANCE	MARKET VALUE	QUARTERLY INVESTMENT EARNING	ANNUAL YIELD
POOLED INVESTMENTS:							
PFM MANAGED PORTFOLIO (1)	\$ 20,881,409.92	\$ 7,419,156.86	\$ 7,373,678.77	\$ 20,926,888.01	\$ 20,783,515.75	\$ 69,881.39	1.34%
LOCAL AGENCY INVESTMENT FUND	27,077,515.98	7,340,813.46	6,900,000.00	27,518,329.44	27,502,474.01	40,813.46	0.68%
SUBTOTAL POOLED INVESTMENTS	47,958,925.90	14,759,970.32	14,273,678.77	48,445,217.45	48,285,989.76	190,086.20	
SUCCESSOR AGENCY BOND FUNDS (2):							
LOCAL AGENCY INVESTMENT FUND	18,047,838.91	27,422.63		18,075,261.54	18,064,846.99	27,422.63	0.68%
SUCCESSOR AGENCY FUNDS:							
LOCAL AGENCY INVESTMENT FUND	403.88	0.61		404.49	404.26	0.61	0.68%
INVESTMENTS HELD BY FISCAL AGENT (3):							
U.S. BANK CORPORATE TRUST MONEY MARKET FUNDS:							
First American Treasury Obligations Fund Class D:							
City of Santa Fe Springs	816,694.20	178,418.22	178,413.21	816,699.21	816,699.21	5.01	0.00%
Successor Agency	1,059,658.23	6.10	64,000.00	995,664.33	995,664.33	6.10	0.00%
Heritage Springs Assessment District	207,389.77	1.27		207,391.04	207,391.04	1.27	0.00%
Subtotal First American Treasury Obligations Fund Class D	2,083,742.20	178,425.59	242,413.21	2,019,754.58	2,019,754.58	12.38	
Local Agency Investment Fund	10,370,925.11	15,758.01		10,386,683.12	10,380,698.55	11,941.27	0.68%
Successor Agency	12,454,667.31	194,183.60	242,413.21	12,406,437.70	12,400,453.13	11,953.65	
SUBTOTAL INVESTMENTS HELD BY FISCAL AGENT (U.S. BANK)	\$ 78,461,836.00	\$ 14,981,577.16	\$ 14,516,091.98	\$ 78,927,321.18	\$ 78,751,694.14	\$ 222,808.55	
TOTAL INVESTMENTS							

Notes:

- (1) See attached report prepared by PFM, the City's investment manager, for detailed analysis of the managed portfolio. All information except for the market value is reported on the amortized cost basis. Investment earnings on the amortized cost basis do not include unrealized gains and losses.
- (2) Unspent bond proceeds of the former redevelopment agency to be used for ongoing capital improvement projects.
- (3) Fiscal agent accounts are held by U.S. Bank as Trustee for debt service reserves and payment of bond principal and interest.

CERTIFICATION:

The investment transactions are in compliance with the investment policy approved by the City Council.
There is sufficient liquidity within the portfolio to meet all anticipated expenditures for the next six months.



JOSE GOMEZ, CITY TREASURER



PFM Asset Management LLC

CITY OF SANTA FE SPRINGS

Investment Performance Review
For the Quarter Ended December 31, 2016

Client Management Team

Sarah Meacham, Director

PFM Asset Management LLC

601 South Figueroa, Suite 4500
Los Angeles, CA 90017
213-489-4075

One Keystone Plaza, Suite 300
Harrisburg, PA 17101-2044
717-232-2723

Market Update

Summary

- Bond yields and equity prices soared following the U.S. presidential election in November, as President-elect Donald Trump's proposed policies and his intentions to ramp up government spending boosted inflation expectations and growth forecasts. Major stock indexes including the S&P 500, NASDAQ, and Dow Jones Industrial Average closed at record highs during the quarter.
- On December 14, the Federal Open Market Committee (FOMC) raised the federal funds target range by 0.25% to a range of 0.50% to 0.75%. The unanimous decision, in line with market expectations, was the first rate hike since December 2015. The FOMC also released updated economic forecasts and a new "dot plot," forecasting three rate hikes in 2017.
- Central banks outside the U.S. continued to pursue accommodative monetary policy amid slow growth and low inflation. The European Central Bank (ECB) kept its benchmark interest rate at 0% and continued its asset purchase program, as did the Bank of England (BOE). At the same time, the Bank of Japan (BOJ) continued its quantitative easing programs aimed at keeping the 10-year Japanese government bond yield near 0% and expanding money supply until inflation remains above the 2% target.
- The Organization of the Petroleum Exporting Countries (OPEC) agreed in late November to a combined reduction in daily production. The agreement caused the price of oil to increase more than 10% during the fourth quarter.

Economic Snapshot

- The U.S. economy gained momentum during the latter half of the year. The labor market continued to show strength, booking a solid quarter of job gains. The housing market also strengthened in the fourth quarter as Americans continued to take advantage of historically low interest rates, driving home sales to decade-high levels.
- U.S. gross domestic product (GDP) grew at a 3.5% rate in the third quarter, rebounding from modest growth during the first half of 2016. (Fourth quarter GDP data is not yet available.) Consumer spending and exports contributed to the pick-up in expansion, while private inventories grew for the first time since the start of 2015.
- The unemployment rate fell to 4.6% during the fourth quarter — a post-recession low. In another positive sign, job openings remained near record highs, while initial unemployment filings remained near record lows.

December's addition of 156,000 jobs finished a year of solid job growth performance in which the U.S. added 2.2 million net new jobs. For the year, wages rose 2.9%, the fastest pace since 2009.

- Americans continued to feel more confident about the economy as the Conference Board's December reading climbed to a 15-year high, and sentiment strengthened further as the University of Michigan's Consumer Sentiment Index reached its highest level since January 2004.

Interest Rates

- Interest rates surged in the fourth quarter, ending the year with net increases and a steeper yield curve. The two-year Treasury yield increased 43 basis points (bps) for the quarter, while the yield on the 10-year Treasury rose 85 bps — a considerable rebound from July's record-low yield.
- In the money market space, shorter-term Treasury yields rose alongside expectations of a Federal Reserve rate hike. Money market reforms took effect in October, significantly altering the supply-demand dynamic in the money markets. Yields on short-term credit instruments, such as commercial paper and negotiable bank certificates of deposit (CDs), continued to remain elevated and offer significant incremental yield.

Sector Performance

- U.S. Treasury indexes posted losses for the fourth quarter, declining for the second straight quarter as yields rose. For the year, returns were positive but muted. Shorter maturity issues outperformed longer maturities as the yield curve steepened.
- Federal agency yield spreads drifted tighter during the quarter as supply diminished, leading to the sector's modest outperformance relative to comparable-maturity Treasuries.
- Corporate yield spreads remained mostly unchanged until the November 8 presidential election, after which they tightened, reaching new lows for the year. Corporates outperformed Treasuries every quarter in 2016, resulting in the sector's best year since 2012.
- Mortgage-backed securities (MBS) generally underperformed Treasuries amid increased extension risk due to the rise in interest rates. Asset-backed securities (ABS) outperformed Treasuries due to declining prepayment risk.

QUARTERLY MARKET SUMMARY

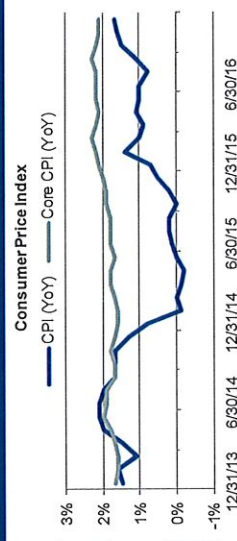
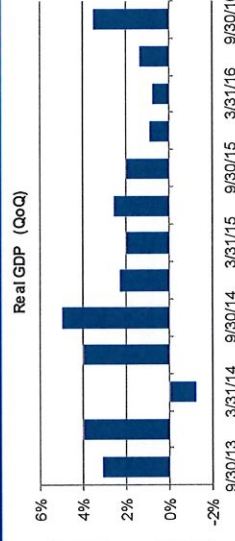
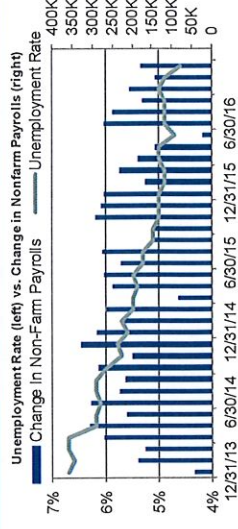
Economic Snapshot

Labor Market	Latest	Sep 2016	Dec 2015
Unemployment Rate	Nov'16	4.6%	5.0%
Change In Non-Farm Payrolls	Nov'16	178,000	208,000
Average Hourly Earnings (YoY)	Nov'16	2.5%	2.7%
Personal Income (YoY)	Nov'16	3.5%	3.6%
Initial Jobless Claims (week)	12/24/16	265,000	248,000
285,000			
Growth			
Real GDP (QoQ SAAR)	2016Q3	3.5%	1.4% ¹
GDP Personal Consumption (QoQ SAAR)	2016Q3	3.0%	4.3% ¹
Retail Sales (YoY)	Nov'16	3.8%	3.3%
ISM Manufacturing Survey (month)	Nov'16	53.2	51.5
Existing Home Sales SAAR (month)	Nov'16	5.61 mil.	5.49 mil.
5.45 mil.			
Inflation / Prices			
Personal Consumption Expenditures (YoY)	Nov'16	1.4%	1.2%
Consumer Price Index (YoY)	Nov'16	1.7%	1.5%
Consumer Price Index Core (YoY)	Nov'16	2.1%	2.2%
Crude Oil Futures (WTI, per barrel)	Dec 31	\$53.72	\$48.24
\$37.04			
Gold Futures (oz.)	Dec 31	\$1,152	\$1,313
\$1,060			

1. Data as of Second Quarter 2016

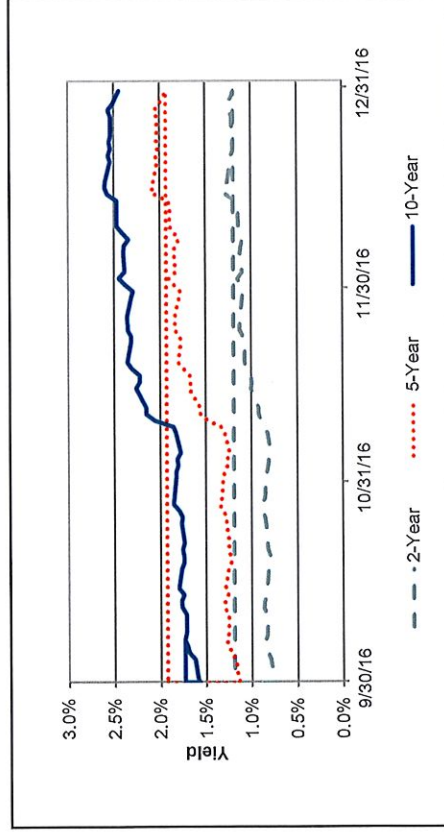
2. Data as of Third Quarter 2015

Note: YoY = year over year, QoQ = quarter over quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil

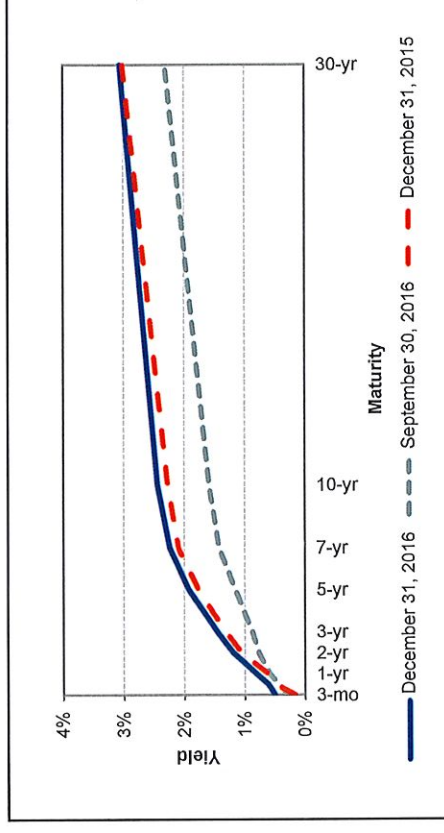


Interest Rate Overview

U.S. Treasury Note Yields



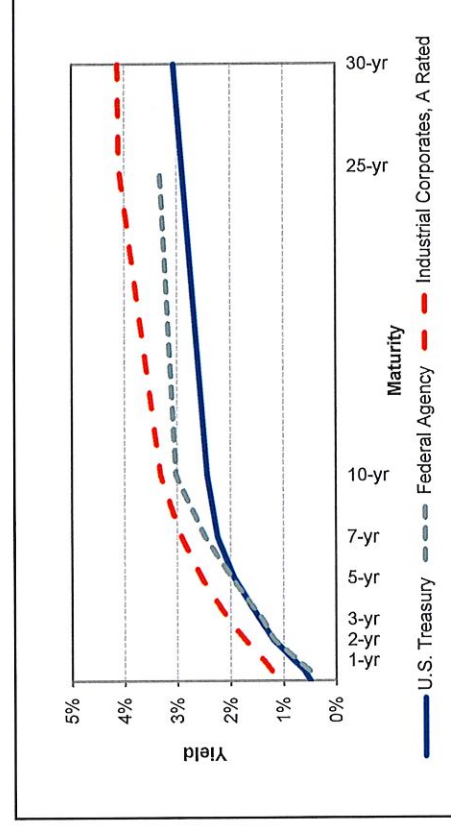
U.S. Treasury Yield Curve



U.S. Treasury Yields

Maturity	12/31/16	9/30/16	Change over Quarter	12/31/15	Change over Year
3-month	0.50%	0.28%	0.22%	0.17%	0.33%
1-year	0.81%	0.59%	0.22%	0.60%	0.21%
2-year	1.19%	0.76%	0.43%	1.05%	0.14%
5-year	1.93%	1.15%	0.78%	1.76%	0.17%
10-year	2.45%	1.60%	0.85%	2.27%	0.18%
30-year	3.07%	2.32%	0.75%	3.02%	0.05%

Yield Curves as of 12/31/16



QUARTERLY MARKET SUMMARY

BofA Merrill Lynch Index Returns

		As of 12/31/16				Returns for Periods ended 12/31/16		
	Duration	Yield	3 Month	1 Year	3 Years			
1-3 Year Indices								
U.S. Treasury	1.89	1.18%	(0.43%)	0.89%	0.68%			
Federal Agency	1.86	1.29%	(0.34%)	0.96%	0.78%			
U.S. Corporates, A-AAA rated	1.85	1.89%	(0.28%)	1.81%	1.35%			
Agency MBS (0 to 3 years)	2.10	1.95%	(0.91%)	0.52%	1.09%			
Taxable Municipals	1.85	2.34%	(0.40%)	2.47%	2.34%			
1-5 Year Indices								
U.S. Treasury	2.71	1.42%	(1.09%)	1.09%	1.10%			
Federal Agency	2.33	1.45%	(0.72%)	1.12%	1.13%			
U.S. Corporates, A-AAA rated	2.72	2.20%	(0.95%)	2.19%	1.94%			
Agency MBS (0 to 5 years)	3.31	2.20%	(1.81%)	1.26%	2.12%			
Taxable Municipals	2.53	2.41%	(0.80%)	3.15%	3.06%			
Master Indices (Maturities 1 Year or Greater)								
U.S. Treasury	6.23	1.90%	(3.96%)	1.14%	2.63%			
Federal Agency	3.97	1.82%	(2.08%)	1.50%	2.17%			
U.S. Corporates, A-AAA rated	6.91	3.03%	(3.15%)	4.23%	4.04%			
Agency MBS (0 to 30 years)	4.88	2.76%	(1.98%)	1.67%	3.04%			
Taxable Municipals	3.86	2.96%	(1.77%)	3.64%	4.19%			

Returns for periods greater than one year are annualized.

Source: BofA Merrill Lynch Indices.

Disclosures

The views expressed within this material constitute the perspective and judgment of PFM Asset Management LLC (PFMAM) at the time of distribution and are subject to change. Information is obtained from sources generally believed to be reliable and available to the public; however, PFMAM cannot guarantee its accuracy, completeness, or suitability. This material is for general information purposes only and is not intended to provide specific advice or recommendation. The information contained in this report is not an offer to purchase or sell any securities. PFMAM is registered with the Securities and Exchange Commission under the Investment Advisers Act of 1940. PFMAM's clients are state and local governments, non-profit corporations, pension funds, and similar institutional investors. www.pfm.com

© 2017 PFM Asset Management LLC. Further distribution is not permitted without prior written consent.



PFM Asset Management LLC

Investment Performance Review

- The fourth quarter was dominated by the U.S. presidential election – first by general uncertainty, then more significantly by the surprise Trump victory. Yields surged in the post-election period as expectations for U.S. economic growth and inflationary expectations rose, and in anticipation of a December FOMC rate hike.
- For much of the past year, we maintained a duration position generally neutral to that of the benchmark. By late October, however, uncertainty related to the election and the likelihood of a Fed rate increase reduced the attractiveness of a neutral duration position. We strategically shortened the portfolio duration in November, reducing the price sensitivity of the portfolio to interest rate changes, which is beneficial in a rising rate environment.
- Federal agency yield spreads continued to tighten over the quarter, erasing much of the value seen off and on during the year. We found it strategically advantageous to sell expensive federal agencies to purchase U.S. Treasuries at similar yields.
- We generally maintained allocations to the corporate sector as valuations remained fair-to-modestly-expensive amid tight yield spread levels. The sector once again outperformed comparable-maturity Treasuries during the quarter, finishing its strongest year of relative performance since 2012.
- In the fourth quarter, money market industry reform provided excellent investment opportunities and we purchased negotiable certificates of deposits as attractive alternatives to Treasuries and agencies with longer maturities.
- In the fourth quarter, the City's portfolio had strong relative performance, outperforming its benchmark by 0.21%; a significant margin. This is the result of the portfolio's diversification and PFM's active management. In negative periods, returns that are "less negative" than benchmark returns contribute to increased outperformance since inception. It is important to clarify that negative returns over this period do not equate to the City realizing a loss of 0.88%. Because interest rates rose, unrealized decreases in market values outweighed investment income the City actually received. Over the quarter, the City's portfolio realized positive income of \$90,888.42.

- Although we enter 2017 with a high degree of political uncertainty, our expectations are for a modest uptick in economic growth in the U.S., a trend toward higher inflation, and a continued, but gradual upward trajectory of interest rates.
- The most recent Federal Open Market Committee “dot plot” projections anticipate three Fed rate hikes in 2017 and another three hikes in 2018. Market expectations are more conservative, expecting only two hikes over the next year.
- As 2017 starts with the highest yields in several years, we plan to initially position the portfolio’s duration to be aligned with that of the benchmark.
- Agency yield spreads over Treasuries remain narrow. As a result, our strategy will generally favor U.S. Treasuries over agencies, unless specific issues offer identifiable value.
- Yield spreads on corporate securities also remain narrow. Identifying incremental return potential in the corporate bond sector requires careful relative value analysis. Improving corporate profits, as well as anticipated pro-business tax reform from the incoming Trump administration, support favorable fundamentals of the credit sector.
- We will continue to evaluate opportunities in the MBS and ABS sectors, purchasing those issues we believe are well structured, offer adequate yield spreads, and which have limited duration variability.
- We will continue to monitor incoming economic data, Fed policy, and market relationships, adjusting portfolio positioning as needed. This will include monitoring and assessing the policies of the incoming Trump administration for their impact on economic and market conditions.

For the Quarter Ended December 31, 2016
Sector Allocation and Compliance

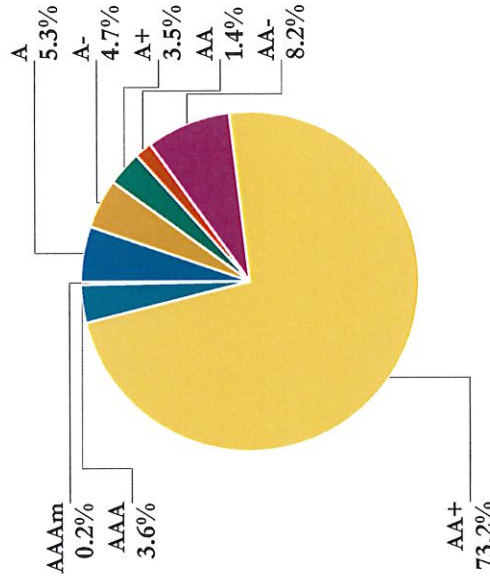
CITY OF SANTA FE SPRINGS

Security Type	Market Value as of December 31, 2016	Percentage of Portfolio	% Change vs. 9/30/16	Permitted by Policy	In Compliance
U.S. Treasury	\$7,589,299	36%	+12%	100%	✓
Federal Agencies	\$7,311,527	35%	-17%	100%	✓
Federal Agency CMOs	\$364,308	2%	-	100%	✓
Supranationals	\$575,662	3%	-	30%	✓
Negotiable CDs	\$1,144,753	5%	+4%	30%	✓
Corporate Notes	\$3,686,501	18%	+1%	30%	✓
Asset-Backed Securities	\$164,240	1%	-	20%	✓
PFM Funds	\$42,977	<1%	-	20%	✓
Totals	\$20,879,267	100%			

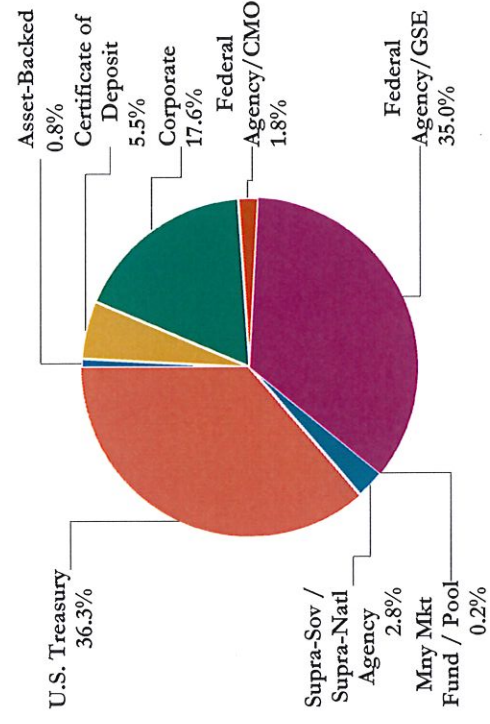
Notes:

1. End of quarter trade-date market values of portfolio holdings include accrued interest.

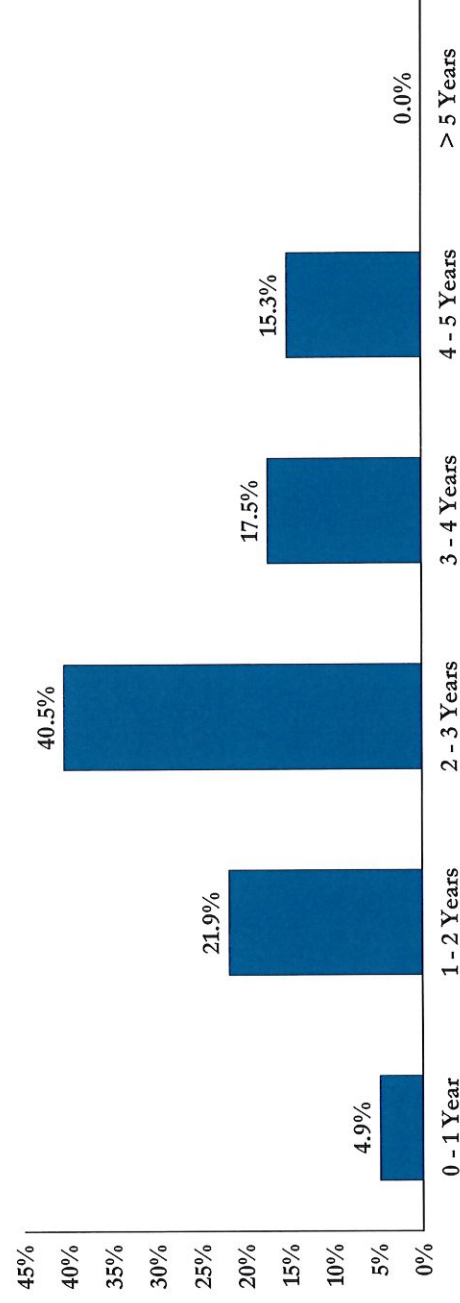
Credit Quality (S&P Ratings)



Sector Allocation



Maturity Distribution



Portfolio Statistics

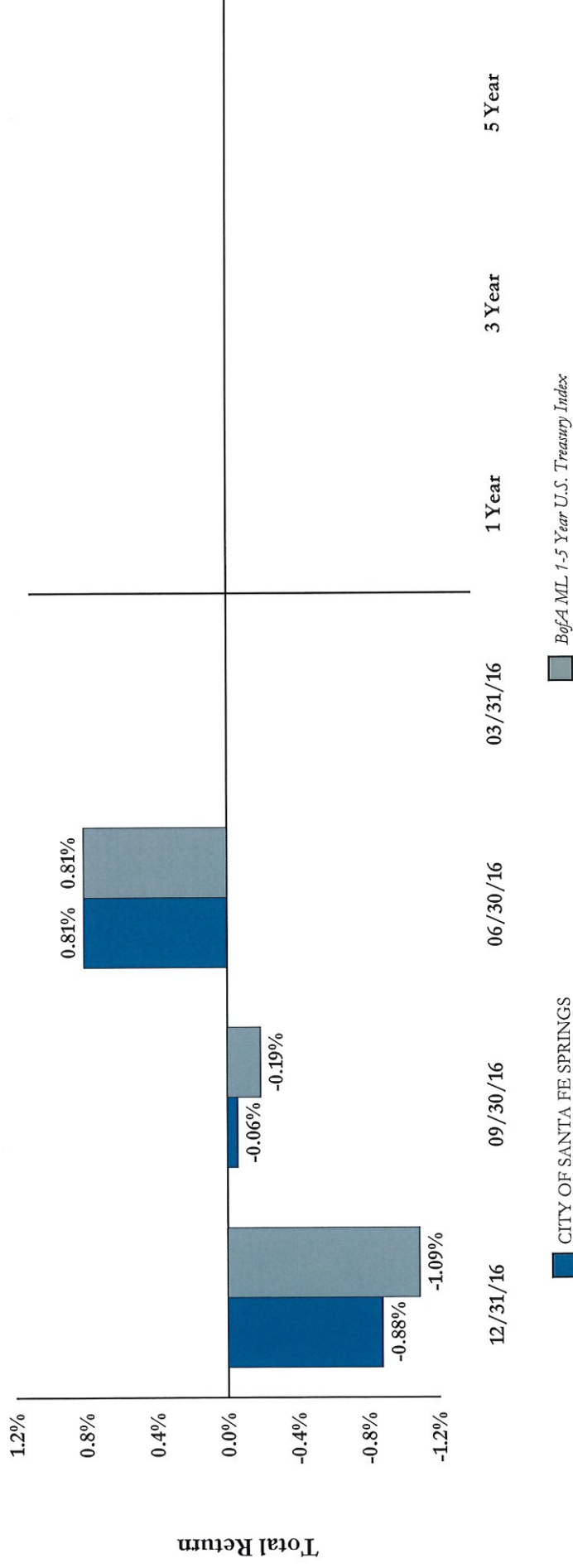
As of December 31, 2016

Par Value:	20,798,977
Total Market Value:	20,879,267
Security Market Value:	20,740,539
Accrued Interest:	95,751
Cash:	-
PFM Funds	42,977
Amortized Cost:	20,926,888
Yield at Market:	1.54%
Yield at Cost:	1.34%
Effective Duration:	2.55 Years
Duration to Worst:	2.56 Years
Average Maturity:	2.65 Years
Average Credit: *	AA

* An average of each security's credit rating assigned a numeric value and adjusted for its relative weighting in the portfolio.

Portfolio Performance (Total Return)

Portfolio/Benchmark	Effective Duration	Quarter Ended					Annualized Return		
		12/31/16	09/30/16	06/30/16	03/31/16	1 Year	3 Year	5 Year	
CITY OF SANTA FE SPRINGS	2.55	-0.88%	-0.06%	0.81%	-	-	-	-	
BofA ML 1-5 Year U.S. Treasury Index	2.65	-1.09%	-0.19%	0.81%	-	-	-	-	
Difference		0.21%	0.13%	0.00%	-	-	-	-	



Portfolio performance is gross of fees unless otherwise indicated.

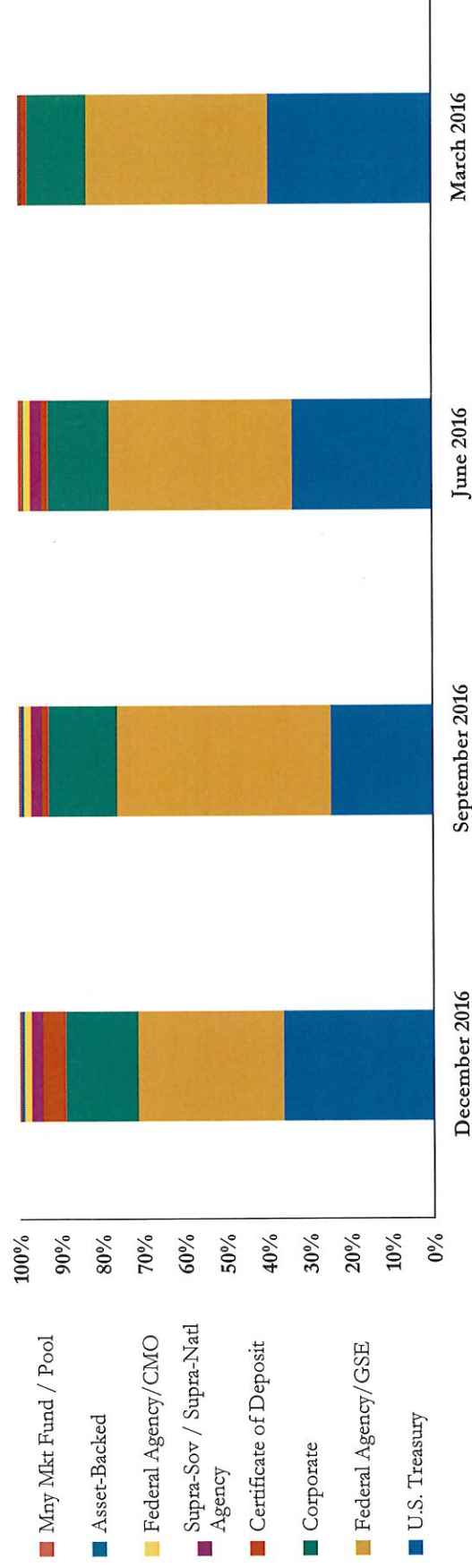
Portfolio Earnings

Quarter-Ended December 31, 2016

	Market Value Basis	Accrual (Amortized Cost) Basis
Beginning Value (09/30/2016)	\$20,993,308.98	\$20,881,409.92
Net Purchases/Sales	\$66,485.12	\$66,485.12
Change in Value	(\$276,278.35)	(\$21,007.03)
Ending Value (12/31/2016)	\$20,783,515.75	\$20,926,888.01
Interest Earned	\$90,888.42	\$90,888.42
Portfolio Earnings	(\$185,389.93)	\$69,881.39

Sector Allocation

Sector	December 31, 2016		September 30, 2016		June 30, 2016		March 31, 2016	
	MV (\$MM)	% of Total	MV (\$MM)	% of Total	MV (\$MM)	% of Total	MV (\$MM)	% of Total
U.S. Treasury	7.6	36.3%	5.2	24.6%	7.1	33.9%	8.3	39.7%
Federal Agency/GSE	7.3	35.0%	10.8	51.6%	9.3	44.2%	9.2	43.8%
Corporate	3.6	17.6%	3.5	16.6%	3.1	14.8%	3.0	14.4%
Certificate of Deposit	1.1	5.5%	0.3	1.5%	0.3	1.5%	0.3	1.5%
Supra-Sov / Supra-Natl Agency	0.6	2.8%	0.6	2.8%	0.6	2.8%	0.0	0.0%
Federal Agency/CMO	0.4	1.8%	0.4	1.8%	0.4	1.8%	0.0	0.0%
Asset-Backed	0.2	0.8%	0.2	0.8%	0.1	0.3%	0.1	0.3%
Mny Mkt Fund / Pool	0.0	0.2%	0.1	0.3%	0.2	0.7%	0.1	0.3%
Total	\$20.8	100.0%	\$21.0	100.0%	\$21.0	100.0%	\$20.9	100.0%

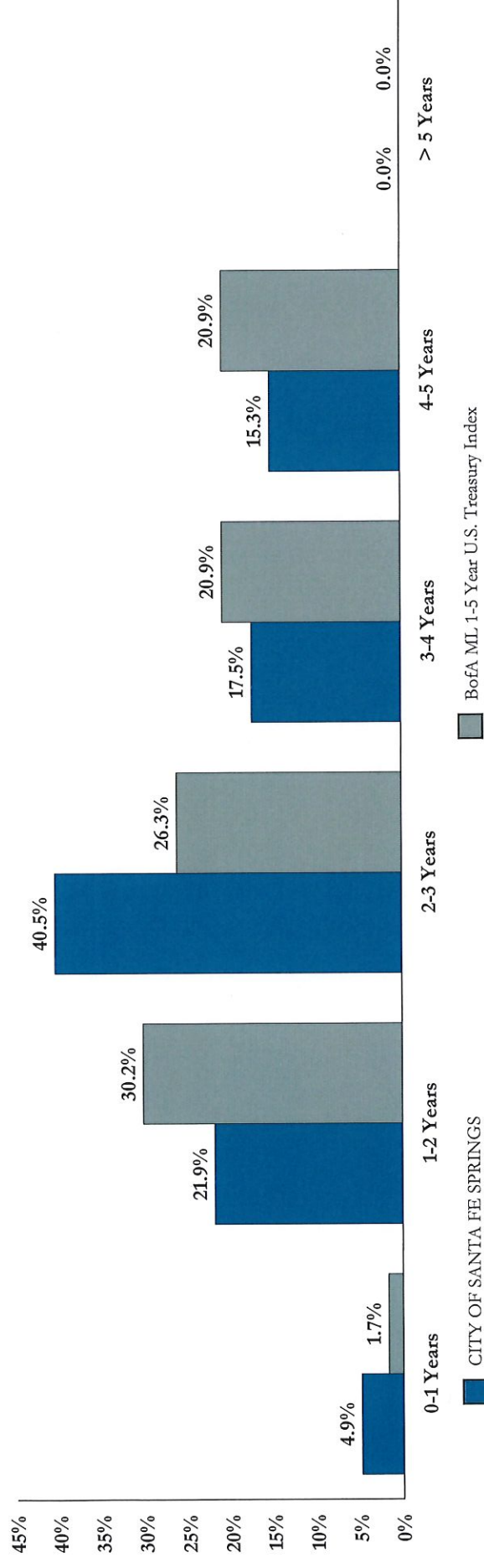


Detail may not add to total due to rounding.

Maturity Distribution

As of December 31, 2016

Portfolio/Benchmark	Yield at Market	Average Maturity	0-1 Years	1-2 Years	2-3 Years	3-4 Years	4-5 Years	>5 Years
CITY OF SANTA FE SPRINGS	1.54%	2.65 yrs	4.9%	21.9%	40.5%	17.5%	15.3%	0.0%
BofA ML 1-5 Year U.S. Treasury Index	1.42%	2.82 yrs	1.7%	30.2%	26.3%	20.9%	20.9%	0.0%



Issuer Distribution

As of December 31, 2016

Issuer	Market Value (\$)	% of Portfolio
UNITED STATES TREASURY	7,560,090	36.4%
FREDDIE MAC	3,640,554	17.5%
FANNIE MAE	2,847,904	13.7%
FEDERAL HOME LOAN BANKS	1,161,866	5.6%
TOYOTA MOTOR CORP	502,745	2.4%
WELLS FARGO & COMPANY	501,618	2.4%
AMERICAN EXPRESS CO	500,557	2.4%
HSBC HOLDINGS PLC	499,872	2.4%
GENERAL ELECTRIC CO	474,143	2.3%
JP MORGAN CHASE & CO	470,449	2.3%
NORDEA BANK AB	418,349	2.0%
CANADIAN IMPERIAL BANK OF COMMERCE	418,349	2.0%
ROYAL BANK OF CANADA	305,346	1.5%
AMERICAN HONDA FINANCE	299,169	1.4%
INTL BANK OF RECONSTRUCTION AND DEV	288,192	1.4%
INTER-AMERICAN DEVELOPMENT BANK	285,941	1.4%
PFIZER INC	204,807	1.0%
HYUNDAI AUTO RECEIVABLES	164,139	0.8%

Top 5 = 75.6%

Top 10 = 87.4%

For the Quarter Ended December 31, 2016

CITY OF SANTA FE SPRINGS

Portfolio Composition

Issuer	Market Value (\$)	% of Portfolio
BURLINGTON NORTHERN SANTA FE	107,543	0.5%
BERKSHIRE HATHAWAY INC	88,907	0.4%
PFM FUNDS - GOVT SELECT, INSTL CL	42,977	0.2%
PFM FUNDS - GOVERNMENT	0	0.0%
Grand Total:	20,783,516	100.0%

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt (\$)	Yield at Market	Realized G/L (BV)
BUY									
10/3/16	10/5/16	250,000	912828B90	US TREASURY NOTES	2.00%	2/28/21	259,584.99	1.15%	
10/3/16	10/5/16	500,000	3137EAE7	FHLMC REFERENCE NOTE	0.87%	10/12/18	500,080.90	0.89%	
11/1/16	11/2/16	1,490,000	912828XH8	US TREASURY NOTE	1.62%	6/30/20	1,522,902.48	1.16%	
11/10/16	11/14/16	1,180,000	912828M98	US TREASURY NOTES	1.62%	11/30/20	1,199,074.25	1.40%	
11/10/16	11/14/16	1,385,000	912828WL0	US TREASURY NOTES	1.50%	5/31/19	1,409,627.74	1.06%	
11/14/16	11/21/16	205,000	717081EB5	PFIZER INC CORP NOTE	1.70%	12/15/19	204,852.40	1.72%	
11/16/16	11/17/16	350,000	3130AA3R7	FHLB NOTES	1.37%	11/15/19	349,919.50	1.38%	
11/22/16	11/23/16	315,000	912828WY2	US TREASURY N/B	2.25%	7/31/21	323,908.59	1.78%	
12/1/16	12/5/16	250,000	912828VV9	US TREASURY NOTES	2.12%	8/31/20	255,305.32	1.69%	
12/1/16	12/5/16	250,000	912828Q78	US TREASURY NOTES	1.37%	4/30/21	245,361.65	1.85%	
12/1/16	12/5/16	415,000	6558LWA6	NORDEA BANK FINLAND NY CD	1.76%	11/30/18	415,000.00	1.74%	
12/1/16	12/5/16	415,000	13606A5Z7	CANADIAN IMPERIAL BANK NY CD	1.76%	11/30/18	414,676.30	1.78%	
12/7/16	12/8/16	350,000	3130AAE46	FHLB NOTES	1.25%	1/16/19	349,986.00	1.25%	
Total BUY		7,355,000					7,450,280.12		
INTEREST									
10/1/16	10/1/16	100,000	12189TBC7	BURLINGTON NRTH CORP	4.70%	10/1/19	2,350.00		
10/1/16	10/25/16	365,000	3137BNN26	FHLMC SERIES KP03 A2	1.78%	7/1/19	541.42		
10/2/16	10/2/16	2,400,000	3137EADM8	FREDDIE MAC GLOBAL NOTES	1.25%	10/2/19	15,000.00		
10/9/16	10/9/16	395,000	3137EAEA3	FHLMC REFERENCE NOTE	0.75%	4/9/18	1,497.71		
10/15/16	10/15/16	60,000	44930UAD8	HYUNDAI ABS 2016-A A3	1.56%	9/15/20	78.00		
10/15/16	10/15/16	105,000	44891EAC3	HYUNDAI AUTO RECEIVABLES TRUST	1.29%	4/15/21	90.30		
10/22/16	10/22/16	500,000	94974BFU9	WELLS FARGO & COMPANY	2.12%	4/22/19	5,312.50		
11/1/16	11/25/16	365,000	3137BNN26	FHLMC SERIES KP03 A2	1.78%	7/1/19	541.42		

For the Quarter Ended December 31, 2016
Portfolio Activity

CITY OF SANTA FE SPRINGS

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amt (\$)	Yield at Market	Realized G/L (BV)
11/6/16	11/6/16	200,000	3135G0K69	FNMA BENCHMARK NOTE	1.25%	5/6/21	1,180.56		
11/13/16	11/13/16	290,000	458182DX7	INTER-AMERICAN DEVELOPMENT BANK	1.00%	5/13/19	1,699.40		
11/15/16	11/15/16	105,000	44891EAC3	HYUNDAI AUTO RECEIVABLES TRUST	1.29%	4/15/21	112.88		
11/15/16	11/15/16	60,000	44930UAD8	HYUNDAI ABS 2016-A A3	1.56%	9/15/20	78.00		
11/30/16	11/30/16	1,180,000	912828M98	US TREASURY NOTES	1.62%	11/30/20	9,587.50		
11/30/16	11/30/16	1,385,000	912828WL0	US TREASURY NOTES	1.50%	5/31/19	10,387.50		
11/30/16	11/30/16	850,000	912828PK0	US TREASURY NOTES	2.25%	11/30/17	9,562.50		
12/1/16	12/25/16	365,000	3137BNN26	FHLMC SERIES KP03 A2	1.78%	7/1/19	541.42		
12/15/16	12/15/16	105,000	44891EAC3	HYUNDAI AUTO RECEIVABLES TRUST	1.29%	4/15/21	112.88		
12/15/16	12/15/16	60,000	44930UAD8	HYUNDAI ABS 2016-A A3	1.56%	9/15/20	78.00		
12/29/16	12/29/16	465,000	3130A8BD4	FEDERAL HOME LOAN BANKS AGCY	0.87%	6/29/18	2,034.38		
12/31/16	12/31/16	1,490,000	912828XH8	US TREASURY NOTE	1.62%	6/30/20	12,106.25		
Total INTEREST							72,892.62		

SELL

10/3/16	10/5/16	750,000	912828PK0	US TREASURY NOTES	2.25%	11/30/17	769,097.72	0.71%	1,613.52
11/1/16	11/2/16	1,500,000	3135G0D75	FNMA BENCHMARK NOTES	1.50%	6/22/20	1,526,125.00	1.16%	6,277.84
11/10/16	11/14/16	1,380,000	3137EADG1	FREDDIE MAC NOTES	1.75%	5/30/19	1,414,489.27	1.07%	5,838.57
11/10/16	11/14/16	1,185,000	3135G0F73	FNMA BENCHMARK NOTE	1.50%	11/30/20	1,199,117.30	1.37%	195.92
11/14/16	11/21/16	205,000	3135G0N33	FNMA BENCHMARK NOTE	0.87%	8/2/19	203,181.51	1.31%	(2,051.56)
11/16/16	11/17/16	350,000	912828H52	US TREASURY NOTES	1.25%	1/31/20	350,065.39	1.36%	(1,388.82)
11/22/16	11/23/16	335,000	3130A8QS5	FHILB GLOBAL NOTE	1.12%	7/14/21	326,310.52	1.80%	(8,143.75)
12/1/16	12/5/16	850,000	912828PK0	US TREASURY NOTES	2.25%	11/30/17	861,485.37	0.90%	(60.95)
12/1/16	12/5/16	365,000	912828PT1	US TREASURY NOTES	2.62%	1/31/18	375,178.84	0.98%	(237.47)
12/7/16	12/8/16	350,000	912828PT1	US TREASURY NOTES	2.62%	1/31/18	359,835.42	0.97%	(179.88)
Total SELL							7,384,886.34		1,863.42

Managed Account Detail of Securities Held For the Month Ending December 31, 2016

City of Santa Fe Springs - Investment Portfolio

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 01/31/2011 2.625% 01/31/2018	912828PT1	785,000.00	AA+	Aaa	01/25/16	01/27/16	811,524.41	0.93	8,623.27	799,325.20	798,951.81
US TREASURY NOTES DTD 06/02/2014 1.500% 05/31/2019	912828WL0	1,385,000.00	AA+	Aaa	11/10/16	11/14/16	1,400,148.44	1.06	1,826.37	1,399,375.51	1,391,383.47
US TREASURY NOTES DTD 02/02/2015 1.250% 01/31/2020	912828HS2	150,000.00	AA+	Aaa	03/02/16	03/04/16	150,082.03	1.24	784.65	150,065.33	148,898.40
US TREASURY NOTE DTD 06/30/2015 1.625% 06/30/2020	912828XH8	1,490,000.00	AA+	Aaa	11/01/16	11/02/16	1,514,678.13	1.16	66.89	1,513,607.95	1,490,698.81
US TREASURY NOTES DTD 07/31/2015 1.625% 07/31/2020	912828XM7	500,000.00	AA+	Aaa	03/30/16	03/31/16	508,300.78	1.23	3,400.14	506,891.15	499,668.00
US TREASURY NOTES DTD 09/03/2013 2.125% 08/31/2020	912828VV9	250,000.00	AA+	Aaa	12/01/16	12/05/16	253,896.48	1.69	1,805.08	253,821.77	254,043.00
US TREASURY NOTES DTD 11/30/2015 1.625% 11/30/2020	912828M98	1,180,000.00	AA+	Aaa	11/10/16	11/14/16	1,190,325.00	1.40	1,695.03	1,189,999.32	1,175,252.86
US TREASURY NOTES DTD 01/31/2016 1.375% 01/31/2021	912828N89	1,000,000.00	AA+	Aaa	05/26/16	05/27/16	1,000,781.25	1.36	5,754.08	1,000,688.92	984,023.00
US TREASURY NOTES DTD 02/28/2014 2.000% 02/28/2021	912828B90	250,000.00	AA+	Aaa	10/03/16	10/05/16	259,101.56	1.15	1,698.90	258,611.14	251,992.25
US TREASURY NOTES DTD 05/02/2016 1.375% 04/30/2021	912828Q78	250,000.00	AA+	Aaa	12/01/16	12/05/16	245,029.30	1.85	588.74	245,110.64	245,244.25
US TREASURY N/B DTD 07/31/2014 2.250% 07/31/2021	912828WY2	315,000.00	AA+	Aaa	11/22/16	11/23/16	321,693.75	1.78	2,965.96	321,550.35	319,934.16
Security Type Sub-Total		7,555,000.00					7,655,561.13	1.25	29,209.11	7,639,047.28	7,560,090.01
Supra-National Agency Bond / Note											
INTL BANK OF RECON AND DEV SN NOTES DTD 04/19/2016 0.875% 07/19/2018	459058FE8	290,000.00	AAA	Aaa	04/12/16	04/19/16	289,486.70	0.95	1,141.88	289,644.72	288,191.56
INTER-AMERICAN DEVELOPMENT BANK DTD 04/12/2016 1.000% 05/13/2019	458182DX7	290,000.00	AAA	Aaa	04/05/16	04/12/16	289,130.00	1.10	386.67	289,330.88	285,941.45

Managed Account Detail of Securities Held

City of Santa Fe Springs - Investment Portfolio

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Supra-National Agency Bond / Note											
Security Type Sub-Total		580,000.00					578,616.70	1.03	1,528.55	578,975.60	574,133.01
Federal Agency Collateralized Mortgage Obligation											
FHLMC SERIES KP03 A2 DTD 04/01/2016 1.780% 07/01/2019	3137BNN26	365,000.00	AA+	Aaa	04/15/16	04/28/16	368,641.24	1.10	541.42	367,739.72	363,766.19
Security Type Sub-Total		365,000.00					368,641.24	1.10	541.42	367,739.72	363,766.19
Federal Agency Bond / Note											
FHLMC REFERENCE NOTE DTD 04/07/2016 0.750% 04/09/2018	3137EAE3	395,000.00	AA+	Aaa	04/06/16	04/07/16	394,379.85	0.83	674.79	394,605.47	393,542.45
FEDERAL HOME LOAN BANKS AGCY DTD 05/27/2016 0.875% 06/29/2018	3130A8BD4	465,000.00	AA+	Aaa	05/26/16	05/27/16	463,879.35	0.99	22.60	464,195.38	463,383.20
FHLMC REFERENCE NOTE DTD 09/16/2016 0.875% 10/12/2018	3137EAD7	500,000.00	AA+	Aaa	10/03/16	10/05/16	499,850.00	0.89	1,276.04	499,868.06	497,282.50
FHLB NOTES DTD 12/08/2016 1.250% 01/16/2019	3130AAE46	350,000.00	AA+	Aaa	12/07/16	12/08/16	349,986.00	1.25	279.51	349,986.00	349,877.85
FNMA BENCHMARK NOTE DTD 01/08/2016 1.375% 01/28/2019	3135G0H63	1,735,000.00	AA+	Aaa	01/28/16	02/05/16	1,746,190.75	1.15	10,138.91	1,742,831.48	1,737,408.18
FNMA BENCHMARK NOTE DTD 08/02/2016 0.875% 08/02/2019	3135G0N33	145,000.00	AA+	Aaa	07/29/16	08/02/16	144,756.40	0.93	525.12	144,789.62	142,985.81
FREDDIE MAC GLOBAL NOTES DTD 10/02/2012 1.250% 10/02/2019	3137EADM8	2,400,000.00	AA+	Aaa	01/28/16	02/05/16	2,394,144.00	1.32	7,416.67	2,395,576.15	2,385,962.40
FHLB NOTES DTD 11/17/2016 1.375% 11/15/2019	3130AA3R7	350,000.00	AA+	Aaa	11/16/16	11/17/16	349,919.50	1.38	588.19	349,922.71	348,604.90
FNMA BENCHMARK NOTE DTD 05/16/2016 1.250% 05/06/2021	3135G0K69	200,000.00	AA+	Aaa	08/01/16	08/02/16	200,850.00	1.16	381.94	200,778.53	194,333.60
FNMA NOTES DTD 08/19/2016 1.250% 08/17/2021	3135G0N82	120,000.00	AA+	Aaa	08/17/16	08/19/16	119,589.48	1.32	550.00	119,618.72	115,976.40

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2016**

City of Santa Fe Springs - Investment Portfolio

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FNMA NOTES DTD 08/19/2016 1.250% 08/17/2021	3135G0N82	300,000.00	AA+	Aaa	09/01/16	09/02/16	298,164.00	1.38	1,375.00	298,282.89	289,941.00
FNMA NOTES DTD 08/19/2016 1.250% 08/17/2021	3135G0N82	380,000.00	AA+	Aaa	08/17/16	08/19/16	378,461.00	1.33	1,741.67	378,570.58	367,258.60
Security Type Sub-Total		7,340,000.00					7,340,170.33	1.19	24,970.44	7,339,025.59	7,286,556.89
Corporate Note											
GENERAL ELEC CAP CORP GLOBAL SR MTN DTD 09/24/2007 5.625% 09/15/2017	36962G3H5	460,000.00	AA-	A1	01/25/16	01/27/16	491,445.60	1.38	7,618.75	473,665.92	474,142.70
AMERICAN EXPRESS CREDIT CORP NOTES DTD 09/23/2014 1.550% 09/22/2017	0258M0DR7	500,000.00	A-	A2	01/26/16	01/29/16	499,975.00	1.55	2,131.25	499,990.31	500,557.00
JPMORGAN CHASE & CO NOTES DTD 12/20/2007 6.000% 01/15/2018	46625HG0	451,000.00	A-	A3	01/25/16	01/27/16	486,168.98	1.94	12,477.67	469,743.29	470,449.38
HSBC USA CORP NOTES DTD 08/07/2015 2.000% 08/07/2018	40428HPU0	500,000.00	A	A2	01/25/16	01/27/16	499,680.00	2.03	4,000.00	499,796.46	499,871.50
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 01/17/2014 2.100% 01/17/2019	89236TBB0	500,000.00	AA-	Aa3	01/25/16	01/27/16	505,525.00	1.72	4,783.33	503,830.92	502,745.00
WELLS FARGO & COMPANY DTD 04/22/2014 2.125% 04/22/2019	94974BFU9	500,000.00	A	A2	01/25/16	01/27/16	501,365.00	2.04	2,036.46	500,987.35	501,618.00
BERKSHIRE HATHAWAY INC CORPORATE NOTES DTD 08/15/2016 1.300% 08/15/2019	084664CK5	90,000.00	AA	Aa2	08/08/16	08/15/16	89,912.70	1.33	442.00	89,923.51	88,907.04
BURLINGTON NRTH CORP DTD 09/24/2009 4.700% 10/01/2019	12189TBC7	100,000.00	A	A3	06/03/16	06/08/16	110,390.00	1.48	1,175.00	108,657.85	107,543.40
Pfizer Inc CORP NOTE DTD 11/21/2016 1.700% 12/15/2019	717081EB5	205,000.00	AA	A1	11/14/16	11/21/16	204,852.40	1.72	387.22	204,857.81	204,806.69
AMERICAN HONDA FINANCE CORP NOTES DTD 09/09/2016 1.700% 09/09/2021	02665WBG5	310,000.00	A+	A1	09/09/16	09/14/16	307,882.70	1.84	1,639.56	308,003.94	299,169.22



For the Month Ending December 31, 2016

Managed Account Detail of Securities Held

City of Santa Fe Springs - Investment Portfolio

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Security Type Sub-Total		3,616,000.00					3,697,197.38	1.76	36,691.24	3,659,457.36	3,649,809.93
Certificate of Deposit											
ROYAL BANK OF CANADA NY CD DTD 03/15/2016 1.700% 03/09/2018	78009NZZ2	305,000.00	AA-	Aa3	03/11/16	03/15/16	305,000.00	1.69	1,613.11	305,000.00	305,346.18
CANADIAN IMPERIAL BANK NY CD DTD 12/05/2016 1.760% 11/30/2018	13606A5Z7	415,000.00	A+	Aa3	12/01/16	12/05/16	414,676.30	1.78	547.80	414,688.36	418,349.05
NORDEA BANK FINLAND NY CD DTD 12/05/2016 1.760% 11/30/2018	65558LWA6	415,000.00	AA-	Aa3	12/01/16	12/05/16	415,000.00	1.74	547.80	415,000.00	418,349.05
Security Type Sub-Total		1,135,000.00					1,134,676.30	1.74	2,708.71	1,134,688.36	1,142,044.28
Asset-Backed Security / Collateralized Mortgage Obligation											
HYUNDAI ABS 2016-A A3 DTD 03/30/2016 1.560% 09/15/2020	44930UAD8	60,000.00	AAA	Aaa	03/22/16	03/30/16	59,988.36	1.57	41.60	59,990.52	59,984.73
HYUNDAI AUTO RECEIVABLES TRUST DTD 09/21/2016 1.290% 04/15/2021	44891EAC3	105,000.00	AAA	Aaa	09/14/16	09/21/16	104,985.87	1.30	60.20	104,986.82	104,153.95
Security Type Sub-Total		165,000.00					164,974.23	1.40	101.80	164,977.34	164,138.68
Managed Account Sub-Total		20,756,000.00					20,939,837.31	1.34	95,751.27	20,883,911.25	20,740,538.99
Money Market Fund											
PFM Funds - Government		0.00	AAAm	NR			0.00		0.00	0.00	0.00
PFM Funds - Govt Select, Instl Cl		42,976.76	AAAm	NR			42,976.76		0.00	42,976.76	42,976.76
Money Market Sub-Total		42,976.76					42,976.76		0.00	42,976.76	42,976.76
Securities Sub-Total		\$20,798,976.76					\$20,982,814.07	1.34%	\$95,751.27	\$20,926,888.01	\$20,783,515.75
Accrued Interest											\$95,751.27
Total Investments											\$20,879,267.02

Glossary

- **ACCRUED INTEREST:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **AGENCIES:** Federal agency securities and/or Government-sponsored enterprises.
- **AMORTIZED COST:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.
- **BANKERS' ACCEPTANCE:** A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the insurer.
- **COMMERCIAL PAPER:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **CONTRIBUTION TO DURATION:** Represents each sector or maturity range's relative contribution to the overall duration of the portfolio measured as a percentage weighting. Since duration is a key measure of interest rate sensitivity, the contribution to duration measures the relative amount or contribution of that sector or maturity range to the total rate sensitivity of the portfolio.
- **DURATION TO WORST:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years, computed from cash flows to the maturity date or to the put date, whichever results in the highest yield to the investor.
- **EFFECTIVE DURATION:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **EFFECTIVE YIELD:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **INTEREST RATE:** Interest per year divided by principal amount, expressed as a percentage.
- **MARKET VALUE:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **MATURITY:** The date upon which the principal or stated value of an investment becomes due and payable.
- **NEGOTIABLE CERTIFICATES OF DEPOSIT:** A CD with a very large denomination, usually \$1 million or more that can be traded in secondary markets.
- **PAR VALUE:** The nominal dollar face amount of a security.

Glossary

- **PASS THROUGH SECURITY:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.
- **REPURCHASE AGREEMENTS:** A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- **SETTLE DATE:** The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction occurs on a non-business day (i.e. coupon payments and maturity proceeds), the funds are exchanged on the next business day.
- **TRADE DATE:** The date on which the transaction occurred however the final consummation of the security transaction and payment has not yet taken place.
- **UNSETTLED TRADE:** A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.
- **U.S. TREASURY:** The department of the U.S. government that issues Treasury securities.
- **YIELD:** The rate of return based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.
- **YTM AT COST:** The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis.
- **YTM AT MARKET:** The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.

Important Disclosures

This material is based on information obtained from sources generally believed to be reliable and available to the public, however PFM Asset Management LLC cannot guarantee its accuracy, completeness or suitability. This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation. All statements as to what will or may happen under certain circumstances are based on assumptions, some but not all of which are noted in the presentation. Assumptions may or may not be proven correct as actual events occur, and results may depend on events outside of your or our control. Changes in assumptions may have a material effect on results. Past performance does not necessarily reflect and is not a guaranty of future results. The information contained in this presentation is not an offer to purchase or sell any securities.

- Market values which include accrued interest, are derived from closing bid prices as of the last business day of the month as supplied by Interactive Data, Bloomberg or Telerate. Where prices are not available from generally recognized sources the securities are priced using a yield based matrix system to arrive at an estimated market value.
- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. Past performance is not indicative of future returns.
- Bank of America/Merrill Lynch Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in portfolio are included in the maturity distribution analysis to their stated maturity date, although they may be called prior to maturity.
- MBS maturities are represented by expected average life.



City of Santa Fe Springs

City Council Meeting

February 9, 2017

PUBLIC HEARING

Resolution No. 9535 – Approval of Setting and Revising Stormwater Plan Check and Inspection Fees

RECOMMENDATION That the City Council:

- Open the Public Hearing and hear from anyone wishing to speak on the matter and thereafter close the Public Hearing;
- Adopt Resolution No. 9535

BACKGROUND

The City Council authorized an amendment to John L. Hunter and Associates (JHA) for professional services related to the National Pollutant Discharge Elimination System (NPDES) plan checking and inspection for private developments on December 8, 2016. At that meeting, Council directed staff to investigate the plan checking and inspection fees charged to developers.

The current fee was set in Resolution No. 9520 and is based on the acreage of the development. The larger the acreage, the higher the fee. The existing fee is shown below:

<u>Area (acreage)</u>	<u>Fee</u>
Less than 1 acre	\$308
Greater than 1 acre	\$456

At the May 22, 2014 meeting, Council adopted Ordinance No. 1055 which amended Chapter 52: Storm Water Runoff of the Santa Fe Springs Municipal Code by incorporating Low Impact Development (LID) strategies into the existing Code. The LID Ordinance is intended to lessen the surface water quality impacts of development and redevelopment using smart growth practices, and the integration of LID practices and standards for stormwater pollution mitigation.

Since the Low Impact Development (LID) program is relatively new to the industry, it is taking four to six plan checks to get the development plans approved, when the existing fee only covers one plan check. Therefore, the cost of the plan checking services is exceeding the amount of the fee received. On average, each plan check is approximately \$700 to \$800.

Staff checked with six surrounding cities and inquired on their NPDES/LID plan checking fees. Four out of the six cities, charge the actual cost for plan checking and inspection services. The process in general is as follows: The developer submits plans to the City and the consultant plan checks on behalf of the City.

Report Submitted By: Noe Negrete, Director
Department of Public Works

Date of Report: February 1, 2017

ITEM NO. 7

Once the plans have been approved by the consultant, the developer is charged for the full amount (time and materials) for plan checking services by the consultant. Once the project is under construction, the consultant performs monthly inspections to ensure the plans are being complied with. The City will invoice the developer /owner the costs of the inspection prior to signing off on the Certificate of Occupancy for the development. On average, the construction inspection costs are \$1,000 per site per month. Recouping the cost of the plan checking and inspection services will offset the majority of LID expenditures related to development and increase revenues.

Staff recommends setting the fee at actual cost(s) and obtaining a \$1,700 deposit to perform Stormwater (NPDES/LID) plan check and Inspection.

FISCAL IMPACT

Staff recommends setting the fee at actual cost and obtaining a \$1,700 deposit to perform Stormwater (NPDES/LID) Plan Check and Inspection. The \$1,700 deposit is the average cost of the first plan check and inspection of the development. Recouping the cost of the plan checking and inspection services will offset the majority of LID expenditures related to development and increase revenues.



Thaddeus McCormack
City Manager

Attachments:

1. Resolution No. 9535
2. Ordinance No. 1055

RESOLUTION NO. 9535

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA FE SPRINGS
SETTING AND REVISING STORMWATER
PLAN CHECK AND INSPECTION FEE**

The City Council of the City of Santa Fe Springs does resolve as follows:

Section 1: The City hereby establishes a fee for Stormwater Plan Check and Inspection services set forth as the actual cost of the services and obtaining a deposit in the amount of \$1,700.

Section 2: Said Stormwater Plan Check and Inspection fee shall be effective on June 1, 2017 and supersede all previously established fees for said services.

Section 3: The Stormwater Plan Check and Inspection fee does not exceed the actual and reasonable cost of providing the services for which each fee is charged.

Section 4: The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 9th day of February, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY OF SANTA FE SPRINGS

By: _____
William K. Rounds, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

ORDINANCE NO. 1055

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING TITLE 5 OF THE CITY CODE BY REPEALING AND REPLACING CHAPTER 52 TO ESTABLISH LOW IMPACT DEVELOPMENT REQUIREMENTS FOR NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS

WHEREAS, the Municipal Separate Storm Sewer System (MS4) Permit (Order No. R-2012-0175) was adopted by the Los Angeles Region of the California Regional Water Quality Control Board on November 8, 2012; and

WHEREAS, cities electing to prepare a Watershed Management Program or an Enhanced Watershed Management Program pursuant to said Permit are required to adopt a Low Impact Development ("LID") Ordinance to lessen the impacts on surface water from development by using smart growth practices, and are required to integrate LID practices and standards for storm water pollution mitigation for new development and redevelopment projects; and

WHEREAS, LID consists of building and landscape features designed to retain or filter storm water runoff; and

WHEREAS, since February 26, 2012, the City has worked in conjunction with the Gateway Water Management Authority on the development of a LID Ordinance,

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

SECTION 1. Chapter 52 of the City Code is hereby repealed, provided, however, that such repeal shall not affect or excuse any violation of Chapter 52 occurring prior to the effective date of this Ordinance. A new Chapter 52 is hereby added to read as set forth in Exhibit "A", attached hereto, which exhibit is incorporated by reference herein.

SECTION 2. The City has determined that the adoption of this Ordinance will not have a significant effect on the environment. Such action is therefore categorically exempt from CEQA requirements, pursuant to Section 15061 of the CEQA Guidelines. Staff is hereby directed to prepare and post a notice of exemption pursuant to Section 15062 of the CEQA Guidelines.

SECTION 3. 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.

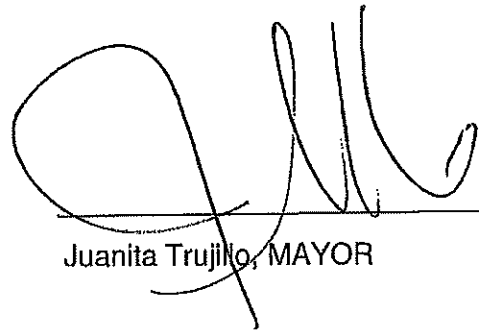
SECTION 4. The Deputy City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed no later than fifteen (15) days after passage hereof.

PASSED, APPROVED, and ADOPTED THIS 22nd day of May 2014.

AYES:

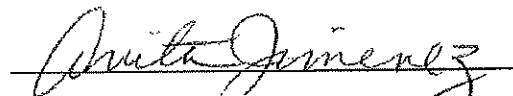
NOES:

ABSENT:



Juanita Trujillo, MAYOR

ATTEST:



Anita Jimenez, DEPUTY CITY CLERK

EXHIBIT "A"

52.01 Title.

This chapter shall be known as the City's Stormwater Management and Discharge Control ordinance.

52.02 Findings.

A. The federal Clean Water Act (33 U.S.C. Section 1251, *et seq.*) provides for the regulation and reduction of pollutants discharged into the waters of the United States by extending National Pollutant Discharge Elimination System ("NPDES") requirements to stormwater and urban runoff discharge into municipal storm drain systems;

B. Stormwater and urban runoff flows from individual properties onto streets, then through storm drains passing through the City and finally into the waters of the United States;

C. The City of Santa Fe Springs is a co-permittee under the "Waste Discharge Requirements for Municipal Separate Storm Sewer System ("MS4") discharges within the Coastal Watersheds of Los Angeles County, except those discharges originating from the City of Long Beach MS4, which also serves as a NPDES Permit under the federal Clean Water Act (NPDES No. CAS614001), as well as waste discharge requirements under California law (the Municipal NPDES Permit") and, as a co-permittee under the Municipal NPDES Permit, the City is required to adopt ordinances and implement procedures with respect to the entry of non-stormwater discharges into the municipal stormwater system;

D. Part III, Section A of the Municipal NPDES Permit requires the City to effectively prohibit non-stormwater discharges from within its boundaries, into that portion of the MS4 which it owns or operates and into watercourses, except where such discharges are: (1) in compliance with a separate individual or general NPDES permit, or (2) identified and in compliance with Part III.A (non-stormwater discharges) of the Municipal NPDES Permit, or (3) originate from federal, state or other facilities which the City is preempted from regulating, and further provides that compliance with the terms of the Municipal NPDES Permit through the development and implementation of the programs described in the Municipal NPDES Permit will constitute compliance with the discharge prohibition in the Municipal NPDES Permit;

E. Part VI, Section A.2 of the Municipal NPDES Permit requires the City to establish and maintain the legal authority necessary to control discharges to and from those portions of the MS4 over which it has jurisdiction, so as to comply with the Municipal NPDES Permit and to specifically prohibit certain discharges identified in the Municipal NPDES Permit;

F. The Municipal NPDES Permit contemplates the development of a Watershed Management Program in which the City will participate, which will in turn require the development and the implementation of programs for, among other things, the elimination of illicit connections and illicit discharges, development planning, development construction, and public information and education requirements, and which may require the later adoption of additional legal authority to implement such programs as they are developed by the permittees and approved by the Regional Board;

G. In order to control, in a cost-effective manner, the quantity and quality of stormwater and urban runoff to the maximum extent practicable, the adoption of the ordinance codified in this chapter is essential.

52.03 Purpose and Intent.

A. The purpose of this chapter is to ensure the future health, safety and general welfare of the citizens of the City and the water quality of the receiving waters of the County of Los Angeles and surrounding coastal areas by:

1. Reducing pollutants in stormwater discharges to the maximum extent practicable;
2. Regulating illicit connections and illicit discharges and reducing the level of contamination of stormwater and urban runoff in the municipal stormwater system; and system.
3. Regulating non-stormwater discharges to the municipal stormwater

B. The intent of this chapter is to protect and enhance the quality of watercourses, water bodies, and wetlands within the City in a manner consistent with the federal Clean Water Act, the California Porter-Cologne Water Quality Control Act and the Municipal NPDES Permit.

C. This chapter is also intended to provide the City with the legal authority necessary to control discharges to and from those portions of the municipal stormwater system over which it has jurisdiction as required by the Municipal NPDES Permit, and fully and timely comply with the terms of the Municipal NPDES Permit while the Watershed Management Program is being developed by the permittees under the Municipal NPDES Permit, and in contemplation of the subsequent amendment of this chapter or adoption by the City of additional provisions of this chapter to implement the subsequently adopted Watershed Management Program, or other programs developed under the Municipal NPDES Permit.

D. This chapter also sets forth requirements for the construction and operation of certain commercial development, new development and redevelopment and other projects (as further defined herein) which are intended to ensure compliance with the stormwater mitigation measures prescribed in the current MS4 Permit. This chapter authorizes the Director to define and adopt applicable best management practices and other stormwater pollution control measures, as provided herein, to carry out all

inspections including entering entities discharging to the MS4, conduct surveillance, conduct monitoring, cite infractions and to impose fines pursuant to this chapter. Except as otherwise provided herein, the Director shall administer, implement and enforce the provisions of this section.

E. The City Council shall approve and enter into interagency agreements as deemed necessary by the City Council to control the contribution of pollutants of the shared MS4.

52.04 Definitions.

Except as specifically provided herein, any term used in this chapter shall be defined as that term is defined in the current Municipal NPDES Permit, or if it is not specifically defined in the Municipal NPDES Permit, then as such term is defined in the Federal Clean Water Act, as amended, or the regulations promulgated thereunder. If the definition of any term contained in this section conflicts with the definition of the same term in the current Municipal NPDES Permit, then the definition contained in the Municipal NPDES Permit shall govern. The following words and phrases shall have the following meanings when used in this chapter:

"Area susceptible to runoff" means any surface directly exposed to precipitation or in the path of runoff caused by precipitation which path leads off the parcel on which the surface is located.

"Automotive service facilities" means a facility that is categorized in any one of the following Standard Industrial Classification (SIC) and North American Industry Classification System (NAICS) codes. For inspection purposes, Permittees need not inspect facilities with SIC codes 5013, 5014, 5511, 5541, 7532-7534, and 7536-7539 provided that these facilities have no outside activities or materials that may be exposed to stormwater

"Best Management Practices (BMPs)" means practices or physical devices or systems designed to prevent or reduce pollutant loading from stormwater or non-stormwater discharges to receiving waters, or designed to reduce the volume of stormwater or non-stormwater discharged to the receiving water. Examples of BMPs may include public education and outreach, proper planning of development projects, proper cleaning of catch basin inlets, and proper sludge- or waste-handling and disposal, among others.

"Biofiltration" means a LID BMP that reduces stormwater pollutant discharges by intercepting rainfall on vegetative canopy, and through incidental infiltration and/or evapotranspiration, and filtration. Incidental infiltration is an important factor in achieving the required pollutant load reduction. Therefore, the term "biofiltration" as used in this chapter is defined to include only systems designed to facilitate incidental infiltration or achieve the equivalent pollutant reduction as biofiltration BMPs with an underdrain (subject to approval by the Regional Board's Executive Officer). Biofiltration BMPs include bioretention systems with an underdrain and bioswales.

"Bioretention" means a LID BMP that reduces stormwater runoff by intercepting rainfall on vegetative canopy, and through evapotranspiration and infiltration. The bioretention system typically includes a minimum 2-foot top layer of a specified soil and compost mixture underlain by a gravel-filled temporary storage pit dug into the in-situ soil. As defined in this Ordinance, a bioretention BMP may be designed with an overflow drain, but may not include an underdrain. When a bioretention BMP is designed or constructed with an underdrain it is regulated by the Municipal NPDES Permit as biofiltration.

"Bioswale" means a LID BMP consisting of a shallow channel lined with grass or other dense, low-growing vegetation. Bioswales are designed to collect stormwater runoff and to achieve a uniform sheet flow through the dense vegetation for a period of several minutes.

"City" means the City of Santa Fe Springs, California.

"Clean Water Act (CWA)" means the Federal Water Pollution Control Act enacted in 1972, by Public Law 92-500, and amended by the Water Quality Act of 1987. The Clean Water Act prohibits the discharge of pollutants to Waters of the United States unless the discharge is in accordance with an NPDES permit.

"Commercial development" means any development on private land that is not heavy industrial or residential. The category includes, but is not limited to: hospitals, laboratories and other medical facilities, educational institutions, recreational facilities, plant nurseries, car wash facilities, mini-malls and other business complexes, shopping malls, hotels, office buildings, public warehouses and other light industrial complexes.

"Commercial Malls" means any development on private land comprised of one or more buildings forming a complex of stores which sells various merchandise, with interconnecting walkways enabling visitors to easily walk from store to store, along with parking area(s). A commercial mall includes, but is not limited to: mini-malls, strip malls, other retail complexes, and enclosed shopping malls or shopping centers

"Construction" means any construction or demolition activity, clearing, grading, grubbing, or excavation or any other activity that result in land disturbance. Construction does not include emergency construction activities required to immediately protect public health and safety or routine maintenance activities required to maintain the integrity of structures by performing minor repair and restoration work, maintain the original line and grade, hydraulic capacity, or original purposes of the facility. See "Routine Maintenance" definition for further explanation. Where clearing, grading or excavating of underlying soil takes place during a repaving operation, State General Construction Permit coverage by the State of California General Permit for Storm Water Discharges Associated with Industrial Activities or for Stormwater Discharges Associated with Construction Activities is required if more than one acre is disturbed or the activities are part of a larger plan

"Control" means to minimize, reduce, eliminate, or prohibit by technological, legal, contractual or other means, the discharge of pollutants from an activity or activities.

"Development" means any construction, rehabilitation, redevelopment or reconstruction of any public or private residential project (whether single family, multi-unit or planned unit development); industrial, commercial, retail and other nonresidential projects, including public agency projects; or mass grading for future construction. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

"Directly adjacent" means situated within two hundred (200) feet of the contiguous zone required for the continued maintenance, function, and structural stability of the environmentally sensitive area.

"Director" means the City's City Manager or his or her designee.

"Discharge" means when used without qualification the discharge of a pollutant. "Discharge of a pollutant" means any addition of any pollutant or combination of pollutants to waters of the United States from any point source or, any addition of any pollutant or combination of pollutants to the waters of the contiguous zone or the ocean from any point source other than a vessel or other floating craft which is being used as a means of transportation. The term discharge includes additions of pollutants into waters of the United States from: surface runoff which is collected or channeled by a state, municipality, or other person which do not lead to treatment works; and discharges through pipes, sewers, or other conveyances, leading into privately owned treatment works.

"Discharging" directly means outflow from a drainage conveyance system that is composed entirely or predominantly of flows from the subject, property, development, subdivision, or industrial facility, and not commingled with the flows from adjacent lands.

"Discretionary project" is defined in the same manner as Section 15357 of the Guidelines for Implementation of the California Environmental Quality Act contained in Title 14 of the California Code of Regulations, as amended, and means a project which requires the exercise of judgment or deliberation when the City decides to approve or disapprove a particular activity, as distinguished from situations where the City merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.

"Disturbed area" means an area that is altered as a result of clearing, grading, and/or excavation.

"Environmentally sensitive area (ESA)" means an area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments (California Public Resources Code § 30107.5). Areas subject to storm water mitigation requirements are areas designated as Significant Ecological Areas by the County of Los Angeles (Los Angeles County Significant Areas Study, Los Angeles County Department of Regional Planning (1976) and amendments); an area

designated as a Significant Natural Area by the California Department of Fish and Games Significant Natural Areas Program, provided that area has been field verified by the Department of Fish and Game; an area listed in the Basin Plan as supporting the Rare, Threatened, or Endangered Species (RARE) beneficial use; and an area identified by the City as environmentally sensitive.

"Flow-through treatment BMPs" means a modular, vault type "high flow biotreatment" devices contained within an impervious vault with an underdrain or designed with an impervious liner and an underdrain.

"Full Capture System" means any single device or series of devices, certified by the Executive Officer, that traps all particles retained by a 5 mm mesh screen and has a design treatment capacity of not less than the peak flow rate Q resulting from a one-year, one-hour storm in the sub-drainage area.

"Good housekeeping practices" means common practices related to the storage, use or cleanup of materials, performed in a manner that minimizes the discharge of pollutants. Examples include, but are not limited to, purchasing only the quantity of materials to be used at a given time, use of alternative and less environmentally harmful products, cleaning up spills and leaks, and storing materials in a manner that will contain any leaks or spills.

"General Construction Activities Storm Water Permit (GCASP)" means the general NPDES permit adopted by the State Board which authorizes the discharge of stormwater from construction activities under certain conditions.

"General Industrial Activities Storm Water Permit (GIASP)": means the general NPDES permit adopted by the State Board which authorizes the discharge of stormwater from certain industrial activities under certain conditions.

"Green Roof" means a LID BMP using planter boxes and vegetation to intercept rainfall on the roof surface. Rainfall is intercepted by vegetation leaves and through evapotranspiration. Green roofs may be designed as either a bioretention BMP or as a biofiltration BMP. To receive credit as a bioretention BMP, the green roof system planting medium shall be of sufficient depth to provide capacity within the pore space volume to contain the design storm depth and may not be designed or constructed with an underdrain.

"Hillside" means property located in an area with known erosive soil conditions, where the development contemplates grading on any natural slope that is twenty-five percent (25%) or greater and where grading contemplates cut or fill slopes.

"Illicit connection" means any human-made conveyance that is connected to the storm drain system without a permit, excluding gutters, roof-drains and other similar connections. Examples include channels, pipelines, conduits, inlets or outlets that are connected directly to the storm drain system.

"Illicit discharge" means any discharge to the storm drain system that is prohibited under local, state or federal statutes, ordinances, codes or regulations. This

includes all non-stormwater discharges except discharges pursuant to a separate NPDES permit and discharges that are exempted or conditionally exempted in accordance with Part III the Municipal NPDES permit.

"Industrial/Commercial Facility" means any facility involved and/or used in the production, manufacture, storage, transportation, distribution, exchange or sale of goods and/or commodities, and any facility involved and/or used in providing professional and non-professional services. This category of facilities includes, but is not limited to, any facility defined by either the Standard Industrial Classifications (SIC) or the North American Industry Classification System (NAICS). Facility ownership (federal, state, municipal, private) and profit motive of the facility are not factors in this definition.

"Industrial Park" means land development that is set aside for industrial development. Industrial parks are usually located close to transport facilities, especially where more than one transport modalities coincide: highways, railroads, airports, and navigable rivers. It includes office parks, which have offices and light industry.

"Infiltration BMP" means a LID BMP that reduces stormwater runoff by capturing and infiltrating the runoff into in-situ soils or amended onsite soils. Examples of infiltration BMPs include infiltration basins, dry wells, and pervious pavement.

"Infiltration" means the downward entry of water into the surface of the soil.

"Low Impact Development (LID)" consists of building and landscape features designed to retain or filter stormwater runoff.

"Material" means any substance including, but not limited to: garbage and debris; lawn clippings, leaves, and other vegetation; biological and fecal waste; sediment and sludge; oil and grease; gasoline; paints, solvents, cleaners, and any fluid or solid containing chemicals.

"Municipal NPDES Permit" means the Waste Discharge Requirements for Municipal Storm Water and Urban Runoff Discharges within the County of Los Angeles, and the Incorporated Cities Therein, Except the City of Long Beach (Order No. R4-2012-0175), NPDES Permit No. CAS00401, issued by the California Regional Water Quality Control Board—Los Angeles Region, and any successor permit to that permit.

"Municipal Separate Storm Sewer System (MS4)" means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains):

1. Owned or operated by a state, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to waters of the United States;

2. Designed or used for collecting or conveying stormwater;
3. Which is not a combined sewer; and
4. Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR Section 122.2.

"New development" means land-disturbing activities; structural development, including construction or installation of a building or structure, creation of impervious surfaces; and land subdivision.

"Non-stormwater discharge" means any discharge to a municipal stormwater system that is not composed entirely of stormwater.

"NPDES permit" means any waste discharge requirements issued by the Regional Board or the State Water Resources Control Board in the form of an NPDES permit pursuant to Water Code Section 13370 (other than the Municipal NPDES Permit).

"Outfall" means a point source as defined by 40 CFR 122.2 at the point where a municipal separate storm sewer discharges to waters of the United States and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels or other conveyances with connect segments of the same stream or other waters of the United States and are used to convey waters of the United States. (40 CFR Section 122.26(b)(9))

"Parking lot" means land area or a facility for the parking or storage of motor vehicles used for businesses, commerce, industry or personal use with a lot size of five thousand (5,000) square feet or more of surface area, or with twenty-five (25) or more parking spaces.

"Planning priority projects" means those projects specified in Section 52-11 of this chapter that are required to incorporate appropriate storm water mitigation measures into the design plan for their respective projects.

"Pollutant" means those pollutants defined in Section 502(6) of the federal Clean Water Act (33 U.S.C. Section 1362(6)), or incorporated into California Water Code Section 13373. Examples of pollutants include, but are not limited to the following:

1. Commercial and industrial waste (such as fuels, solvents, detergents, plastic pellets, hazardous substances, fertilizers, pesticides, slag, ash and sludge);
2. Metals such as cadmium, lead, zinc, copper, silver, nickel, chromium, and nonmetals such as phosphorus and arsenic;
3. Petroleum hydrocarbons (such as fuels, lubricants, surfactants, waste oils, solvents, coolants and grease);

4. Excessive eroded soils, sediment and particulate materials in amounts which may adversely affect the beneficial use of the receiving waters, flora or fauna of the state;
5. Animal wastes (such as discharge from confinement facilities, kennels, pens, recreational facilities, stables and show facilities);
6. Substances having characteristics such as pH less than six or greater than nine, or unusual coloration or turbidity, or excessive levels of fecal coliform, or fecal streptococcus, or enterococcus;

The term "pollutant" shall not include uncontaminated stormwater, potable water or reclaimed water generated by a lawfully permitted water treatment facility.

"Project" means all development, redevelopment, and land disturbing activities. The term is not limited to "Project" as defined under CEQA (California Public Resources Code Section 21065).

"Rainfall Harvest and Use" means a LID BMP system designed to capture runoff, typically from a roof but can also include runoff capture from elsewhere within the site, and to provide for temporary storage until the harvested water can be used for irrigation or non-potable uses. The harvested water may also be used for potable water uses if the system includes disinfection treatment and is approved for such use by the local building department (Order No. R4-2012-0175).

"Receiving Water" means "water of the United States" into which waste and/or pollutants are or may be discharged.

"Redevelopment" means land-disturbing activity that result in the creation, addition, or replacement of 5,000 square feet or more of impervious surface area on an already developed site. Redevelopment includes, but is not limited to: the expansion of a building footprint; addition or replacement of a structure; replacement of impervious surface area that is not part of routine maintenance activity; and land disturbing activity related to structural or impervious surfaces. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety.

"Regional Board" means the California Regional Water Quality Control Board—Los Angeles Region.

"Restaurant" means a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption. (SIC Code 5812).

"Retail gasoline outlet" means any facility engaged in selling gasoline and lubricating oils.

"Routine Maintenance" includes, but is not limited to projects conducted to:

1. Maintain the original line and grade, hydraulic capacity, or original purpose of the facility.
2. Perform as needed restoration work to preserve the original design grade, integrity and hydraulic capacity of flood control facilities.
3. Includes road shoulder work, regrading dirt or gravel roadways and shoulders and performing ditch cleanouts.
4. Update existing lines and facilities, which include replacing existing lines with new materials or pipes, to comply with applicable codes, standards, and regulations regardless if such projects result in increased capacity.
5. Repair leaks.

Routine maintenance does not include construction of new lines or facilities resulting from compliance with applicable codes, standards and regulations.

"Runoff" means any runoff including storm water and dry weather flows from a drainage area that reaches a receiving water body or subsurface. During dry weather it is typically comprised of base flow either contaminated with pollutants or uncontaminated, and nuisance flows.

"Site" means the land or water area where any facility or activity is physically located or conducted, including adjacent land used in connection with the facility or activity.

"Source control BMP" means any schedule of activities, prohibition of practices, maintenance procedures, managerial practices or operational practices that aim to prevent stormwater pollution by reducing the potential for contamination at the source of pollution.

"Standard urban stormwater mitigation plan" or "SUSMP" means a report submitted by an applicant for approval by the Director prior to issuance of a building, grading, planning or similar permit outlining the necessary LID requirements and BMPs which must be incorporated into design plans for development or redevelopment projects.

"Storm Drain System" means any facility or any parts of the facility, including streets, gutters, conduits, natural or artificial drains, channels and watercourse that are used for the purpose of collecting, storing, transporting or disposing of stormwater and are located within the City.

"Stormwater runoff" means that part of precipitation (rainfall) which travels via flow across a surface to the MS4 or receiving waters from impervious, semi-pervious or pervious surfaces. When all other factors are equal, runoff increases as the perviousness of a surface decreases.

"Structural BMP" means any structural facility designed and constructed to mitigate the adverse impacts of stormwater and urban runoff pollution (e.g. canopy, structural enclosure). Structural BMPs may include both treatment control BMPs and source control BMPs.

"Treatment" means the application of engineered systems that use physical, chemical or biological processes to remove pollutants. Such processes include, but are not limited to, filtration, gravity settling, media adsorption, biodegradation, biological uptake, chemical oxidation and UV radiation.

"Treatment control BMP" means any engineered system designed to remove pollutants by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological or chemical process.

"Urban runoff" means surface water flow produced by non-stormwater resulting from residential, commercial and industrial activities involving the use of potable and nonpotable water.

52.05 Construction and application.

This chapter shall be construed to assure consistency with the requirements of the federal Clean Water Act and acts amendatory or supplementary to the Federal Clean Water Act, applicable implementing regulations, and the Municipal NPDES Permit, and any amendment, revision or reissuance of the Municipal NPDES Permit.

52.06 No taking.

The provisions of this chapter shall not operate to deprive any property owner of substantially all of the market value of such owner's property or otherwise constitute an unconstitutional taking without compensation.

52.07 Prohibited activities.

A. Illicit Discharges and Connections. It is prohibited to commence, establish, use, maintain or continue any illicit connections to the MS4 or any illicit discharges to the MS4. This prohibition against illicit connections applies to the use, maintenance or continuation of any illicit connection, whether that connection was established prior to or after the effective date of this chapter.

B. Littering. No person shall throw, deposit, place, leave, maintain, keep or permit to be thrown, deposited, placed, left or maintained or kept, any refuse, rubbish, garbage, or any other discarded or abandoned objects, articles or accumulations, in or upon any street, alley, sidewalk, storm drain, inlet, catch basin conduit or drainage structure, business place, or upon any or private plot of land in the City, so that the same might be or become a pollutant. No person shall throw or deposit litter in any fountain, pond, lake, stream, or other body of water within the City. This section shall

not apply to refuse, rubbish or garbage deposited in containers, bags or other appropriate receptacles which are placed in designated locations for regular solid waste pick-up and disposal.

C. Disposal of Landscape Debris. No person shall dispose of leaves, dirt, or other landscape debris into the municipal separate stormwater system.

D. Non-stormwater Discharges. The following non-stormwater discharges into the MS4 are prohibited unless in compliance with a separate NPDES permit or pursuant to a discharge exemption by the Regional Board, the Regional Board's Executive Officer, or the State Water Resources Control Board:

1. The discharge of untreated wash waters to the MS4 when gas stations, auto repair garages, or other type of automotive service facilities are cleaned;
2. The discharge of untreated wastewater to the MS4 from mobile auto washing, steam cleaning, mobile carpet cleaning, and other such mobile commercial and industrial operations;
3. To the maximum extent practicable, discharges to the MS4 from areas where repair of machinery and equipment, including motor vehicles, which are visibly leaking oil, fluid or antifreeze, is undertaken;
4. Discharges of untreated runoff to the MS4 from storage areas of materials containing grease, oil, or other hazardous substances, and uncovered receptacles containing hazardous materials;
5. Discharges of commercial/municipal swimming pool filter backwash to the MS4;
6. Discharges of untreated runoff from the washing of toxic materials from paved or unpaved areas to the MS4; provided, however, that nonindustrial and noncommercial activities which incidentally generate urban runoff, such as the hosing of sidewalks, shall be excluded from this prohibition;
7. To the maximum extent practicable, discharges to the MS4 from washing impervious surfaces in industrial/commercial areas which results in a discharge of untreated runoff to the MS4, unless specifically required by state law, or the City's Municipal code, or Los Angeles County's Health and Safety Codes, or permitted under a separate NPDES permit;
8. Discharges from the washing out of concrete trucks into the MS4;
9. Discharges to the MS4 of any pesticide, fungicide or herbicide, banned by the USEPA or the California Department of Pesticide Regulation; or
10. The disposal of hazardous wastes into trash containers used for municipal trash disposal where such disposal causes or threatens to cause a direct or indirect discharge to the MS4.

E. Car Washing. No motor vehicle, boat, trailer, or other type of mobile transportation may be washed, other than at a commercial carwash, unless such vehicle is being washed by:

1. A resident at their residence using a hand-held bucket or a water hose equipped with an automatic shutoff nozzle as long as water does not flow onto

streets; or

2. A business that has an approved car wash facility for its fleet vehicles, provided that water does not flow onto streets.

52.08 Exempted discharges, conditionally exempted discharges or designated discharges.

A. Discharges from those activities specifically identified in, or pursuant to, Part III.A.1-3 of the Municipal NPDES Permit as being exempted discharges, conditionally exempted discharges or designated discharges shall not be considered a violation of this chapter; provided that, consistent with Part III.A.1-3 of the Municipal NPDES Permit:

1. Any applicable BMPs developed pursuant to the Municipal NPDES Permit are implemented to minimize any adverse impacts from such identified sources;

2. The discharger meets all notification, reporting and recordkeeping requirements; and

3. The discharge has conducted all applicable monitoring requirements.

B. Discharges in Violation of the Municipal NPDES Permit. Any discharge that would result in or contribute to a violation of the Municipal NPDES Permit, either separately or in combination with other discharges, is prohibited. Liability for any such discharge shall be the responsibility of the person(s) causing or responsible for the discharge, and such person(s) shall defend, indemnify and hold harmless the City from all losses, liabilities, claims or causes of actions in any administrative or judicial action relating to such discharge.

52.09 Good housekeeping provisions.

Owners and occupants of property within the City shall comply with the following requirements:

A. Septic Waste. No person shall leave, deposit, discharge, dump, or otherwise expose any chemical or septic waste to precipitation in an area where a discharge to City streets or MS4 may or does occur.

B. Use of Water. Runoff of water used for irrigation purposes shall be minimized to the maximum extent practicable. Runoff of water from the permitted washing down of paved areas shall be minimized to the maximum extent practicable.

C. Storage of Materials, Machinery and Equipment. Machinery or equipment that is to be repaired or maintained in areas susceptible to or exposed to stormwater, shall be placed in a manner so that leaks, spills and other maintenance-related pollutants are not discharged to the MS4.

D. Removal and Disposal of Debris from Industrial/Commercial Motor Vehicle Parking Lots. Industrial/commercial motor vehicle parking lots with more than twenty-five (25) parking spaces that are located in areas potentially exposed to stormwater shall be swept regularly or other equally effective measures shall be utilized to remove debris from such parking lots.

E. Food Wastes. Food wastes generated by nonresidential food service and food distribution sources shall be properly disposed of and in a manner so such wastes are not discharged to the MS4.

F. Best Management Practices. Best management practices shall be used in areas exposed to stormwater for the removal and lawful disposal of all fuels, chemicals, fuel and chemical wastes, animal wastes, garbage, batteries, or other materials which have potential adverse impacts on water quality.

G. Maintenance of Structural BMPs. Structural BMPs shall be properly operated and maintained, consistent with the approved SUSMP. Records and documentation of such maintenance shall be provided to the Director upon request.

52.10 Requirements for industrial/commercial and construction activities.

A. Industrial/Commercial and Construction Related Dischargers Generally. Each discharger associated with industrial/commercial activity or construction activity, or other discharger described in any general NPDES permit addressing such discharges, as may be issued by the U.S. Environmental Protection Agency, the State Water Resources Control Board, or the Regional Board shall comply with all requirements of such NPDES permit and the City's development construction program. Each discharger identified in an individual NPDES permit shall comply with and undertake all activities required by such permit. Proof of compliance with any such NPDES permit and the City's development construction program may be required in a form acceptable to the Director prior to the issuance of any grading, building or occupancy permits, or any other type of permit or license issued by the City.

B. Source Control BMPs for Industrial/Commercial Facilities. Industrial/commercial facilities shall implement the effective source control BMPs listed in Table 10 of Part VI.D.6.f. of the Municipal NPDES Permit, unless a particular pollutant generating activity does not occur on a facility's site.

52.11 Standard urban stormwater mitigation plan (SUSMP) and low impact development (LID) requirements for new development and redevelopment projects.

a. Objective. Pursuant to Part VI.D.7.b of the Municipal NPDES Permit, the provisions of this section establish requirements for construction activities and facility operations of development and redevelopment projects to comply with the current Municipal NPDES Permit to lessen the water quality impacts of development by using smart growth practices and integrate LID practices and standards for stormwater pollution mitigation through means of infiltration, evapotranspiration, biofiltration, and rainfall harvest and use. Except as otherwise provided herein, the City shall administer,

implement and enforce the provisions of this section.

b. Scope. This section contains requirements for stormwater pollution control measures in development and redevelopment projects and authorizes the City to further define and adopt stormwater pollution control measures, and to develop LID principles and requirements, including but not limited to the objectives and specifications for integration of LID strategies. As specified in this section, certain Planning Priority Projects shall meet the requirements of this section through the preparation and submittal of a standard urban stormwater mitigation plan (SUSMP), which shall include the applicable LID requirements set forth in this section as an element of the SUSMP.

c. Applicability – Planning Priority Projects. The following development and redevelopment projects shall be designated as Planning Priority Projects, which are subject to City conditioning and approval for the design and implementation of post-construction controls to mitigate storm water pollution prior to completion of the projects, and shall meet the requirements of this section:

(1) New Development Projects.

- a. All development projects equal to one (1) acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area.
- b. Industrial parks 10,000 square feet or more of surface area.
- c. Commercial malls 10,000 square feet or more of surface area
- d. Retail gasoline outlets with 5,000 square feet or more of surface area.
- e. Restaurants (Standard Industrial Classification (SIC) of 5812) with 5,000 square feet or more of surface area.
- f. Parking lots with 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces.
- g. Streets and roads construction of 10,000 square feet or more of impervious surface area. Street and road construction applies to standalone streets, roads, highways, and freeway projects, and also applies to streets within larger projects.
- h. Automotive service facilities (Standard Industrial Classification (SIC) of 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) 5,000 square feet or more of surface area.
- i. Projects located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area (ESA), where the

development will:

1. Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and
2. Create 2,500 square feet or more of impervious surface area.

j. Single-family hillside homes.

(2) Redevelopment Projects

a. Land disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site on Planning Priority Project categories.

b. Where Redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, the entire project must be mitigated.

c. Where Redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction stormwater quality control requirements, only the alteration must be mitigated, and not the entire development.

d. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of facility or emergency redevelopment activity required to protect public health and safety. Impervious surface replacement, such as the reconstruction of parking lots and roadways which does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity. Redevelopment does not include the repaving of existing roads to maintain original line and grade.

e. Existing single-family dwelling and accessory structures are exempt from the Redevelopment requirements unless such projects create, add, or replace 10,000 square feet of impervious surface area.

f. Specific Requirements. The site for every Planning Priority Project shall be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use. In addition, the following specific requirements apply:

1. New Single-Family Hillside Homes. A new single-

family hillside home development project shall include mitigation measures to:

- a. Conserve natural areas;
- b. Protect slopes and channels;
- c. Provide storm drain system stenciling and signage;
- d. Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
- e. Direct surface flow to vegetated areas before discharge, unless the diversion would result in slope instability.

2. Street and Road Construction of 10,000 square feet or more. Street and road construction of 10,000 square feet or more of impervious surface shall follow the City's Green Streets Manual developed by the Director and approved by City Council resolution. The City's Green Street Manual shall be based on the USEPA guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets (December 2008 EPA-833-F-08-009).

3. Remainder of Planning Priority Projects Require a SUSMP. Except for the projects listed in paragraphs (1) and (2) of subsection D of this section, all other Planning Priority Projects shall prepare and submit to the Director for review and approval a SUSMP which shall also contain LID requirements consistent with Parts VI.D.7.c and VI.D.7.d(iii) of the Municipal NPDES Permit. In addition, Planning Priority Projects subject to this paragraph (3) shall do the following:

a. Incorporate the SUSMP into Project Plans. An applicant for a Planning Priority Project identified in paragraph (3) of subsection D of this section shall incorporate into the applicant's project plans a Storm Water Mitigation Plan (SWMP), which includes those BMPs necessary to control storm water pollution from construction activities and facility operations, as set forth in the SUSMP applicable to the applicant's project. Structural or Treatment Control BMPs (including, as applicable, post- construction treatment control BMPs) set forth in project plans shall meet the design standards set forth in the SUSMP and the current Municipal NPDES Permit.

b. Verify Maintenance of BMPs. If a project applicant has included or is required to include structural or treatment control BMPs in project plans, the applicant shall provide verification of maintenance provisions. The verification shall include the applicant's signed statement, as part of its project application, accepting responsibility for all structural and treatment control BMP maintenance until such time, if any, the property is transferred.

E. Issuance of Discretionary Permits. No discretionary permit may be issued for any Planning Priority Project identified in this section until the Director confirms the project plans comply with the applicable requirements of this section.

F. Issuance of Certificates of Occupancy. As a condition for issuing a certificate of occupancy for a Planning Priority Project identified in this section, the Director shall require facility operators and/or owners to build all the stormwater pollution control BMPs and structural or treatment control BMPs that are shown on the approved project plans and to submit a signed certification statement stating that the site and all structural or treatment control BMPs will be maintained in compliance with the SUSMP and other applicable regulatory requirements.

G. Transfer of Properties Subject to Requirement for Maintenance of Structural and Treatment Control BMPs.

1. The transfer or lease of a property subject to a requirement for maintenance of structural and treatment control BMPs shall include conditions requiring the transferee and its successors and assigns to either (a) assume responsibility for maintenance of any existing structural or treatment control BMP or (b) to replace an existing structural or treatment control BMP with new control measures or BMPs meeting the then current standards of the City and the SUSMP. Such requirement shall be included in any sale or lease agreement or deed for such property. The condition of transfer shall include a provision that the successor property owner or lessee conduct maintenance inspections of all structural or treatment control BMPs at least once a year and retain proof of inspection.

2. For residential properties where the structural or treatment control BMPs are located within a common area which will be maintained by a homeowners association, language regarding the responsibility for maintenance shall be included in the projects conditions, covenants and restrictions (CC&Rs). Printed educational materials will be required to accompany the first deed transfer to highlight the existence of the requirement and to provide information on what stormwater management facilities are present, signs that maintenance is needed, and how the necessary maintenance can be performed. The transfer of this information shall also be required with any subsequent sale of the property.

3. If structural or treatment control BMPs are located within an area proposed for dedication to a public agency, said BMPs shall be the responsibility of the developer until the dedication is accepted by the public agency.

H. CEQA. Provisions of this section shall be complementary to, and shall not replace, any applicable requirements for stormwater mitigation required under the California Environmental Quality Act.

52.12 Enforcement.

A. Violations Deemed a Public Nuisance.

1. The following violations shall be deemed a public nuisance:
 - a. Any condition caused or permitted to exist in violation of any of the provisions of this chapter; or
 - b. Any failure to comply with any applicable requirement of either the SUSMP or an approved stormwater mitigation plan with respect to a property; or
 - c. Any false certification or verification, or any failure to comply with a certification or verification provided by a project applicant or the applicant's successor in interest; or
 - d. Any failure to properly operate and maintain any structural or treatment control BMP on a property in accordance with an approved stormwater mitigation plan or the SUSMP, is determined to be a threat to the public health, safety and welfare, is declared and deemed a public nuisance, and may be abated or restored by any Director, and a civil or criminal action to abate, enjoin or otherwise compel the cessation of such nuisance may be brought by the City Attorney.
2. The cost of such abatement and restoration shall be borne by the owner of the property and the cost shall be billed to the owner of the property, as provided by law or ordinance for the recovery of nuisance abatement costs,
3. If any violation of this chapter constitutes a seasonal and recurrent nuisance, the Director shall so declare. The failure of any person to take appropriate annual precautions to prevent stormwater pollution after written notice of a determination under this section shall constitute a public nuisance and a violation of this chapter.

B. Concealment. Causing, permitting, aiding, abetting or concealing a violation of any provision of this chapter shall constitute a violation of such provision.

C. Civil Actions. In addition to any other remedies provided in this chapter, any violation of this chapter may be enforced by civil action brought by the City. In any such action, the City may seek any or all of the following remedies:

1. A temporary and/or permanent injunction;
2. Assessment of the violator for the costs of any investigation, inspection or monitoring survey which led to the establishment of the violation, and for the reasonable costs of preparing and bringing legal action under this section;
4. Costs incurred in removing, correcting or terminating the adverse effects resulting from violation;
5. Compensatory damages for loss or destruction to water quality, wildlife,

fish and aquatic life.

D. Administrative Enforcement Powers. In addition to the other enforcement powers and remedies established by this chapter, the Director has the authority to utilize the following administrative remedies:

1. Cease and Desist Orders. When a discharge has taken place or is likely to take place in violation of this chapter, the Director may issue an order to cease and desist such discharge, or practice or operation likely to cause such discharge and direct that those persons not complying shall: (a) comply with the requirement; (b) comply with a time schedule for compliance; and (c) take appropriate remedial or preventive action to prevent the violation from recurring.
2. Notice to Clean. Whenever the Director finds any oil, earth, debris, grass, weeds, dead trees, tin cans, rubbish, refuse, waste or any other material of any kind, in or upon the sidewalk abutting or adjoining any parcel of land, or upon any parcel of land or grounds, which may result in pollutants entering the MS4 or a non-stormwater discharge to the MS4, he or she may give notice to the owner or occupant of the adjacent property to remove such oil earth, debris, grass, weeds, dead trees, tin cans, rubbish, refuse, waste or other material, in any manner that he or she may reasonably provide. The recipient of such notice shall undertake the activities as described in the notice.

E. Penalties. Violation of this chapter shall be punishable as provided in Chapter 1.16 of this code. Each day that a violation continues shall constitute a separate offense.

F. Permit Revocation. To the extent the City makes a provision of this chapter or any identified BMP a condition of approval to the issuance of a permit or license, any person in violation of such condition is subject to the permit revocation procedures set forth in this code.

G. Burden of Proof. In an enforcement action, the burden of proof shall be on the person who is the subject of such action to establish that the reduction or elimination of the discharge to the maximum extent practicable has been accomplished through compliance with the best management practices available, including applicable monitoring, notifications and reporting requirements.

H Remedies. Remedies under this chapter are in addition to and do not supersede or limit any and all other available remedies, civil or criminal. The remedies provided for in this chapter shall be cumulative and not exclusive.

A. Fees for Plan Reviews, Inspections, Violations Corrections and tasks associated with this Section shall be established by Resolution of the City Council.



Green Streets Manual

April 2014

SECTION 1 – INTRODUCTION

1.1 WHAT ARE GREEN STREETS?

Roads present many opportunities for green infrastructure application. One principle of green infrastructure involves reducing and treating stormwater close to its source. Urban transportation right-of-ways integrated with green techniques are often called "green streets." Green streets provide source controls for stormwater runoff and pollutant loads. In addition, green infrastructure approaches complement street facility upgrades, street aesthetic improvements, and urban tree canopy efforts that also make use of the right-of-way and allow it to achieve multiple goals and benefits. Using the right-of-way for treatment of stormwater runoff links green with grey infrastructure by making use of the engineered conveyance of roads and providing connections to conveyance systems when needed.

Green streets are beneficial for new road construction and retrofits. They can provide substantial economic benefits when used in transportation applications. Coordinating green infrastructure installation with broader transportation improvements can reduce the cost of stormwater management by including it within larger infrastructure improvements. A large municipal concern regarding green infrastructure use is maintenance access; using roads and right-of-ways as locations for green infrastructure not only addresses a significant pollutant source, but also alleviates access and maintenance concerns by using public space. Also, right-of-way installations allow for easy public maintenance.

Green streets can incorporate a wide variety of design elements including street trees, permeable pavements, bioretention, and swales. Although the design and appearance of green streets will vary, the functional goals are the same; provide source control of stormwater, limit its transport and pollutant conveyance to the collection system, restore pre-development hydrology to the maximum extent practicable, and provide environmentally enhanced roads. Successful application of green techniques will encourage soil and vegetation contact and infiltration and retention of stormwater.

1.2 WHY ARE GREEN STREETS BEING REQUIRED?

This Green Streets Manual provides guidance to comply with the MS4 Permit (Order Number R4-2012-0175) which requires that jurisdictions in Los Angeles County reduce contaminants in runoff to improve water quality in waterways. These requirements stem from the National Pollutant Discharge Elimination System (NPDES) requirements of the Clean Water Act (CWA).

The MS4 Permit requires Green Streets strategies to be implemented for transportation corridors. Transportation corridors represent a large percentage of the impervious area within Los Angeles and therefore generate a substantial amount of runoff from storm events. The altered flow regime from traditional roadways, increased runoff volume, and high runoff peak flows, are damaging to the environment and a risk to property downstream.

determine the types of controls that can be implemented. The initial step in selecting a stormwater tool is determining the available open space and constraints. Stormwater controls should be selected using the hierarchy represented in *Figure 1*, the site guidelines represented in *Table 2*, and the location opportunities listed in *Table 3*.

1.3.1 Site Considerations

Specific elements which should be given special consideration in the site assessment process for applicable Green Streets include:

- **Ownership of land adjacent to right of ways.** The opportunity to provide stormwater treatment may depend on the ownership of land adjacent to the right-of-way. Acquisition of additional right-of-way and/or access easements may be more feasible if land bordering the project is owned by relatively few land owners.
- **Location of existing utilities.** The location of existing storm drainage utilities can influence the opportunities for Green Streets Infrastructure. For example, stormwater planters can be designed to overflow along the curb-line to an existing storm drain inlet, thereby avoiding the infrastructure costs associated with an additional inlet. The location of other utilities may limit the allowable placement of BMPs to only those areas where a clear pathway to the storm drain exists.
- **Grade differential between road surface and storm drain system.** Some BMPs require more head from inlet to outlet than others; therefore, allowable head drop may be an important consideration in BMP selection. Storm drain elevations may be constrained by a variety of factors in a roadway project (utility crossings, outfall elevations, etc.) that cannot be overcome and may override stormwater management considerations.
- **Longitudinal slope.** The suite of BMPs which may be installed on steeper road sections is more limited. Specifically, permeable pavement and swales are more suitable for gentle grades. Other BMPs may be more readily terraced to be used on steeper slopes.
- **Soil suitability.** Infiltration BMPs require specific types of soil. The site assessment should determine the type of soils on the site and the infiltration rate of the soils if infiltration BMPs are proposed.
- **Potential access opportunities.** A significant concern with installation of BMPs in major right of ways is the ability to safely access the BMPs for maintenance considering traffic hazards. Vehicle travel lanes and specific areas potentially hazardous for maintenance crews should be identified during the site assessment. The Green Streets WQMP should provide subsequent steps to avoid placing BMPs in the identified hazardous areas.

1.3.2 Design Considerations

The drainage patterns of the project should be developed so that drainage can be routed to areas with BMP opportunities before entering storm drains. For example, if a median strip is present, a reverse crown should be considered, where allowed, so that stormwater can drain to a median swale. Likewise, standard peak-flow curb inlets should be located downstream of areas with potential for stormwater planters so that water can

volume. The primary alternative compliance option for applicable Green Streets projects is the completion of off-site mitigation projects. The proponent would implement a project to reduce stormwater pollution for other portions of roadway or similar land uses when being reconstructed to the project in the same hydrologic unit, ideally as close to the project as possible and discharging to the same outfall.

1.3.5 Infiltration Considerations

Appropriate soils, infiltration media, and infiltration rates should be used for infiltration BMPs. If infiltration is proposed, a complete geotechnical or soils report should be undertaken to determine infiltration rates, groundwater depth, soil toxicity and stability, and other factors that will affect the ability and the desirability of infiltration. At a minimum, the infiltration capacity of the underlying soils shall be deemed suitable for infiltration (0.3 inches per hour or greater), appropriate media should be used in the BMP itself, the groundwater shall be located at a depth of ten feet or greater.

Green Streets Manual

Table 2: BMP Selection by Street Context (Model for Living Streets Design Manual, 2011).

	STREET CONTEXT	BIORETENTION			DETENTION		PAVING	INLET PROTECTIONS		
		Swales	Planters	Vegetated Buffer Strips	Rain Gardens	Infiltration Trenches & Dry Wells		Storm Drain Inlet Screens	Storm Drain Filter Inserts	Pipe Filter Inserts
Commercial	Downtown Commercial		✓			✓		✓		✓
	Commercial Thoroughway		✓	✓		✓		✓		✓
	Neighborhood Commercial		✓	✓	✓	✓		✓		✓
	Downtown Residential	✓	✓		✓	✓		✓		✓
Residential	Residential Thoroughway	✓	✓		✓	✓		✓		✓
	Neighborhood Residential	✓	✓		✓	✓		✓		✓
	Industrial	✓	✓		✓	✓		✓		✓
Industrial And Mixed-Use	Mixed-Use		✓	✓	✓	✓		✓		✓
	Sidewalk Furniture Zone	✓	✓		✓	✓		✓		✓
Special	Park Edge	✓	✓		✓	✓		✓		✓
	Boulevard	✓	✓		✓	✓		✓		✓
	Ceremonial [Civic] Alley		✓			✓		✓		✓
Small	Shared Public Way		✓			✓		✓		✓
	Walk Street		✓	✓		✓		✓		✓

Green Streets Manual

	<p>Can be installed on the existing wall of a catch basin and on the curb side wall of a catch basin</p> <p>Minimum set-backs from foundations and slopes should be observed if the BMP is not lined</p>
Street Trees	<p>Can be placed on sidewalks, in furniture zones, and on medians</p> <p>Adequate spacing must be provided between trees and street lights, pedestrian lights, accessible parking spaces, bus shelters, awnings, canopies, balconies, and signs</p>

possible in smaller storm events. During large storm events, these systems may function as detention facilities and provide a limited amount of retention and infiltration.

Location and placement guidelines

Infiltration trenches and dry wells typically have small surface footprints so they are potentially some of the most flexible elements of landscape design. However, because they involve sub-surface excavation, these features may interfere with surrounding structures. Care needs to be taken to ensure that surrounding building foundations, pavement bases, and utilities are not damaged by infiltration features. Once structural soundness is ensured, infiltration features may be located under sidewalks and in sidewalk planting strips, curb extensions, roundabouts, and medians. When located in medians, they are most effective when the street is graded to drain to the median. Dry wells require less surface area than trenches and may be more feasible in densely developed areas.

Infiltration features should be sited on uncompacted soils with acceptable infiltration capacity. They are best used where soil and topography allow for moderate to good infiltration rates (0.3 inches per hour or better) and the depth to groundwater is at least 10 feet. Prior to design of any retention or infiltration system, proper soil investigation and percolation testing shall be conducted to determine appropriate infiltration design rates, depth to groundwater, and if soil will exhibit instability as a result of infiltration. Any site with potential for previous underground contamination shall be investigated. Infiltration trenches and dry wells can be designed as stand-alone systems when water quality is not a concern or may be combined in series with other stormwater tools.

Perforated pipes and piped inlets and outlets may be included in the design of infiltration trenches. Cleanouts should be installed at both ends of any piping and at regular intervals in long sections of piping, to allow access to the system. Access ports are recommended for both trenches and wells and can be combined with clean-outs. If included, the overflow inlet from the infiltration trench should be properly designed for anticipated flows.

2.3 PERMEABLE PAVEMENT



Figure 4: Permeable pavement during a storm event
(*Model for Living Streets Design Manual, 2011*).

Description

Permeable pavement is a system with the primary purpose of slowing or eliminating direct runoff by absorbing rainfall and allowing it to infiltrate into the soil. Permeable pavement also filters and cleans pollutants such as petroleum deposits on streets, reduces water volumes for existing overtaxed pipe systems, and decreases the cost of offsite or onsite downstream infrastructure. This BMP is impaired by sediment-laden run-on which diminishes its porosity. Care should be taken to avoid flows from landscaped areas reaching permeable pavement. Permeable pavement is, in certain situations, an alternative to standard pavement. Conventional pavement is designed to move stormwater off-site quickly. Permeable pavement, alternatively, accepts the water where it falls, minimizing the need for management facilities downstream.

that detain infiltrated water and provide structure for the road surface. Base material depths should be specified based on design load and the soils report.

Plazas, emergency roads, and other areas of limited vehicular access can also be paved with permeable pavement. Paving materials for these areas may include open cell paver blocks filled with stones or grass and plastic cell systems. Base material specifications may vary depending on the product used, design load, and underlying soils.

When used for pedestrian paths, sidewalks, and shared-use paths, appropriate materials include those listed above as well as rubber pavers and decomposed granite or something similar (washed or pore-clogging fine material). Pedestrian paths may also use broken concrete pavers as long as ADA requirements are met. Paths should drain into adjoining landscapes and should be higher than adjoining landscapes to prevent run-on. Pavement used for sidewalks and pedestrian paths should be ADA compliant, especially smooth, and not exceed a 2 percent slope or have gaps wider than 0.25 inches. In general, tripping hazards should be avoided.

Design considerations for permeable pavement include:

- The location, slope and load-bearing capacity of the street, and the infiltration rate of the soil;
- The amount of storage capacity of the base course;
- The traffic volume and load from heavy vehicles;
- The design storm volume calculations and the quality of water; and
- Drain rock, filter fabrics, and other subsurface materials.

Maintenance Guidelines

Maintenance of permeable pavement systems is essential to their continued functionality. Regular vacuuming and street sweeping should be performed to remove sediment from the pavement surface. The bedding and base material should be selected for long life and sufficient infiltration rates.

SECTION 3 – BIOTREATMENT

Biotreatment BMPs are landscaped, shallow depressions that capture and filter stormwater runoff. These types of BMPs are an increasingly common type of stormwater treatment device that are installed at curb level and filled with a bioretention type soil. They are designed as soil and plant-based filtration devices that remove pollutants through a variety of physical, biological, and chemical treatment processes. They typically consist of a ponding area, mulch layer, planting soils, and plants. Stormwater is directed to the system and pollutants are treated as the stormwater drains through the planting soil and either infiltrated or collected by an underdrain and directed to a collection system.

Biotreatment should only be used in cases where infiltration has been proven infeasible due to low infiltration rates, soil instability, high groundwater, or soil contamination.

3.2 FLOW-THROUGH PLANTERS



Figure 7: Flow-through planter (*Model for Living Streets Design Manual, 2011*).

Description

Flow-through planters are typically above-grade or at-grade with solid walls and a flow-through bottom. They are contained within an impermeable liner and use an underdrain to direct treated runoff back to the collection system. Where space permits, buildings can direct roof drains first to building-adjacent planters. Both underdrains and surface overflow drains are typically installed with building-adjacent planters.

At-grade street-adjacent planter boxes are systems designed to take street runoff and/or sidewalk runoff and incorporate bioretention processes to treat stormwater. These systems may or may not include underdrains.

Location and Placement Guidelines

Above-grade planters should be structurally separate from adjacent sidewalks to allow for future maintenance and structural stability per local department of public works' standards. At-grade planter systems can be installed adjacent to curbs within the frontage and/or furniture zones.

All planters should be designed to pond water for less than 48 hours after each storm. Flow-through planters designed to detain roof runoff can be integrated into a building's foundation walls, and may be either raised or at grade.

For at-grade planters, small localized depressions may be included in the curb opening to encourage flow into the planter. Following the inlet, a sump (depression) to capture sediment and debris may be integrated into the design to reduce sediment loadings.

3.4 VEGETATED BUFFER STRIPS

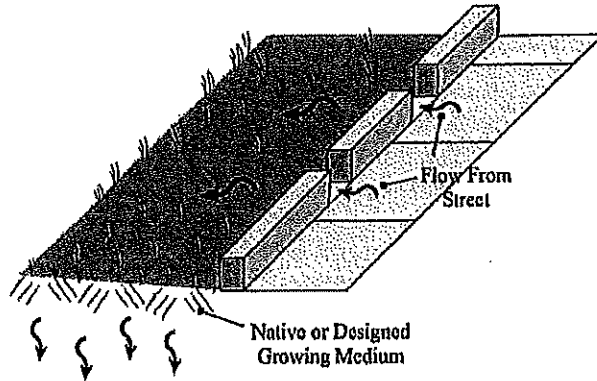


Figure 9: Vegetated buffer strip detail (*Model for Living Streets Design Manual, 2011*).

Description

Vegetated buffer strips are sloping planted areas designed to treat and absorb sheet flow from adjacent impervious surfaces. These strips are not intended to detain or retain water, only to treat it as a flow-through feature. They should not receive concentrated flow from swales or other surface features, or concentrated flow from pipes.

Location and Placement Guidelines

Vegetated buffer strips are well-suited to treating runoff from roads and highways, small parking lots, and pervious surfaces. They may be commonly used on multi-way boulevards, park edge streets, or sidewalk furniture zones with sufficient space. When selecting potential placement the need for supplemental irrigation should be considered. Vegetated buffers can also be situated so they serve as pre-treatment for another stormwater management feature, such as an infiltration BMP.

to ensure functionality. Note that most LA River drainage areas are already protected using connector pipe screens through collective systems.

- **Storm Drain Pipe Filter Insert:** The storm drain outlet pipe filter is designed to be installed on an existing outlet pipe or at the bottom of an existing catch basin with an overflow. This filter removes debris, particulates, and other pollutants from stormwater as it leaves the storm drain system. This BMP is less desirable than a protection system that prevents debris from entering the storm drain system because the system may become clogged with debris. Outlet pipe filters can be placed on existing curbside catch basins and flush grate openings. Regular maintenance is required and inspection should be performed rigorously. Because this filter is located at the outlet of a storm drain system, clogging with debris is not as apparent as with filters at street level. This BMP may be used as a supplemental filter with an inlet screen or inlet insert unit.

SECTION 6 – DEFINITIONS

Best Management Practice (BMP)

Operating methods and/or structural devices used to reduce stormwater volume, peak flows, and/or pollutant concentrations of stormwater runoff through evapotranspiration, infiltration, detention, filtration, and/or biological and chemical treatment.

Bioretention

Soil and plant-based retention practice that captures and biologically degrades pollutants as water infiltrates through sub-surface layers containing microbes that treat pollutants. Treated runoff is then slowly infiltrated and recharges the groundwater.

Conveyance

The process of water moving from one place to another.

Design Storm

A storm whose magnitude, rate, and intensity do not exceed the design load for a storm drainage system or flood protection project.

Detention

Stormwater runoff that is collected at one rate and then released at a controlled rate. The volume difference is held in temporary storage.

Filtration

A treatment process that allows for removal of solid (particulate) matter from water by means of porous media such as sand, soil, vegetation, or a man-made filter. Filtration is used to remove contaminants.

Furniture Zone

The furniture zone is the area which lies between the curb and pedestrian zones and is intended to house utilities and pedestrian amenities.

Hardscape

Impermeable surfaces, such as concrete or stone, used in the landscape environment along sidewalks or in other areas used as public space.

Infiltration

The process by which water penetrates into soil from the ground surface.

Permeability/Impermeability

The quality of a soil or material that enables water to move through it, determining its suitability for infiltration.

Retention

The reduction in total runoff that results when stormwater is diverted and allowed to infiltrate into the ground through existing or engineered soil systems.

SECTION 7 – REFERENCES

1. Los Angeles County. *Model for Living Streets Design Manual*. 2011.
2. U.S. Environmental Protection Agency (EPA). *Managing Wet Weather With Green Infrastructure Municipal Handbook: Green Streets*. December 2008.
3. Orange County. *Technical Guidance Document*. May 2011.

Irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 4. The Deputy City Clerk shall certify to the adoption of this Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed no later than fifteen (15) days after passage hereof.

PASSED, APPROVED, and ADOPTED THIS 22nd day of May 2014.

AYES:

NOES:

ABSENT:

Juanita Trujillo, MAYOR

ATTEST:

Anita Jimenez, DEPUTY CITY CLERK

BEST MANAGEMENT PRACTICES (BMPs).

Any activities, prohibitions, practices, procedures, programs or other measures designed to prevent or reduce the discharge of pollutants directly or indirectly into waters of the United States. BMPs shall include, but are not limited to, those measures specified in the California Stormwater Best Management Practice Handbooks for Municipal, Industrial/Commercial and Construction Activity; and those measures identified by the City Engineer and/or the Public Works Director.

CEQA. The California Environmental Quality Act, Cal. Pub. Res. Code §§ 21000 et seq., and the regulations thereunder.

CITY. The City of Santa Fe Springs.

CLEAN WATER ACT or CWA. The Federal Water Pollution Control Act, amended in 1977 as the Clean Water Act (Title 33 U.S.C. 1251 et seq.), and amended in 1987 to establish new controls on industrial and municipal stormwater discharges, and any and all subsequent amendments thereto.

CODE. The Municipal Code of the City of Santa Fe Springs.

CONSTRUCTION ACTIVITY. Clearing, grading or excavation that results in soil disturbance. **CONSTRUCTION ACTIVITY** does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility; nor does it include emergency construction activities required to immediately protect public health and safety.

CONTROL. To minimize, reduce or eliminate (by technological, legal, contractual or other means) the discharge of pollutants from an activity or activities.

DECHLORINATED/DEBROMINATED SWIMMING POOL DISCHARGES. Swimming pool discharges which have no measurable chlorine or bromine and do not contain any detergents, wastes or additional chemicals not typically found in swimming pool water. The term **SWIMMING POOL DISCHARGES** does not include swimming pool filter backwash.

DIRECTOR. The City of Santa Fe Springs Director of Public Works, or his or her designee.

DISCHARGE. Any release, spill, leak, disposal, flow, escape, leaching (including subsurface migration or deposition to groundwater), dumping or discarding of any liquid, semi-solid or solid substance, or combination thereof.

DISTURBED AREA. That area altered as a result of clearing, grading, and/or excavation of earth.

ENVIRONMENTALLY SENSITIVE AREA (ESA). An area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments (Cal. Pub. Res. Code § 30107.5). Areas subject to stormwater mitigation requirements are: areas designated as Significant Ecological Areas by the County of Los Angeles (Los Angeles County Significant Areas Study, Los Angeles County Department of Regional Planning (1976) and amendments); an area designated as a Significant Natural Area by the California Department of Fish and Game's Significant Natural Areas Program, provided that area has been field verified by the Department of Fish and Game; an area listed in the Basin Plan as supporting the Rare, Threatened, or Endangered Species (RARE) beneficial use; and an area identified by a permittee as environmentally sensitive.

HAZARDOUS SUBSTANCE. Any hazardous substance as that term is defined under Cal. Health and Safety Code §§ 25281(g), 25501(o) and 25501.1, and pursuant to Title 42, § 9601(14) of the United States Code; any **HAZARDOUS WASTE** as defined under Title 42, § 6903(5) of the United States Code, and under Cal. Health and Safety Code § 25550(p); any **HAZARDOUS MATERIAL** as defined under Cal. Health and Safety Code § 25501(n); any chemical the Governor of California has identified as one known to cause cancer or reproductive toxicity, pursuant to Cal. Health and Safety Code, § 25249.8; and any crude oil or refined or unrefined petroleum product, or any fraction or derivative thereof, and any asbestos or asbestos-containing material. The term **HAZARDOUS SUBSTANCE** includes any amendments to the above-referenced statutes and regulations.

NEW DEVELOPMENT PROJECT. A development project involving land disturbing activities, structural development (including the construction or installation of a new building or structure) and the creation of impervious surfaces resulting in one or more of the following new developments:

- (1) Ten or more unit homes (includes single family homes, multifamily homes, condominiums, and apartments);
- (2) A 100,000 or more square feet of impervious surface area industrial/commercial development (one acre or more starting on March 10, 2003);
- (3) Automotive service facilities (SIC 5013, 5014, 5541, 7532-7534, and 7536-7539);
- (4) Retail gasoline outlets;
- (5) Restaurants (SIC 5812);
- (6) Parking lots with 5,000 square feet or more of surface area or with 25 or more parking spaces;
- (7) Redevelopment projects in subject categories that meet Redevelopment thresholds as defined in this section;
- (8) Projects located in or directly adjacent to or discharging directly to an ESA, which meet thresholds as set forth in the city's Municipal NPDES Permit; and
- (9) Those projects that require the implementation of a site-specific plan to mitigate post-development stormwater for new development not requiring a SUSMP but which may potentially have adverse impacts on post-development stormwater quality, where the following project characteristics exist:

(a) Vehicle or equipment fueling areas;

(b) Vehicle or equipment maintenance areas, including washing and repair;

(c) Commercial or industrial waste handling or storage;

(d) Outdoor handling or storage of hazardous materials;

(e) Outdoor manufacturing areas;

(f) Outdoor food handling or processing;

(g) Outdoor animal care, confinement, or slaughter; or

(h) Outdoor horticulture activities.

NON-STORMWATER DISCHARGE/RUNOFF. Any discharge to a municipal storm drain system that is not composed entirely of stormwater.

NPDES. See **NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM.**

NPDES CONSTRUCTION PERMIT. A permit issued by the Regional Water Quality Control Board to owners/developers for construction activity on sites five or more acres in size, to prevent sediment and other pollutants from entering the storm drain system.

NPDES INDUSTRIAL PERMIT. A permit issued by the Regional Water Control Board to owners/operators of specific categories of industrial facilities identified in federal regulations, to discharge stormwater into the storm drain system.

NUISANCE. Anything that meets all of the following requirements:

(1) Is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property;

(2) Affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal; and

(3) Occurs during, or as a result of, the treatment or disposal of wastes.

REDEVELOPMENT. A land disturbing activity that results in the creation, addition, or replacement of at least 5,000 square feet or more of impervious surfaces on an already developed site. **REDEVELOPMENT** includes, but is not limited to, the expansion of a building footprint or addition or replacement of a structure; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related to structural or impervious surfaces. It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, nor does it include emergency construction activities required to immediately protect public health and safety. Existing single-family structures are exempt from the redevelopment requirements.

REGIONAL BOARD. The California Regional Water Quality Control Board, Los Angeles Region.

RESTAURANT. A stand-alone facility that sells prepared foods and drinks for immediate consumption, including stationary lunch counters and refreshments stands, selling prepared foods and drinks for immediate consumption.

RETAIL GASOLINE OUTLET. Any retail facility engaged in selling gasoline and lubricating oils.

RUNOFF. Any runoff, including stormwater and dry weather flows, that reaches a receiving water body or subsurface. During dry weather, it is typically comprised of many base flow components, either uncontaminated or contaminated with pollutants.

SOURCE CONTROL BMPs. Operational practices that prevent pollution by reducing potential pollutants at the source.

STATE BOARD. The State Water Resources Control Board.

STORM DRAIN SYSTEM. Streets, gutters, conduits, natural or artificial drains, channels and watercourses, or other facilities that are owned, operated, maintained or controlled by any permittee and used for the purpose of collecting, storing, transporting or disposing of storm water.

STORMWATER. Water originating in atmospheric moisture (rainfall or snowmelt) and falling onto land, water or other surfaces.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP). A plan required by and for which contents are specified in the state's General Permit for Storm Water Discharges Associated with Industrial Activities, and the General Permit for Storm Water Discharges Associated with Construction Activities. Its purpose is to help identify the sources of pollution that affect the quality of stormwater discharges from a site, and to describe and ensure the implementation of practices to reduce pollutants in stormwater discharges.

STORMWATER RUNOFF. Surface runoff and drainage associated with rain or other precipitation events.

USEPA. The United States Environmental Protection Agency.

WATERSHED MANAGEMENT AREA PLAN. A plan for implementation of permit requirements based on the Countywide Storm Water Management Plan ("SWMP"), but further addressing specific issues involving pollutants of concern and Best Management Practices unique to the specific Watershed Management Area. (Ord. 915, passed 1-12-01; Am. Ord. 929, passed 9-26-02)

§ 52.03 ILLICIT DISCHARGES AND CONNECTIONS.

(A) Except as otherwise permitted herein, all non-stormwater discharges to the municipal storm drain system are prohibited.

(B) No person shall cause, facilitate, or permit any illicit discharge to the municipal storm drain system.

(C) No person shall cause, facilitate or permit any discharge of washwaters to the municipal storm drain system in the performance of any maintenance or cleaning of a gas station, auto or truck repair garage or other similar auto or truck service facility.

(S) Exempted discharges. The following non-stormwater discharges are not considered illicit discharges, and are not prohibited by this chapter:

- (1) Natural springs and rising groundwater;
- (2) Flows from riparian habitats or wetlands;
- (3) Stream diversions, permitted by the State Board;
- (4) Uncontaminated groundwater infiltration [as defined by 40 CFR 35.2005(20)];
- (5) Flows from emergency firefighting activities;
- (6) Reclaimed and potable landscape irrigation runoff;
- (7) Potable drinking water supply and distribution system releases (consistent with American Water Works Association guidelines for dechlorination and suspended solids reduction practices);
- (8) Drains for foundations, footings, and crawl spaces;
- (9) Air conditioning condensate;
- (10) Dechlorinated/debrominated swimming pool discharges;
- (11) Dewatering of lakes and decorative fountains;
- (12) Non-commercial car washing by residents or by non-profit organizations;
- (13) Sidewalk rinsing.

(T) Any person who violates the terms of this section shall immediately commence all appropriate response action to investigate, assess, remove and/or remediate any pollutants discharged as a result of the

violation, and shall reimburse the city or other appropriate governmental agency, for all costs incurred in investigating, assessing, monitoring and/or removing, cleaning up, treating or remediating any pollutants resulting from the violation, including all reasonable attorneys' fees and environmental and related consulting fees incurred in connection therewith.

(U) In order to control the spilling, dumping or disposal of materials into the MS4, the following are prohibited:

- (1) Littering;
- (2) The disposal of leaves, dirt or other landscape debris into a storm drain;
- (3) The discharge to the MS4 of any pesticide, fungicide or herbicide banned by the ISOPIA or the California Department of Pesticide Regulation; and
- (4) The disposal of hazardous wastes into trash containers used for municipal trash disposal so as not to cause a discharge to the MS4.
(Ord. 915, passed 1-12-01; Am. Ord. 929, passed 9-26-02) Penalty, see § 52.99

§ 52.04 ILLICIT DISPOSAL.

No person or company shall spill, dump, dispose or place any material, other than storm water runoff, into any storm drain system, unless specifically permitted.
Penalty, see § 52.99

§ 52.05 CONSTRUCTION SITES REQUIRING A BUILDING PERMIT AND/OR A GRADING PLAN.

(A) Any person or company engaging in construction activity that requires an NPDES construction permit must demonstrate possession of such permit before grading and/or building permits can be issued. The NPDES permit shall be retained on site and shall be shown to city officers or inspectors at their request.

§ 52.09 FEES.

Fees to be charged for plan checking, monitoring and any other activities carried out by the city under this chapter shall be set by the City Council by resolution or minute action.

('64 Code, § 11B-9) (Ord. 851, passed 6-8-95)

ADMINISTRATION AND ENFORCEMENT**§ 52.20 RESPONSIBILITY FOR ADMINISTRATION.**

The responsibility for the administration, oversight and implementation of this chapter is delegated to the Director, and his or her authorized agent, deputy or representative.
(Ord. 915, passed 1-12-01)

§ 52.21 NOTIFICATION.

(A) *Immediate notification.* Any person who intentionally, negligently or otherwise violates any provision of this chapter resulting in a discharge of a pollutant or pollutants to the municipal storm drain system shall immediately:

(1) Notify the Director, or his or her designee, by telephone or in person; and

(2) Identify:

(a) The location of the discharge;

(b) The date and time of the discharge;

(c) The type, concentration and volume of pollutant discharged; and

(d) Any corrective action taken.

(B) *Written notification.* Written notification of such discharge information shall thereafter be

provided to the Director, or his or her designee, within 48 hours of the discharge.

(C) *Written report.* Within ten calendar days after any such discharge of a pollutant or pollutants, all persons violating this chapter shall file a detailed written report with the Director. This report should describe:

(1) The cause of the discharge;

(2) The date and time of the discharge;

(3) The type, concentration and volume of pollutant discharged;

(4) The location of the discharge;

(5) Any specific information necessary in connection with the location to fully explain the potential impacts from the discharge; and

(6) Any corrective action or other measures taken in connection with the discharge, including any measures taken to prevent similar discharges in the future. Submission of this written report shall not be deemed a waiver or release of any person for liability, fines or other obligations imposed under this chapter, or otherwise in this code, or under state or federal law.

(Ord. 915, passed 1-12-01) Penalty, see § 52.99

§ 52.22 LITTERING.

(A) No person shall discharge (or cause or permit to be discharged) any refuse, hazardous or infectious waste into the municipal storm drain system. This includes: discharges into any street, alley, alleyway, sidewalk, inlet, catch basin, or drainage structure or facility that are part of this system; and discharges onto any public or private property. The following exceptions apply:

(1) The discarding, depositing, disposal or placement of such waste material into containers, barrels and/or bins used for its proper containment and transportation; and

applications to the city. The Urban Runoff Mitigation Plan shall be submitted to the Director for review and approval and shall comply with all requirements of the city's Municipal NPDES Permit, including any applicable standard urban stormwater mitigation plan (SUSMP) or other similar plan, developed as a part of or pursuant to the city's Municipal NPDES Permit. Copies of the city's current Municipal NPDES Permit and any applicable SUSMP or other similar plan, are on file with the City Clerk and the Director for review.

(b) The Urban Runoff Mitigation Plan shall be designed to reduce projected runoff for the project through incorporation of design elements or principles, in accordance with the requirements set forth in the city's municipal NPDES permit and any applicable SUSMP or other similar plan. Applicants shall refer to the most recent edition of the Construction Best Management Practices Handbook, produced and published by the Stormwater Quality Task Force, for specific guidance on selecting Best Management Practices for reducing pollutants in stormwater runoff from urbanized areas. Urban runoff mitigation plans may include the development of a regional approach as a means of complying with Best Management Practices and any applicable numerical design standard or requirement, where such a regional approach is to be approved by both the Director and the Regional Board.

(6) *Numerical design criteria.* Post-construction Treatment Control BMPs for projects must incorporate, at a minimum, either a volumetric or flow based treatment control design standard, or both, as identified below to mitigate (infiltrate, filter or treat) stormwater runoff:

(a) *Volumetric treatment control BMP.*

1. The 85th percentile 24-hour runoff event determined as the maximized capture stormwater volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998); or

2. The volume of annual runoff based on unit based on unit basin storage water quality volume, to achieve 80% or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook Industrial/Commercial (1993); or

3. The volume of runoff produced from a 0.75 inch storm event, prior to its discharge to a stormwater conveyance system; or

4. The volume of runoff produced from a historical record based reference 24-hour rainfall criterion for treatment (0.75 inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

(b) *Flow based treatment control BMP.*

1. The flow of runoff produced from a rain event equal to at least 0.2 inches per hour intensity; or

2. The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for Los Angeles County; or

3. The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.

(7) *Applicability of numerical design criteria.* The numeric design criteria listed above shall apply to the following categories of projects required to design and implement postconstruction treatment controls to mitigate stormwater pollution:

(a) Single-family hillside residential developments of one acre or more of surface area;

(b) Housing developments (includes single family homes, multifamily homes, condominiums, and apartments) of ten units or more;

facilities or adjacent properties. Soil piles shall be covered with plastic or similar material until the soil is either used or removed from the site;

4. No washing of construction or other vehicles is permitted adjacent to a construction site. No water from the washing of construction or other vehicles is permitted to run off the construction site, or to otherwise enter the municipal storm drain system.

(e) As a condition to granting a construction permit, the city may set reasonable limits on the clearing of natural vegetation from construction sites, in order to reduce the potential for soil erosion. These limits may include, but are not limited to, regulating the length of time soil is allowed to remain bare or prohibiting bare soil.

(f) The Director may require, prior to the issuance of any building or grading permit, preparation of appropriate wet weather erosion control, stormwater pollution prevention or other plans consistent with countywide development construction guidance provisions and the goals of this chapter.

(9) *Development construction requirements.* Runoff from construction activity at all construction sites shall meet the following minimum requirements:

(a) Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;

(b) Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;

(c) Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and

(d) Erosion from slopes and channels shall be controlled by implementing an

effective combination of BMPs (as approved in Regional Board Resolution No. 99-03), such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

(10) *Transfer of properties subject to requirement for maintenance of structural and treatment control BMPs.*

(a) The transfer or lease of a property subject to a requirement for maintenance of structural and treatment control BMPs shall include conditions requiring the transferee and its successors and assigns to either: (a) assume responsibility for maintenance of any existing structural or treatment control BMP, or (b) replace an existing structural or treatment control BMP with new control measures or BMPs meeting the then current standards of the city and the SUSMP. Such requirement shall be included in any sale or lease agreement or deed for such property. The condition of transfer shall include a provision that the successor property owner or lessee conduct maintenance inspections of all structural or treatment control BMPs at least once a year and retain proof of inspection.

(b) For residential properties where the structural or treatment control BMPs are located within a common area which will be maintained by a homeowner's association, language regarding the responsibility for maintenance shall be included in the project's conditions, covenants and restrictions (CC&Rs). Printed educational materials will be required to accompany the first deed transfer to highlight the existence of the requirement and to provide information on what stormwater management facilities are present, signs that maintenance is needed, and how the necessary maintenance can be performed. The transfer of this information shall also be required with any subsequent sale of the property.

(c) If structural or treatment control BMPs are located within an area proposed for dedication to a public agency, they will be the responsibility of the developer until the dedication is accepted.

(Ord. 915, passed 1-12-01; Am. Ord. 929, passed 9-26-02) Penalty, see § 52.99

discharge of pollutants, where such discharge presents a significant and immediate threat to public health or safety, or to the environment. In the event any violation of this chapter constitutes an imminent danger, the City Manager or Director of Public Works (or any authorized agent thereof) may:

(a) Enter upon the premises from which the violation emanates,

(b) Abate the violation and danger created, and

(c) Restore any premises affected by the alleged violation, without notice to or consent from the owner or occupant of the premises.

(5) Violations of this chapter may further be deemed to be a public nuisance, which may be abated by administrative, civil or criminal action, in accordance with the terms and provisions of this code and state law.

(6) All costs and fees incurred by the city as a result of any violation of this chapter that constitutes a nuisance, including all administrative fees and expenses and legal fees and expenses, shall become a lien against the subject premises from which the nuisance emanated and a personal obligation against the owner, in accordance with Cal. Gov't Code §§ 38773.1 and 38773.5. The owner of record of the premises subject to any lien shall receive notice of the lien prior to recording, as required by Cal. Gov't Code § 38773.1. The City Attorney is authorized to collect nuisance abatement costs or to enforce a nuisance lien (in an action brought for money judgment, or by delivery to the County Assessor of a special assessment against the premises), in accordance with the conditions and requirements of Cal. Gov't Code § 38773.5.

(7) Any person acting in violation of this chapter may also be acting in violation of the Clean Water Act or the California Porter-Cologne Act (California Water Code §§ 13000 et seq.), the regulations thereunder, and other laws and regulations, and may be subject to damages, fines and penalties, including civil liability under such other laws. The City Attorney is authorized to file a citizen's

suit pursuant to the Clean Water Act, seeking penalties, damages, and orders compelling compliance and appropriate relief.

(8) The City Attorney is authorized to file in a court of competent jurisdiction a civil action, seeking an injunction against any violation or threatened or continuing violation of this chapter. Any temporary, preliminary or permanent injunction issued pursuant hereto may include an order for reimbursement to the city for:

(a) All costs of inspection, investigation, monitoring, treatment, abatement, removal or remediation undertaken by, or at the expense of the city; and

(b) All legal expenses and fees and any and all costs incurred relating to the restoration or remediation of the environment.

(9) Each separate discharge in violation of this chapter, and each day a violation of this chapter exists without correction, shall constitute a new and separate violation punishable as a separate infraction, misdemeanor and/or civil violation.

(10) The city may utilize any and all other remedies as otherwise provided by law.
(Ord. 915, passed 1-12-01; Am. Ord. 929, passed 9-26-02)

§ 52.99 PENALTY.

The violation of any provision of this chapter, or failure to comply with any of the requirements of this chapter, shall constitute a misdemeanor and shall be punished by imprisonment and/or by a fine for the length of time and the amount allowed pursuant to California law; except that, notwithstanding any other provisions of this chapter, any such violation constituting a misdemeanor under this chapter may, at the discretion of the authorized enforcement officer, be charged and prosecuted as an infraction.

('64 Code, § 11B-7(a)) (Ord. 851, passed 6-8-95)

Cross reference:

Additional penalties, see § 52.25(B)



City of Santa Fe Springs

City Council Meeting

February 9, 2017

ORDINANCE FOR ADOPTION

Ordinance No. 1086 - Interim Urgency Ordinance Enacting a Moratorium on Wireless Telecommunications Facilities within the Public Right-of-Ways.

RECOMMENDATION

That the City Council adopt Ordinance No. 1086 as an interim urgency ordinance enacting a temporary moratorium on the development, establishment and operation of new and relocated wireless telecommunications facilities within the public right-of-ways, to take effect immediately.

BACKGROUND

Consumer demands, technology advances and changes in the laws governing wireless telecommunications facilities have spurred interest in the development of wireless telecommunications facilities within public right-of-ways. The Planning and Development Department and Public Works Department have received inquiries to allow for the construction of wireless telecommunications facilities within the public right-of-ways. However, the current code does not have standards or regulations to address such right-of-way installations.

Telecommunications facilities in the public right-of-ways can vary considerably in size and appearance. Without specific standards and zoning regulations, it is difficult to regulate these facilities and ensure they will not conflict with aesthetics and public safety. Without the enactment of an ordinance, multiple telecommunications providers could quickly receive permits to install wireless telecommunications facilities that could:

- a. Create land use conflicts and incompatibilities, including excessive height of poles and towers;
- b. Create visual and aesthetic blight and potential safety concerns arising from excessive size, height, noise, or lack of camouflaging of wireless telecommunications facilities, including the associated mounts, cables, meters, equipment boxes and cabinets;
- c. Create unnecessary visual and aesthetic blight by failing to utilize alternative technologies or capitalize on collocation opportunities;
- d. Cause substantial disturbances to right-of-ways through the installation and maintenance of wireless telecommunications facilities;
- e. Create traffic and pedestrian safety hazards due to the unsafe location of cables, poles, towers, equipment boxes or other items related to wireless telecommunications facilities within the public right-of-way; and
- f. Create operational conflicts with other land uses, facilities, or utility systems authorized or existing on the same or adjacent sites.

It is necessary for the City to regulate the placement of facilities in order to prevent telecommunications providers from installing facilities in the right-of-ways in manners or locations that will detract from public views and neighborhood character, or exacerbate public safety hazards.

Section 7901 of the California Public Utilities Code allows telephone corporations to construct facilities in the public right-of-way (ROW), as long as they do not "incommode" the public use of the ROW. Section 7901.1 gives municipalities the right to exercise reasonable control as to the time, place, and manner in which public right-of-ways are accessed by telephone corporations. Numerous court cases have been argued to clarify how these sections apply to wireless telecommunications facilities in the ROW. Cases worth noting include:

- *Sprint PCS v. La Cañada Flintridge* (2006) – The court said "incommode" in section 7901 only means the function of the road and not its enjoyment. Cities can only prevent unreasonable obstructions of the public use of the road, therefore they cannot deny ROW permits based on aesthetics.
- *Sprint PCS Assets v. City of Palos Verdes Estates* (2009) – Court reversed the opinion of *La Cañada Flintridge* and said the public's use of the right-of-way encompasses more than getting from place to place; that streets can also serve social, expressive, and aesthetic functions. CPUC sections 7901 and 7901.1 do not preempt a city's ability to control and regulate construction of telecommunications facilities, therefore cities can deny ROW permits based on aesthetics.
- *City of Huntington Beach v. Public Utilities Com.* (2013) – Ruled that wireless carriers are included in the definition of 'telephone corporation' in CPUC section 7901. Having a certificate of public convenience and necessity means an entity is a telephone corporation and therefore entitled to use the ROW. The court agreed with the Palos Verdes Estates ruling and said local jurisdictions maintain the right to regulate the time, place, and manner of wireless installations in the ROW. The CPUC code does not preempt local ordinances.
- *T-Mobile West LLC et al. v. City and County of San Francisco* (2016) – The Court of Appeals ruled in favor of San Francisco, saying the California Constitution grants local governments the authority to regulate local aesthetics, and CPUC sections 7901 and 7901.1 do not preempt local ordinances. This case will be heard by the California Supreme Court in the coming months.

While the specifics of what local jurisdictions can and cannot regulate within the ROW are still being argued, the courts have made it clear that cities can adopt ordinances to regulate the time, place, and manner of wireless telecommunications facilities within the ROW. Staff has been working on a telecommunications ordinance that will address facilities in the ROW, but additional time is needed to draft the ordinance.

To protect the public safety, health, and welfare, Government Code Sections 36937 and 65858 authorize the legislative body of a city to adopt an urgency ordinance prohibiting any uses that may be in conflict with a contemplated zoning proposal that the legislative body is considering or intends to study within a reasonable time. Staff

recommends that the City Council approve an urgency ordinance to place a moratorium on the development, establishment and operation of new and relocated wireless facilities within the public right-of-ways. This will allow staff time to prepare, evaluate and adopt reasonable regulations that fully take into account the impacts related to the timing, location, and manner of construction of wireless telecommunications facilities within the public right-of-ways.

COMPLIANCE WITH CEQA

The ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15061(b)(3) as a project that has no potential for causing a significant effect on the environment.

EFFECTIVE DATE AND EXPIRATION

This Ordinance is an urgency ordinance necessary for the immediate preservation of the public health, safety, and welfare, adopted pursuant to Section 65858 of the Government Code of the State of California. Pursuant to Government Code Section 36937, it is effective immediately and shall remain in effect for 45 days unless extended pursuant to Government Code Section 65858.



Thaddeus McCormack
City Manager

Attachments

1. Proposed Ordinance No. 1086

ORDINANCE NO. 1086

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, ENACTING A TEMPORARY MORATORIUM ON THE DEVELOPMENT, ESTABLISHMENT AND OPERATION OF NEW AND RELOCATED WIRELESS TELECOMMUNICATIONS FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAYS, PURSUANT TO GOVERNMENT CODE SECTION 65858.

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

SECTION 1. (FINDINGS) The City Council finds and declares as follows:

- A. Public Utilities Code Section 7901.1 gives municipalities the right to exercise reasonable control as to the time, place, and manner in which public right-of-ways are accessed by telephone companies, including wireless telecommunications companies.
- B. The City's Planning and Development Department and Public Works Department have received inquiries to allow for the construction of wireless telecommunications facilities within the public right-of-ways.
- C. The City Code does not currently define or regulate wireless telecommunications facilities within the public right-of-ways. Without specific standards and zoning regulations, it is difficult to regulate these facilities and ensure they will not conflict with aesthetics and public safety.
- D. Telecommunications facilities in the right-of-ways can vary considerably in size and appearance. It is necessary for the City to regulate the placement of such facilities in order to prevent telecommunications providers from installing facilities in the right-of-ways in manners or locations that will detract from public views and neighborhood character, or exacerbate public safety hazards.
- E. Without the enactment of this Ordinance, multiple telecommunications providers could quickly receive permits to install wireless telecommunications facilities that could:
 - a. Create land use conflicts and incompatibilities, including excessive height of poles and towers;
 - b. Create visual and aesthetic blight and potential safety concerns arising from excessive size, height, noise, or lack of camouflaging of wireless telecommunications facilities, including the associated mounts, cables, meters, equipment boxes and cabinets;
 - c. Create unnecessary visual and aesthetic blight by failing to utilize alternative technologies or capitalize on collocation opportunities;
 - d. Cause substantial disturbances to right-of-ways through the installation and maintenance of wireless telecommunications facilities;

- e. Create traffic and pedestrian safety hazards due to the unsafe location of cables, poles, towers, equipment boxes or other items related to wireless telecommunications facilities within the public right-of-way; and
- f. Create operational conflicts with other land uses, facilities, or utility systems authorized or existing on the same or adjacent sites.

Such potential outcomes constitute a current and immediate threat to the public health, safety, and welfare, and the approval of any permit or other applicable entitlement for any telecommunication facility in any public right-of-way would result in that threat to the public health, safety, and welfare.

- F. In order to protect the public health, safety and welfare, time is needed to prepare, evaluate and adopt reasonable regulations that fully take into account the impacts related to the timing, location, and manner of construction of wireless telecommunications facilities within the public right-of-ways.
- G. To protect the public safety, health, and welfare, Government Code Sections 36937 and 65858 authorize the legislative body of a city to adopt an urgency ordinance prohibiting any uses that may be in conflict with a contemplated zoning proposal that the legislative body is considering or intends to study within a reasonable time.
- H. This Ordinance pertains to a matter of local and city-wide importance and is not directed towards any particular telecommunications provider.

SECTION 2. (PROHIBITION AGAINST PERMITS) Based on the Findings set forth above, the City shall not grant any permits or other applicable entitlements for any new or relocated wireless facility in any public right-of-way.

SECTION 3. (COMPLIANCE WITH CEQA) The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15061(b)(3) as a project that has no potential for causing a significant effect on the environment.

SECTION 4. (SEVERABILITY) If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5. (EFFECTIVE DATE AND EXPIRATION) This Ordinance is an urgency ordinance necessary for the immediate preservation of the public health, safety, and welfare, adopted pursuant to Section 65858 of the Government Code of the State of California. Pursuant to Government Code Section 36937, it is effective immediately and

shall remain in effect for 45 days unless extended pursuant to Government Code Section 65858.

PASSED AND ADOPTED this _____ day of _____ 2017, by the following roll call vote:

AYES
NOES
ABSENT
ABSTAIN

William K. Rounds
Mayor

ATTEST:

Janet Martinez, CMC
City Clerk



ORDINANCE FOR ADOPTION

Ordinance No. 1083 – An ordinance to amend Section 155.001 of the Santa Fe Springs Municipal Code adopting changes to the Building (excluding County Amendments to Chapter 94 (repair welded steel moment frame buildings), Chapter 95 (earthquake hazard reduction for existing concrete tilt-up buildings), and Chapter 96 (earthquake hazard reduction for existing unreinforced masonry bearing wall buildings), Electrical, Plumbing, Mechanical, Residential, Green Building Standards (excluding County Amendments), and Existing Building Codes as set forth in the 2017 Edition of the Los Angeles County Code, Title 26, 27, 28, 29, 30, 31 and 33, respectively. In addition to several amendments found to be necessary due to local climatic, geological and/or conditions, the 2017 Los Angeles County Code is comprised of the 2016 State of California Building, Electrical, Plumbing, Mechanical Residential, Green Building Standards, and Existing Building Codes, respectively. (City of Santa Fe Springs)

RECOMMENDATION:

That the City Council waive further reading and adopt Ordinance No. 1083.

BACKGROUND

Ordinance No. 1083 was introduced and passed its first reading at the January 26, 2017 City Council Meeting. Below is the substance of the agenda report for the proposed ordinance as it appeared at said meeting.

The California Health and Safety Code requires that local jurisdictions maintain and update the codes which govern construction within the State. This means that local jurisdictions must adopt ordinances to impose the same building standards as are contained in the California Building Standards Code, with the exception that they may establish building standards that are more restrictive and that are reasonably necessary due to one of the following three conditions: local climatic, geological, and/or topographical conditions.

The State recently adopted the 2016 Edition of the California Building Standards Code (hereinafter referred to as "State Code"), which includes the California Building, Residential, Electrical, Mechanical, Plumbing, Energy, Green Building Codes, etc. Subsequently, to meet the California Health and Safety Code requirements, the County of Los Angeles recently adopted (by reference) the 2016 State Code. Additionally, the County adopted several amendments found to be

reasonably necessary due to local topographical, geological, and/or climatic conditions. Attachment "A" provides a summary chart of the amendments to the State Code, as well as applicable findings and explanations for each amendment.

The primary source for the County amendments to the State Code has been the Los Angeles Basin Chapter of the International Code Council, which represents 88 Cities and the County of Los Angeles. The Los Angeles Basin Chapter took the lead in reviewing the 2016 California Building, Residential, and Green Building Standards Codes and previous amendments that were developed by the Los Angeles Regional Uniform Code Program in 2013 to determine which amendments are essential for our region based on our specific needs. This effort ensures conformity and consistency among all local jurisdictions that will help designers, developers, and the public at large in having one set of local amendments.

PROPOSED CHANGES

At this time, in order for the City of Santa Fe Springs to be in compliance with State Law and provide the most current review services for building construction, it is recommended that the City Council adopt Ordinance No. 1083, and amend the current City Code to adopt the 2017 Edition of Los Angeles County Code Title 26 (Building), Title 27 (Electrical), Title 28 (Plumbing), Title 29 (Mechanical), Title 30 (Residential), Title 31 (Green Building Standards), and Title 33 (Existing Building Codes) along with several amendments found by the County to be necessary due to local climatic, geological, and/or topographical conditions.

Staff, however, is recommending that the County amendments to Chapter 94 (repair welded steel moment frame buildings), Chapter 95 (earthquake hazard reduction for existing concrete tilt-up buildings), and Chapter 96 (earthquake hazard reduction for existing unreinforced masonry bearing wall buildings) be excluded. If adopted, said amendments would institute mandatory repair and retrofit programs as contained in Title 26 of the Los Angeles County Code. These programs would require repair or retrofit of both existing city and privately-owned buildings. Additionally, staff is also recommending that the County amendments to the CALGreen Code, which enacted more stringent "mandatory" requirements than those required by the State, be excluded.

As mentioned previously, a summary chart of all amendments to the State Code, as well as applicable findings and explanations for each amendment is provided in Attachment "A" – Summary of Changes. Since the changes merit individual attention, it should be noted that the summary is not designed to be an in-depth study of the changes, rather to direct the reader to the areas of change.

IMPACTS

The benefit of adopting the 2017 Edition of the Los Angeles County Building,

Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes is that it will provide building inspectors/officials and plan examiners with further clarification of the intent and the applicability of the California Building Code when presented with a variety of construction issues. Additionally, the proposed amendment by Los Angeles County helps minimize differences in Code language and interpretation within the region, thereby assisting the local construction industry by unifying and streamlining the permitting process.

Although some training is required to ensure that building inspectors/officials and plan examiners are familiar with the changes, the cost to provide the necessary code updates and related training is already pre-funded through existing construction-related plan review and permit revenues. There are no proposed changes to the current fees charged for obtaining permits or inspections relating to the proposed Code changes.

Potential increase in construction cost, however, may occur for new construction and for major rehabilitation of buildings relative to the proposed code changes. Those potential cost increases, however, would be offset by the savings realized through efficiency improvements and through mitigating property damage and loss.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Development Plan Approval project was published in a newspaper of general circulation (Whittier Daily News) on January 6, 2017. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center on January 6, 2017, as required by the State Zoning and Development Laws and by the City's Municipal Code.

ENVIRONMENTAL DOCUMENTS

An amendment to the City's Code to adopt the 2017 Edition of Los Angeles County Code Title 26 (Building), Title 27 (Electrical), Title 28 (Plumbing), Title 29 (Mechanical), Title 30 (Residential), Title 31 (Green Building Standards), and Title 33 (Existing Building Codes), to comply with the California Health and Safety Code requirements is considered to be a statutorily exempt project by the State Legislature, pursuant to the Public Resource Code Section 21080(b)(15). Consequently, the project is not subject to any CEQA procedures or policies and, therefore, no other environmental documents are required by law.

A handwritten signature in blue ink, appearing to read 'Thaddeus McCormack', is positioned above the printed name.

Thaddeus McCormack
City Manager

Attachments:

Proposed Ordinance No. 1083

Attachment "A" - Summary of Changes

CITY OF SANTA FE SPRINGS

ORDINANCE NO. 1083

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING THE CITY CODE BY ADOPTING BY REFERENCE THE 2017 EDITION OF THE LOS ANGELES COUNTY BUILDING CODE (TITLE 26) EXCLUDING COUNTY AMENDMENTS TO CHAPTER 94 (REPAIR WELDED STEEL MOMENT FRAME BUILDINGS), CHAPTER 95 (EARTHQUAKE HAZARD REDUCTION FOR EXISTING CONCRETE TILT-UP BUILDINGS), AND CHAPTER 96 (EARTHQUAKE HAZARD REDUCTION FOR EXISTING UNREINFORCED MASONRY BEARING WALL BUILDINGS), ELECTRICAL CODE (TITLE 27), PLUMBING CODE (TITLE 28), MECHANICAL CODE (TITLE 29), RESIDENTIAL CODE (TITLE 30), GREEN BUILDING STANDARDS CODE (TITLE 31) EXCLUDING COUNTY AMENDMENTS, AND EXISTING BUILDING CODES (TITLE 33), IN LIEU OF THE PRESENT BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND RESIDENTIAL CODES OF THE CITY.

WHEREAS, the County of Los Angeles has amended Title 26, Title 27, Title 28, Title 29, Title 30, Title 31, and Title 33 of the Los Angeles County Code by adoption of the California Building Code (2016 Edition), the California Electrical Code (2016 Edition), the California Plumbing Code (2016 Edition), the California Mechanical Code (2016 Edition), the California Residential Code (2016 Edition), California Green Standards Code (2016 Edition), California Existing Building Codes (2016 Edition) and

WHEREAS, the proposed changes and modifications to the building standards contained in the 2016 California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Code, and Existing Building Codes are reasonably necessary because of local climatic, geological, and/or topographical conditions; and

WHEREAS, California Health and Safety Code Sections 17958 et seq., and 18941.5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by expressed findings that they are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City held a public hearing on January 26, 2017, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the 2017 Edition of the Los Angeles County Code, Title 26, 27, 28, 29, 30, 31 and 33, as amended herein; and

WHEREAS, an amendment to the City's Code to adopt the 2017 Edition of Los Angeles County Code Title 26 (Building), Title 27 (Electrical), Title 28 (Plumbing), Title 29 (Mechanical), Title 30 (Residential), Title 31 (Green Building

Standards), and Title 33 (Existing Building Codes), is considered to be a statutorily exempt project by the State Legislature, pursuant to the Public Resource Code Section 21080(b)(15); and

WHEREAS, the City of Santa Fe Springs utilizes the Los Angeles County Codes as the building laws of the City of Santa Fe Springs, except as they relate to establishing fees; and

WHEREAS, In the event of any conflict between any provision of this Ordinance and any other provision in the City Code, this Ordinance shall prevail.

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

SECTION 1. Subsection (A) of Section 150.001 Building Laws Adopted of the City is revised to read as follows:

- 1) The 2017 Edition of the Los Angeles County Building Code, as set forth in Los Angeles County Code, Title 26, excluding County Amendments to Chapter 94 (repair welded steel moment frame buildings), Chapter 95 (earthquake hazard reduction for existing concrete tilt-up buildings), and Chapter 96 (earthquake hazard reduction for existing unreinforced masonry bearing wall buildings) and except as to the establishment of fees.
- 2) The 2017 Edition of the Los Angeles County Electrical Code, as set forth in the Los Angeles County Code, Title 27, except as to the establishment of fees.
- 3) The 2017 Edition of the Los Angeles County Plumbing Code, as set forth in the Los Angeles County Code, Title 28, except as to the establishment of fees.
- 4) The 2017 Edition of the Los Angeles County Mechanical Code, as set forth in the Los Angeles County Code, Title 29, except as to the establishment of fees.
- 5) The 2017 Edition of the Los Angeles County Residential Code, as set forth in the Los Angeles County Code, Title 30, except as to the establishment of fees.
- 6) The 2017 Edition of the Los Angeles County Green Building Standard Code, as set forth in the Los Angeles County Code, Title 31, excluding 2017 County of Los Angeles amendments and as to the establishment of fees.
- 7) The 2017 Edition of the Los Angeles County Existing Building Codes, as set forth in the Los Angeles County Code, Title 33, except as to the establishment of fees.

SECTION 2. With respect to the codes adopted by reference herein, the City Council hereby makes the express finding that the modifications and changes contained are needed, pursuant to the provisions of Section 17958 and 18941.5 of the Health and Safety Code of the State of California. The City Clerk is directed to transmit a copy of this ordinance to the Department of Housing and Community Development of the State of California.

PASSED AND ADOPTED this 9th day of February, 2017, by the following vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

William K. Rounds
Mayor

ATTEST:

Janet Martinez, CMC
City Clerk

ATTACHMENT A

Summary of Changes

TITLE 26, BUILDING CODE, 2017 EDITION
TITLE 27, ELECTRICAL CODE, 2017 EDITION
TITLE 28, PLUMBING CODE, 2017 EDITION
TITLE 29, MECHANICAL CODE, 2017 EDITION
TITLE 30, RESIDENTIAL CODE, 2017 EDITION
TITLE 31, GREEN BUILDING STANDARDS CODE, 2017 EDITION
TITLE 33, EXISTING BUILDING CODES, 2017 EDITION

The 2017 Los Angeles County Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes will be comprised of the 2016 State of California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes, respectively, and the Los Angeles County amendments made necessary by local conditions (topographical, geological, and/or climatic) within the County.

The primary source for the County amendments to this code has been the Los Angeles Basin Chapter of the International Code Council, which represents 88 Cities and the County of Los Angeles. The Los Angeles Basin Chapter took the lead in reviewing the 2016 California Building, Residential, and Green Building Standards Codes and previous amendments that were developed by the Los Angeles Regional Uniform Code Program in 2013 to determine which amendments are essential for our region based on our specific needs. This effort ensures conformity and consistency among all local jurisdictions that will help designers, developers, and the public at large in having one set of local amendments.

In adopting the ordinances and regulations pursuant to Sections 17958 and 18941.5 of the Health and Safety Code, the County of Los Angeles and/or the City of Santa Fe Springs is authorized to make changes and modifications to the requirements contained in the provisions published in the California Building Standards Code after making an express finding that such modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. Following is a summary of the general and specific substantial evidence of our local findings in support of our amendments.

TOPOGRAPHICAL CONDITIONS:

Topography is defined as the physical features of the land, especially its landform measured in relief and contour. The County of Los Angeles contains coastal regions, deserts and steep hillside terrain. The majority of the 4,011 square miles of County area drains to the Pacific Ocean through a series of incised valleys with steep canyon walls and flat alluvial plains. These canyons are subject to severe cycles of wildfires and flash flood, landslide, and potential liquefaction.

Ground conditions such as the movement of surface and subsurface water, weathering, wind and seismic activity are the geologic systems constantly operating on and within the earth. Individually, these processes are significant. Often they are interrelated. Hence, topography may be the result of a composite of processes. The intensity and importance of these many geologic processes in any specific area is dependent upon several factors: geographic location, climate, elevation, earth materials and composition, and time. Varying combinations of these factors can create totally different topography.

GEOLOGICAL CONDITIONS:

The County of Los Angeles is interlaced with numerous earthquake faults, including the San Andreas Fault, which runs through, adjacent to and beneath the entire region. Categorized as Seismic Design Categories D, E and F, Los Angeles County is considered to be one of the most seismically active areas in the world. Seismic experts predict a massive earthquake on one of these faults within the next 25 years and several earthquakes similar in intensity to the 1994 Northridge Earthquake. Intense ground-shaking resulting from these potential earthquakes could significantly damage buildings, roadways, and utilities. In addition, landslides could be triggered in populated hillside areas, endangering lives and property. Because of local high groundwater combined with certain soil conditions, liquefaction is also a potential hazard in heavily urbanized areas. This dangerous combination can turn normally stable soils to quicksand during a moderate to major earthquake. Recently released maps by the California Geological Survey depict numerous areas within this region with a potential for liquefaction and earthquake-induced landslides.

It is known that future earthquakes will pose unusual and extraordinary stresses on buildings and structures requiring more stringent building regulations than would otherwise be required. Past seismic events have resulted in broken water lines making fire fighting more difficult, and broken gas lines and electric lines making it more likely that high risk fires will break out.

Although the Northridge Earthquake was considered a moderate size earthquake, it caused tremendous damage to buildings and structures, including minor damage to more than 115,000 buildings, moderate to major damage to more than 3,000 buildings, and the vacating of about 21,000 residential units including 2,000 homes.

In order to reduce the loss of life, limb, and property, the County requires that building designs and construction materials and techniques be commensurate with the expected level of ground shaking in a major earthquake. These requirements are based on site-specific soils and geologic conditions, as well as on the level of risk associated with potential damage to the buildings. Once environmental protection policies are met, design and construction techniques are regulated according to the most recent State of California Building, Electrical, Plumbing, Mechanical and Residential Codes, in addition to the increased requirements as

deemed necessary by local jurisdictions to reduce geologic and seismic risks to acceptable levels.

CLIMATIC CONDITIONS:

Climatic events in Los Angeles County continue to have a short and long-term impact on building requirements. For example, damage and injuries related to El Nino type storms, drought and fires have driven changes to the building codes. These changes were based on lessons learned from these events and were developed to lessen the impact of the next climatic event.

The topography of Los Angeles County is diverse. It encompasses the islands of Santa Catalina, 35 miles offshore in the Pacific Ocean, the broad expanses of the Los Angeles basin and the San Fernando Valley, the Santa Monica Mountains that reach over 3,000 feet, the San Gabriel Mountains that exceed 10,000 feet, and the dry and sparsely populated Antelope Valley of the Mojave Desert.

Los Angeles County's climate is greatly affected by topography. Like the terrain, the climate of Los Angeles County is one of extremes. The complex coastal topography and mountainous regions, for example, can induce heavy precipitation. The mountain and foothill areas create special weather conditions. Moist air masses move inland from the Pacific and are cooled as they meet and rise over the mountains. This cooling produces heavy rainfalls on the windward slopes, known as the orographic effect.

Some of the heaviest 24-hour precipitation totals ever reported in the entire state of California were recorded in these local mountains. Over 26 inches of rain fell in just 24 hours in the San Gabriel Mountains in 1943. In fact, in 1998, the U.S. Department of Commerce estimated that the maximum probable 24-hour precipitation is over 48 inches for the mountain ranges of Los Angeles County. This type of precipitation makes floods more likely.

The entire County of Los Angeles has a distinct wet season. Floods are more frequent during this season. When a very wet winter follows several dry ones, severe flooding can occur. This creates severe hazards from mud and debris flows. Documented debris avalanches have occurred in Los Angeles County during at least 9 rainy seasons since 1915.

Wind is another complex climatic condition affecting Los Angeles County. Wind is a major factor affecting the size of wildfires. Specifically, the Santa Ana Winds occurring in late summer and early fall, compress air through mountain gaps into the Los Angeles Basin, warming the area by five degrees Fahrenheit for every 1,000 feet that it descends. These winds become hot and dry and reach gale force when descending into the basin. These winds in conjunction with topography create areas within Los Angeles County such as Malibu that have the highest levels of fire activity in the entire country.

Finally, lack of precipitation is another climatic condition found in Los Angeles County. Drought conditions from 1975 through 1977 caused agricultural damage and proliferated wildfires and landslides and thereby ushered in the era of low-flow water fixtures and natural landscaping as mandated in the County's building code.

CONCLUSION:

The diverse geology, topography, and climate conditions found in the County of Los Angeles present a severe potential for geotechnical, geologic, flood and fire hazards to name a few. These features require the County of Los Angeles and/or City of Santa Fe Springs to adopt more stringent and specific standards than are included in the State Code to address the potential risks in the built environment.

The proposed County amendments to the State Code are based on specific findings and determinations (see table below):

BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
701A.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
703A.5.2 and 703A.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.

Code Section	Condition	Explanation of Amendment
704A.3	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
705A.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
1030.4	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of earthquake fault systems capable of producing major earthquakes, including but not limited to the 1994 Northridge Earthquake. The proposed amendment is intended to prevent occupants from being trapped in a building and to allow rescue workers to easily enter after an earthquake.
1507.3.1	Geological	Section amended to require concrete and clay tiles to be installed over solid structural sheathing boards only, due to the increased risk of significant earthquakes in the County. The changes in Section 1507.3.1 are needed because there were numerous observations of tile roofs pulling away from wood framed buildings following the 1994 Northridge Earthquake. The Structural Engineers Association of Southern California ("SEAOSC") and the Los Angeles City Joint Task Force committee findings indicated significant problems with tile roof due to inadequate design and/or construction. Damage was observed where sheathing beneath the tile roofs was not nailed adequately or the nails were not attached on each side of each tile or the nail just pulled out over a period of time because the shank of the nails were smooth. Therefore, the amendment is needed to minimize such occurrences in the event of future significant earthquakes.
Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the increased risk of significant earthquakes in the County. This amendment incorporates the design provisions developed based on detailed study of

Code Section	Condition	Explanation of Amendment
		the 1994 Northridge and the 1971 Sylmar earthquakes.
1613.7 and 1613.7.1	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospital, school, police, and fire station, etc., from adjoining structures. The deletion of the importance factor from Equation 12.12-1 will ensure that a safe seismic separation distance is provided. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.7.2	Geological	Damage to one- and two-family dwellings of light frame construction resulting from the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lessons learned from studies after the Northridge Earthquake, the modification to ASCE 7 Section 12.2.3.1 by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.7.3	Geological	A SEAOSC and Los Angeles City Joint Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was determined that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, sub diaphragm shears need to be limited to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force, but also

Code Section	Condition	Explanation of Amendment
		<p>taking into consideration the improved performance and standards for diaphragm construction today, a proposal to increase the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75 percent of the allowable code diaphragm shear to determine the depth of the sub-diaphragm in lieu of the 300 plf is deemed appropriate and acceptable. The Los Angeles region is within a very active geological location. Due to the frequency of this type of failure during previous significant earthquakes, various jurisdictions within this region have taken these additional steps to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This amendment is a continuation of an amendment adopted during a previous Code adoption cycles.</p>
1613.7.4	Geological	<p>This change is to implement the provisions in ASCE 7-16. This provision allows for a limited value to be used in the seismic design of a building when certain criteria are met. The current provision does not clearly state the criteria, and has created misapplications of this section. It is necessary to adopt this provision now to avoid further misinterpretation of the intent of the 5 story limit, and how the height of the building is measured. The Los Angeles region is within a very active geological location. When applying the story height limit, mezzanines need to be considered as floor levels due to the added mass, overturning forces, and the variation in shear wall stiffnesses that are created. ASCE 7-16 provisions need to be incorporated into the Code to ensure that new buildings and additions to existing buildings are designed and constructed in accordance with the purpose and intent of the Building Code.</p>
1613.8	Geological Topographic al	<p>Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the Los Angeles region and their probabilities for earthquakes, this technical amendment is required to address and clarify</p>

Code Section	Condition	Explanation of Amendment
		<p>special needs for buildings constructed on hillside locations. A SEAOSC and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.</p>
1704.6	Geological	<p>The language in Sections 1704.6 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guidelines. However, it is important that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design or their designee who was involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the Building Official. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1704.6.1	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, the language in Sections 1704.6.1 Item 3 of the California Building Code would permit many low-rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the</p>

Code Section	Condition	Explanation of Amendment
		<p>construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. An exception is provided to permit simple structures and buildings to be excluded. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1705.3	Geological	<p>Results from studies after the 1994 Northridge Earthquake indicated that a significant portion of the damage was attributable to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the amendment restricts the exceptions to the requirement for special inspection. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
1705.12	Geological	<p>In Southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures, especially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced frames, and or cantilevered columns can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in Section 1705.12 Item 3 of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design Category</p>

Code Section	Condition	Explanation of Amendment
		A, B, and C.
1807.1.4	Climatic Geological	No substantiating data has been provided to show that a wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood foundations that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1807.1.6	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that do not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are effective in resisting seismic loads and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and

Code Section	Condition	Explanation of Amendment
		take these issues into consideration. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1809.3 and Figure 1809.3	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1809.7 and Table 1809.7	Geological	No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads and therefore may potentially lead to a higher risk of failure. This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footings that do not take into consideration the surrounding environment. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these factors into consideration. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1809.12	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the

Code Section	Condition	Explanation of Amendment
		<p>combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.</p>
1810.3.2.4	Climatic Geological	<p>No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of</p>

Code Section	Condition	Explanation of Amendment
		wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1905.1.7	Geological	This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1905.1.8 through 1905.1.11	Geological	<p>These amendments are intended to carry over critical provisions for the design of concrete columns in moment frames from the Uniform Building Code (UBC). Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls from being included in the seismic load resisting system, since their failure could have a catastrophic effect on the building.</p> <p>Furthermore, this amendment was incorporated into this Code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs has been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick slabs to prevent buckling of such reinforcements. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the</p>

Code Section	Condition	Explanation of Amendment
2304.10.1 and Table 2304.10.1	Geological	<p>County.</p> <p>Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
2304.12.5	Climatic Geological	<p>No substantiating data has been provided to show that wood used in retaining or crib walls is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when it is not properly treated and protected against deterioration, has performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls that experience relatively rapid decay due to the fact that the region does not experience temperatures</p>

Code Section	Condition	Explanation of Amendment
		cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
2305.4	Geological	The overdriving of nails into the structural wood panels still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from use in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much worse in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same size hand-driven nails. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2305.5	Geological	Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocols. This amendment continues to limit the allowable capacity to 75% of the acceptance report value to provide an

Code Section	Condition	Explanation of Amendment
		<p>additional factor of safety for statically tested anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces which are applied in a static manner. Steel plate washers will reduce the additional damage which can result when hold-down connectors are fastened to wood framing members. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
<p>2306.2 2306.3 2307.2 2308.6.5.1 2308.6.5.2 Figure 2308.6.5.1 and Figure 2308.6.5.2</p>	<p>Geological</p>	<p>The SEAOSC and the Los Angeles City Joint Task Force that investigated damage to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panels fastened with staples demonstrated much lower strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel</p>

Code Section	Condition	Explanation of Amendment
		<p>shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 Code adoption cycle.</p>
2308.6.8.1	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The purpose of this amendment is to limit the use of the exception to structures assigned to Seismic Design Category A, B or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.</p>
Table 2308.6.1	Geological	<p>This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended</p>

Code Section	Condition	Explanation of Amendment
		to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2308.6.9	Geological	Due to the high geologic activities in the Southern California area and the required higher level of performance of buildings and structures, this amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous Code adoption cycles.
J101.1	Geological Topographic Climate	This Section is revised to include erosion and sediment control measures to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J101.10	Geological Topographic Climate	This section is revised to maintain safety and integrity of public or private property adjacent to grading sites.
J103.1 – J103.2 and Figure	Geological Topographic Climate	Sections revised to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set

Code Section	Condition	Explanation of Amendment
J103.2	Climate	of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J104.2.1 – J104.4	Geological Topographic al Climate	Sections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J105.1- J105.14	Geological Topographic al Climate	Sections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J106.1	Geological Topographic al Climate	Section revised to require more stringent cut slope ratios to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J107.1- J107.7	Geological Topographic al Climate	Sections revised to provide more stringent fill requirements for slope stability, and settlement due to the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J107.8 – J107.9	Geological Topographic al Climate	Sections revised to provide more stringent inspection and testing requirements for fill slope stability due to the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J108.1 – J108.4	Geological Topographic al Climate	Sections revised to provide more stringent slope setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.1 – J109.3	Geological Topographic al Climate	Sections revised to provide more stringent drainage and terracing requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.5	Geological Topographic al Climate	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J110.1 -	Geological	Sections revised or added to provide for State

Code Section	Condition	Explanation of Amendment
J110.8.5	Topographic al Climate	requirements of storm water pollution prevention and more stringent slope planting, and slope stability requirements to control erosion due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J111	Geological Topographic al Climate	Section revised to reference additional standards for soils testing due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.

PLUMBING CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
Section 721.3	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Sections 728.1 to 728.6	Geological Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Table H 101.8	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions and to provide protections for native, protected oak trees that are consistent with Title 22 – Zoning and Planning – of the Los Angeles County Code, Chapter 22.56, Part 16 (Oak Tree Permits).
Table H 201.1(1)	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions, sewer capacity, and sewage treatment.
Table H 201.1(2)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(3)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(4)	Geological Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Section H 301.1	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.

CODE SECTION	CONDITION	EXPLANATION
Section H 401.3	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 601.5	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 601.8	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 701.2	Geological Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 1001.1	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Section H 1101.6	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.

MECHANICAL CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
510.1.6	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
603.3.1	Geological	High geologic activities, such as seismic events,

MECHANICAL CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
		in the Southern California area necessitate this local amendment for bracing and support.
1114.4	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment to reduce damage and potential for toxic refrigerant release during a seismic event caused by shifting equipment and to minimize impacts to the sewer system in such an event.

RESIDENTIAL CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
R301.1.3.2	Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of woodframe construction needed to be greatly improved. The Task Force recommended that structural plans be prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the seismic force-resisting systems as presented in the construction documents. For buildings or structures located in Seismic Design Category D₀, D₁, D₂, or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in woodframe buildings. Involvement of a registered professional will minimize the occurrence of structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code.</p>
R301.1.4	Geological Topographical	<p>This technical amendment is for buildings constructed on hillsides. Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge Earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and County of Los Angeles for several years.</p>

Code Section	Condition	Explanation of Amendment
R301.2.2.2.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2016 California Residential Code. Such limitations are recommended to reduce structural damage in the event of an earthquake. The County of the Los Angeles and cities in this region have implemented these extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.
R301.2.2.3.8	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
Table R302.1(2)	Climatic	This amendment will not allow unprotected openings (openings that do not resist the spread of fire) to be in the exterior wall of a residential building that is located on a property line. This amendment is necessary due to local climatic conditions. The hot, dry weather conditions of late summer in combination with the Santa Ana winds creates an extreme fire danger. Residential buildings with unprotected openings located on a property line may permit fires to spread from the inside of the building to adjacent properties and likewise from exterior properties to the

Code Section	Condition	Explanation of Amendment
		interior of the building.
R337.1.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.3.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation.
R337.3.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation.
R337.4.3	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in High Fire Severity Zones.
R337.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in High Fire Severity Zones.
R401.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Wood foundations, even those that are preservative-treated, encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary

Code Section	Condition	Explanation of Amendment
		<p>for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety and may utilize the wood foundation guidelines specified in this Chapter.</p>
<p>R403.1.2 R403.1.3.6 R403.1.5 Figure R403.1.5</p>	<p>Climatic Geological</p>	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. These proposed amendments require minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. These amendments implement the recommendations of SEAOSC and the Los Angeles City Joint Task Force resulting from their investigation of the 1994 Northridge Earthquake. Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.</p>
<p>R404.2</p>	<p>Climatic Geological</p>	<p>No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by the presence of water and other materials detrimental to wood foundations in the soil. Wood foundations, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic</p>

Code Section	Condition	Explanation of Amendment
		demand placed on buildings and structures in this region, coupled with the dryer weather conditions, it is the intent of this amendment to reduce or eliminate potential problems resulting from the use of wood footings and foundations.
R501.1	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this proposed amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
R503.2.4 Figure R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
R602.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.

Code Section	Condition	Explanation of Amendment
Table R602.3(1) Table R602.3(2)	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels demonstrated lower strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing.

Table R602.10.3(3)	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance on buildings and structures, this local amendment continues to reduce/eliminate the allowable shear values for shear walls sheathed with lath, plaster or gypsum board. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads.
Table R602.10.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This proposed amendment specifies minimum WSP sheathing thickness and nail size and spacing so as to provide a uniform standard of construction to improve the performance level of buildings and structures given the potential for higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force following the 1994 Northridge Earthquake. In September 2007, cyclic testing data was provided to the Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels underperformed nailed wood structural shear panels. Test results of the stapled

		wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results.
Table R602.10.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity with respect to the "maximum shear wall aspect ratios" of the framing of the shear walls when designed for high levels of seismic loads. This proposed amendment is consistent with the shear wall aspect ratio provision of Section 4.3.4 of AWC SDPWS-2015.
Figure R602.10.6.1	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
Figure R602.10.6.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the Northridge Earthquake. The proposal to change the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-11. This proposed amendment is a continuation of an amendment

		adopted during the previous Code adoption cycles.
Figure R602.10.6.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The proposal in which "washers shall be a minimum of 0.229 inch by 3 inches by 3 inches in size" is consistent with Section R602.11.1 of the California Residential Code and Section 2308.3.2 of the California Building Code. This proposed amendment is a continuation of an amendment adopted during the previous Code adoption cycle.
R606.4.4	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D ₀ , D ₁ or D ₂ , or on townhouses in Seismic Design Category C.
R606.12.2.2. 3	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Reinforcement using longitudinal wires for buildings and structures located in high seismic areas are not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls help to improve the seismic performance of masonry buildings and structures.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size of openings is consistent with the requirements of Section R301.2.2.2.5.
R1001.3.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern

		California area. The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.
--	--	---

COMPARISON OF THE 2016 CALGREEN REQUIREMENTS AND THE 2017 COUNTY OF LOS ANGELES AMENDMENTS

BUILDING TYPES COVERED	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
All newly constructed residential buildings, and additions and alterations to residential buildings that increase the building's conditioned area, volume, or size, shall comply with Chapter 4.	All newly constructed residential buildings 6 stories or less, and all additions and alterations to residential buildings, shall comply with Chapter 4. All newly constructed residential buildings 7 stories or greater shall comply with Chapters 5 and A5, where applicable.
All newly constructed non-residential buildings and additions/alterations to non-residential buildings (>\$200,000 or >1000 SF) shall comply with Chapter 5.	All newly constructed non-residential buildings and additions/alterations to non-residential buildings (>\$200,000/ >1000 SF) shall comply with Chapter 5. No amendments proposed.
Chapters A4 and A5 remain voluntary.	Newly constructed non-residential buildings that are 25,000 square feet or more shall comply with the CALGreen Tier 1 requirements in Chapter A5.* Newly constructed residential buildings 7 stories or more and greater than 25,000 square feet shall comply with CALGreen Tier 1 requirements in Chapter A5.* LA County is not adopting more restrictive building energy efficiency standards than the 2016 California Energy Code Standards.

**Tier 1 requirements are outlined below.*

RESIDENTIAL MANDATORY MEASURES

<u>PLANNING AND DESIGN</u>	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
Storm water drainage and retention during construction shall be managed to prevent flooding and erosion.	LA County will continue to enforce its BMP requirements regarding storm water drainage, retention and management.
Post development grading and paving shall manage surface waters.	Require compliance with Title 12 of the County Code of Regulations Low Impact Development (LID) and the County's updated MS4 permit.
Electric vehicle charging infrastructure shall be provided for new residential construction.	Electric vehicle charging infrastructure shall be provided for new residential construction. No amendments proposed.

<u>ENERGY EFFICIENCY</u>	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
Compliance with the newly adopted 2016 Energy Efficiency Standards.	Compliance with the newly adopted 2016 Energy Efficiency Standards. No amendments proposed.

<u>WATER EFFICIENCY AND CONSERVATION</u>	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
Water conserving plumbing fixtures and fittings shall be installed.	Water conserving plumbing fixtures and fittings shall be installed. No amendments proposed.
Landscape area greater than 500 square feet shall comply with the State Model Water Efficient Landscape Ordinance (MWELO).	Landscape area greater than 500 square feet shall comply with the State Model Water Efficient Landscape Ordinance (MWELO). No amendments proposed.

<u>MATERIAL CONSERVATION</u>	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
Divert 65 percent of construction and demolition debris from landfills.	Divert 65 percent of construction and demolition debris from landfills. No amendments proposed.

ENVIRONMENTAL QUALITY	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
No significant changes to existing requirements.	No amendments proposed.

NON-RESIDENTIAL MANDATORY MEASURES

PLANNING AND DESIGN	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
Storm water drainage and retention during construction shall be managed to prevent flooding and erosion.	LA County will continue to enforce its BMP requirements regarding storm water drainage, retention and management.
Post development grading and paving shall manage surface waters.	Require compliance with Title 12 of the County Code of Regulations Low Impact Development (LID) and the County's updated MS4 permit.
Electric vehicle charging infrastructure shall be provided for new construction.	Electric vehicle charging infrastructure shall be provided for new construction. No amendments proposed.

ENERGY EFFICIENCY	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
Compliance with the newly adopted 2016 Energy Efficiency Standards.	Compliance with the newly adopted 2016 Energy Efficiency Standards. No amendments proposed.

WATER EFFICIENCY AND CONSERVATION	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
Water conserving plumbing fixtures and fittings shall be installed.	Water conserving plumbing fixtures and fittings shall be installed. No amendments proposed.
Landscape area greater than 500 square feet shall comply with the State Model Water Efficient Landscape Ordinance (MWELO).	Landscapes above the State threshold shall comply with MWELO. No amendments proposed.

MATERIAL CONSERVATION	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
Divert 65 percent of construction and demolition debris from landfills.	Divert 65 percent of construction and demolition debris from landfills. No amendments proposed

ENVIRONMENTAL QUALITY	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
No significant changes to existing requirements.	No amendments proposed.

TIER 1 REQUIREMENTS

BUILDING TYPES COVERED	
2016 CALGreen	2017 County of Los Angeles Green Building Standards Code
<u>Division A5.1</u> Remains voluntary.	<u>Division A5.1</u> 10 percent of the parking to be designated as fuel efficient. Comply with one additional measure from Division A5.1.
<u>Division A5.2</u> Remains voluntary.	<u>Division A5.2</u> Remains voluntary.
<u>Division A5.3</u> Remains voluntary.	<u>Division A5.3</u> Indoor potable water usage to be reduced by 12 percent. Comply with one additional measure from Division A5.3.
<u>Division A5.4</u> Remains voluntary.	<u>Division A5.4</u> Materials shall have a 10 percent recycled content based on the value of all installed materials. Comply with one additional measure from Division A5.4.
<u>Division A5.5</u> Remains voluntary.	<u>Division A5.5</u> 90 percent of resilient flooring to be low-VOC. All thermal insulation shall be low-VOC

	Comply with one additional measure from Division A5.5.
<u>Division A5.6</u> Remains voluntary.	<u>Division A5.6</u> Comply with one additional measure from any Division.



City of Santa Fe Springs

City Council Meeting

February 9, 2017

NEW BUSINESS

Resolution No. 9536 - Weed Abatement

RECOMMENDATION

That the City Council adopt Resolution No. 9536 declaring weeds a public nuisance, declaring its intention to remove them, and setting Thursday, February 23, 2017, as the date for the Public Hearing.

BACKGROUND

The City contracts with the Los Angeles County Agricultural Commissioner for the abatement of weeds. They have conducted their annual inspection of the properties in the City and listed those needing weeds abated. If the proposed resolution is passed, weed abatement notices will be mailed to all property owners listed. Resolution No. 9536 declares the weeds to be a public nuisance and sets a Public Hearing on the matter for Thursday, February 23, 2017, at 6:00 p.m. where property owners will have an opportunity to object to any part of the weed abatement process.

Resolution No. 9536 provides property owners with the option of abating the weeds themselves, contracting the work to others, or having the County Agricultural Commissioner's contractor perform the work. Costs for work performed by the County, if approved by the City Council, will be assessed to the respective property owner's tax bill.

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

Thaddeus McCormack
City Manager

Attachments:

Resolution No. 9536
Declaration List

RESOLUTION NO. 9536

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DECLARING THAT WEEDS, BRUSH, RUBBISH AND REFUSE UPON OR IN FRONT OF SPECIFIED PROPERTY IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC NUISANCE, AND DELARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.

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

BE IT RESOLVED THAT, pursuant to the provisions of Title 4, Division 3, Part 2, Chapter 13, Article 2 of the California Government Code, Sections 39560 to 39588, inclusive, and evidence received by it, the City Council of the City of Santa Fe Springs specifically finds:

Section 1: That the weeds, brush or rubbish growing upon the streets, sidewalks, or private property in the City attain such large growth as to become, when dry, a fire menace to adjacent improved property, or which are otherwise noxious, dangerous or a public nuisance.

Section 2: That the presence of dry grass, stubble, refuse, or other flammable materials are conditions which endanger the public safety by creating a fire hazard.

Section 3: That by reason of the foregoing fact, the weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material growing or existing upon the private property hereinafter described, and upon the streets and sidewalks in front of said property, constitute a seasonal and recurrent public nuisance and should be abated as such.

Section 4: That the private property, together with the streets and sidewalks in front of same herein referred to, is more particularly described as follows, to-wit: That certain property described in attached list hereto and by this reference made a part hereof as though set forth in full at this point.

BE IT THEREFORE RESOLVED, pursuant to the findings of fact, by this Council heretofore made, that the weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material in and upon and in front of the real property hereinbefore described constitute and are hereby declared to be a seasonal and recurrent public nuisance which should be abated. The Agricultural Commissioner/Director of Weights and Measures, County of Los Angeles, is hereby designated the person to give notice to destroy said weeds, brush, dry grass, stubble, refuse, or other flammable material and shall cause notices to be given to each property owner by United States Mail and said notice shall be substantially in the following form, to-wit.

NOTICE TO DESTROY WEEDS,
REMOVE BRUSH, RUBBISH AND REFUSE

Notice is hereby given that on February 23, 2017, the City Council of the City of Santa Fe Springs passed or will pass a resolution declaring noxious or dangerous vegetation including weeds, brush, tumbleweeds, sagebrush, and chaparral or rubbish and refuse were growing or occurring upon or in front of said property on certain streets in said city or unincorporated area of the County of Los Angeles, and more particularly described in the resolution, and that they constitute a public nuisance which must be abated by the removal of said noxious or dangerous vegetation, rubbish and refuse. The resolution further declares that, if not abated, the vegetation and/or rubbish and refuse may be removed and the nuisance abated by County authorities in which case the cost of removal shall be assessed upon the land from or in front of which the noxious or dangerous vegetation, rubbish and refuse are removed. Such cost will constitute a special assessment against such lots or lands. Reference is hereby made to said resolution for further particulars. In addition, the Board of Supervisors of the County of Los Angeles authorized and directed the Agricultural Commissioner to recover its costs of details. All property owners having any objections to the proposed removal of noxious or dangerous vegetation, rubbish and refuse and the recovery of inspection costs, are hereby notified that they may attend a hearing of the City Council of said city to be held at 11710 East Telegraph Road, Santa Fe Springs, CA 90670, in the Council Chambers on February 23, 2017 at 6:00 p.m. where their objections will be heard and given due consideration. If the property owner does not want to present objections to the proposed removal of the noxious or dangerous vegetation including weeds, brush, tumbleweeds, sagebrush, and chaparral or rubbish and refuse, or the recovery of inspection costs, the owner need not appear at the above mentioned hearing.

City Clerk of the City of Santa Fe Springs

BE IT THEREFORE RESOLVED, that the Agricultural Commissioner is hereby authorized and directed to recover its costs of inspection of the properties hereinabove described in a manner consistent with prior action of the Board adopting a fee schedule for such inspections. The recovery of these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety.

BE IT FURTHER RESOLVED THAT the 23rd day of February, 2017, at the hour of 6:00 p.m. of said day is the day and hour, and the Meeting Room of the City Council of the City of Santa Fe Springs in the City Hall in the City of Santa Fe Springs is fixed by this City Council as the place when and where any and all property owners having any objections to the aforesaid proposed removal of weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material may appear before the City Council and show cause why said weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material should not be removed in accordance with this resolution, and said objections will then and there be heard and given due consideration; and

BE IT RESOLVED THAT the notices to destroy weeds, brush, rubbish, dry grass, stubble, refuse or other flammable material hereinbefore referred to shall be mailed by said Agricultural Commissioner/Director of Weights and Measures at least ten days prior to February 23, 2017.

APPROVED and ADOPTED this 9th day of February, 2017 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

William K. Rounds
Mayor

Attest:

Janet Martinez, CMC, City Clerk

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
KEY OF 8, CITY CODE 623 (UNIMPROVED)

DATE: 01/04/17

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
7005 001 803	SHOEMAKER AVE	SO PAC CO	100 S MAIN ST MS-6	LOS ANGELES CA	90012
7005 014 076	FIRESTONE BLVD	RYDER TRUCK RENTAL INC	11690 NW 105TH ST	MIAMI FL	33178
7005 014 801	CARMENITA	SO PAC CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
7005 014 803	ALONDRA BLVD	SO PAC CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
7005 014 913	13560 FIRESTONE BLVD	DEPARTMENT OF TRANSPORTATION	100 S MAIN ST MS 13	LOS ANGELES CA	90012
7005 014 914	FIRESTONE BLVD	STATE OF CA DEPARTMENT OF	100 S MAIN ST MS 13	LOS ANGELES CA	90012
7005 014 915	13580 FIRESTONE BLVD	STATE OF CALIFORNIA	100 S MAIN ST MS 13	LOS ANGELES CA	90012
7005 014 917	13460 FIRESTONE BLVD	STATE OF CALIFORNIA	100 S MAIN ST MS 6	LOS ANGELES CA	90012
7005 014 918	13500 FIRESTONE BLVD	STATE OF CALIFORNIA	100 S MAIN ST STE 1300	LOS ANGELES CA	90012
7005 014 920	FIRESTONE BLVD	STATE OF CALIFORNIA	100 S MAIN ST MS 6	LOS ANGELES CA	90012
8002 019 042	BELL RANCH DR	MCMMASTER CARR SUPPLY CO	PO BOX 54960	LOS ANGELES CA	90054
8005 012 027	GEARY AVE	GEARY AVENUE PROPERTIES LLC	8536 WHITE FISH CIR	FOUNTAIN VLY CA	92708
8005 012 047	10137 NORWALK BLVD	GEMINIS PROPERTY DEV LLC	P O BOX 2767	SANTA FE SPRINGS CA	90670
8005 012 902	12171 TELEGRAPH RD	SANTA FE SPRINGS CITY	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8005 015 011	10025 BLOOMFIELD AVE	BREITBURN OPERATING LP	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8005 015 024	TELEGRAPH RD	BREITBURN OPERATING LP	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8005 015 027	12405 TELEGRAPH RD	BREITBURN OPERATING LP	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 001 093	HERITAGE SPRINGS DR E	SFS VILLAGES LLC	2711 N SEPULVEDA BLVD PM8530	MANHATTAN BEACH CA	90266
8009 001 095	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 001 096	CLARK ST	SFS VILLAGES LLC	2711 N SEPULVEDA BLVD PM8530	MANHATTAN BEACH CA	90266

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
KEY OF 8, CITY CODE 623 (UNIMPROVED)

DATE: 01/04/17

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8009 001 097	CLARK ST	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 001 098	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 001 099	HERITAGE SPRINGS DR W	SFS VILLAGES LLC	2711 N SEPULVEDA BLVD PM8530	MANHATTAN BEACH CA	90266
8009 001 101	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 002 074	CEDAR DR	SFS VILLAGES LLC	2711 N SEPULVEDA BLVD PM8530	MANHATTAN BEACH CA	90266
8009 004 078	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 004 079	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 004 116	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 004 117	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 004 118	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 004 119	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 004 127	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 004 128	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90071
8009 004 129	GARDEN PARKWAY	SFS VILLAGES LLC	2711 N SEPULVEDA BLVD PM8530	MANHATTAN BEACH CA	90266
8009 022 071	FLORENCE AVE	SFS REAL ESTATE & RECOVERY LLC	14555 N 82ND ST	SCOTTSDALE AZ	85260
8011 004 031	FREEMAN AVE	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 004 058	FREEMAN AVE	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 004 064	FREEMAN AVE	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 005 013	13007 TELEGRAPH RD	PITTS, MARVIN E TR	P O BOX 3033	WHITTIER CA	90605
8011 005 034	10330 GREENLEAF AVE	PLAINS WEST COAST TERMINALS LLC	333 CLAY ST STE 1600	HOUSTON TX	77002

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
KEY OF 8, CITY CODE 623 (UNIMPROVED)

DATE: 01/04/17

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8011 007 026	FREEMAN AVE	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 007 027	FREEMAN AVE	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 007 028	ROMANDEL AVE	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 007 029	ROMANDEL AVE	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 007 038	ROMANDEL AVE	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 007 040	ROMANDEL AVE	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 007 041	ROMANDEL AVE	PRODUCTOL INC	PO BOX 1367	SUN VALLEY CA	91353
8011 007 043	ROMANDEL AVE	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 007 046	12636 LOS NIETOS RD	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 007 047	SANTA FE SPRINGS RD	FELYBY ASSOCIATES LLC	630 VIA LIDO NORD	NEWPORT BEACH CA	92663
8011 009 935	10712 LAUREL AVE	SANTA FE SPRINGS CITY	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8011 011 906	LAUREL AVE	REDEVELOPMENT AGENCY OF	11710 TELEGRAPH RD	SANTA FE SPGS CA	90670
8011 011 907	LAKELAND RD	REDEVELOPMENT AGENCY OF	11710 TELEGRAPH RD	SANTA FE SPGS CA	90670
8011 011 912	LAUREL AVE	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPGS CA	90670
- 8011 013 017	13210 TELEGRAPH RD	13210 TELEGRAPH ROAD LLC	19300 S HAMILTON AVE STE 200	GARDENA CA	90248
8011 015 041	10765 PAINTER AVE	WESTMONT PROPERTIES INC	10805 PAINTER AVE	SANTA FE SPRINGS CA	90670
8011 017 015	TELEGRAPH RD	BUTLER,ROBERT F TR ET AL	17110 BROOK CT	MOUNT VERNON WA	98274
8011 017 035	TELEGRAPH RD	SFSA INVESTMENT CO INC	2271 W MALVERN AVE 521	FULLERTON CA	92833
8011 017 036	TELEGRAPH RD	SFSA INVESTMENT CO INC	2271 W MALVERN AVE 521	FULLERTON CA	92833
8011 017 037	TELEGRAPH RD	SFSA INVESTMENT CO INC	2271 W MALVERN AVE 521	FULLERTON CA	92833

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
KEY OF 8, CITY CODE 623 (UNIMPROVED)

DATE: 01/04/17

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8011 017 064	SANDOVAL ST	YEH FAMILY LIMITED PTNSHP LTD	12928 SANDOVAL ST	SANTA FE SPGS CA	90670
8011 018 901	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPGS CA	90670
8011 018 902	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPGS CA	90670
8011 018 903	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS, CA	90670
8011 018 904	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS, CA	90670
8011 018 905	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS, CA	90670
8011 018 906	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS, CA	90670
8011 019 911	PARK AVE	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8017 018 800	SANTA ANITA RTE 5 FWY	SOU PAC CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8017 018 801	FLORENCE AVE	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8017 018 802	SANTA ANITA RTE 5 FWY	SO PAC CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
- 8059 001 017	13215 CAMBRIDGE ST	FSFS LLC, C/O EDWARD FINEMAN	10314 SUNNINGDALE DR	RANCHO MIRAGE CA	92270
8059 029 016	BORA DR	BPW INC	13639 BORA DR	SANTA FE SPGS CA	90670
8069 004 803	SHOEMAKER AVE	A T AND S F RY CO	2301 LOU MENK DR 608-3W	FT WORTH TX	76161
8069 006 044	14150 ROSECRANS AVE	CONNECTICUT GENERAL LIFE	1420 BRISTOL ST N STE 100	NEWPORT BEACH CA	92660
8069 008 804	BORATE ST	A T AND S F RY CO	2301 LOU MENK DR 608-3W	FT WORTH TX	76161
8069 011 801	BONAVISTA AVE	A T AND S F RY CO	2301 LOU MENK DR 608-3W	FT WORTH TX	76161
8069 011 802	BONAVISTA AVE	A T AND S F RY CO	2301 LOU MENK DR 608-3W	FT WORTH TX	76161
8069 013 802	MICA ST	A T AND S F RY CO	2301 LOU MENK DR 608-3W	FT WORTH TX	76161
8069 016 909	13500 EXCELSIOR DR	DEPARTMENT OF TRANSPORTATION	100 S MAIN ST MS 6	LOS ANGELES CA	90670

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
 KEY OF 8, CITY CODE 623 (UNIMPROVED)

DATE: 01/04/17

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8167 001 807	BUSCH PL	SOUTHERN PAC TRANS CO	1700 FARMAN ST FL-10	OMAHA NE	68102
8167 002 025	9648 SANTA FE SPRINGS RD	MANDELL, STAN TR	411 N CENTRAL AVE STE 200	GLENDALE CA	91203
- 8167 002 026	SANTA FE SPRINGS RD	MANDELL, STAN TR	411 N CENTRAL AVE STE 200	GLENDALE CA	91203
8167 002 051	GREENLEAF AVE	MANDELL, STAN TR	411 N CENTRAL AVE STE 200	GLENDALE CA	91203
8167 002 052	GREENLEAF AVE	USA CONSOLIDATED INC.	11115 KILKERRAN CT	LAS VEGAS NV	89141
8167 002 053	GREENLEAF AVE	USA CONSOLIDATED INC.	11115 KILKERRAN CT	LAS VEGAS NV	89141
8168 001 010	11770 BURKE ST	PILOT CHEMICAL CORPORATION	2744 E KEMPER RD	CINCINNATI OH	45241
8168 001 815	NORWALK BLVD	UNION PACIFIC RAILROAD CO.	1400 DOUGLAS ST	OMAHA NE	68179
8168 001 816	NORWALK BLVD	UNION PACIFIC RAILROAD CO.	1400 DOUGLAS ST	OMAHA NE	68179
8168 002 900	SORENSEN AVE	FLOOD MAINTENANCE DIVISION	900 S. FREMONT AVENUE	ALHAMBRA CA	91803
8168 002 901	SORENSEN AVE	FLOOD MAINTENANCE DIVISION	900 S. FREMONT AVENUE	ALHAMBRA CA	91803
8168 007 814	DICE RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8168 007 816	DICE RD	SOU PACIFIC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8168 009 030	SORENSEN AVE	VALVOLINE INC	9520 JOHN ST	SANTE FE SPRINGS CA	90670
8168 011 802	SANTA FE SPRINGS RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8168 011 803	SANTA FE SPRINGS RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8168 012 814	SORENSEN AVE	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8168 022 036	8721 SANTA FE SPRINGS RD	COCHRAN, TERRY K	8721 SANTA FE SPRINGS RD	WHITTIER CA	90606
8168 023 048	11790 SLAUSON AVE	CLEMENTE, FELIPE AND	2505 KANSAS AVE	SOUTH GATE CA	90280
8177 029 810	PIONEER BLVD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
KEY OF 8, CITY CODE 623 (UNIMPROVED)

DATE: 01/04/17

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8177 029 815	PIONEER BLVD	SO CALIF EDISON CO	2131 WALNUT GROVE AVE 2ND FL	ROSEMEAD CA	91770
8177 029 823	RANCHO SANTA GERTRUDES	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8178 004 065	NORWALK BLVD	CHAVEZ, WILLIAM AND	2923 VIA SAN DELARRO	MONTEBELLO CA	90640
8178 035 811	LOS NIETOS RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8178 035 812	DE COSTA AVE	A T AND S F RY CO	2301 LOU MENK DR 608-3W	FT WORTH TX	76161
8178 035 815	NORWALK BLVD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8178 036 803	RIVERA RD	A T AND S F RY CO	2301 LOU MENK DR 608-3W	FT WORTH TX	76161
8178 036 804	DE COSTA AVE	A T AND S F RY CO	2301 LOU MENK DR 608-3W	FT WORTH TX	76161
8178 037 805	PIONEER BLVD	A T AND S F RY CO	2301 LOU MENK DR 608-3W	FT WORTH TX	76161
8178 037 806	LOS NIETOS RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
8178 037 811	LOS NIETOS RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE, CA	95747
TOTAL VACANT/IMPROVED RECORDS					3
TOTAL UNIMPROVED RECORDS					108
TOTAL RECORDS					111



City of Santa Fe Springs

City Council Meeting

February 9, 2017

NEW BUSINESS

Authorization to issue a Request for Proposals (RFP) to hire an Emergency Management Consultant to complete a Single Jurisdiction Local Hazard Mitigation Plan (LHMP)

RECOMMENDATION

That the City Council authorize the Director of Police Services to issue a Request for Proposals (RFP) to provide contracted services for a Local Hazardous Mitigation Plan (LHMP).

BACKGROUND

The Disaster Mitigation Act of 2000 requires that state and local governments develop and adopt a Local Hazard Mitigation Plan in order to receive certain federal financial assistance. LHMP's are normally updated every 5 years per FEMA; the City's existing LHMP (revised in 2009) did not meet the criteria outlined by the Plan Review Crosswalk based on the Local Multi-Hazard Mitigation Planning Guidance published by FEMA in July, 2008.

The LHMP identifies critical facilities such as public buildings, transportation systems, emergency response communications networks, high potential loss facilities, hazardous material facilities, and important public resources which are vital to the City's response during a natural disaster or might be at risk during a disaster. The Plan also assesses the City of Santa Fe Springs' vulnerability to natural hazards, such as flood, drought, earthquake, etc. It then identifies mitigation actions to assist with making Santa Fe Springs and our critical facilities more resilient during a natural disaster. Upon Council approval, the RFP will be issued and advertised accordingly. Proposals received in response to the RFP will be evaluated by staff and a recommendation for award of a professional services contract will be brought back to the Council.

FISCAL IMPACT

Proposed funding for the Local Hazardous Mitigation Plan is included in the Department of Police Services FY 2016-17 Budget in the amount of \$50,000.


Thaddeus McCormack
City Manager

Attachment:

Request for Proposals Local Hazardous Mitigation Plan (LHMP)

Report Submitted By: Darryl Pedigo
Department: Police Services

Date of Report: February 2, 2017

ITEM NO. 11

CITY OF SANTA FE SPRINGS

REQUEST FOR PROPOSAL

LOCAL HAZARD MITIGATION PLAN



DEPARTMENT OF POLICE SERVICES

Table of Contents
REQUEST FOR PROPOSAL
LOCAL HAZARD MITIGATION PLAN

<u>Title of Section</u>	<u>Page No.</u>
Notice of Request for Proposal	A
1. Project Description	1
2. Proposal Timeline	1
3. Pre-Submittal Meeting	1
4. Submission of Proposals	1
5. Dissemination of RFP Information	2
6. Addenda to the RFP	2
7. Questions and Requests for Clarifications	2
8. Cost of Proposal Preparation	3
9. Scope of Work	3
10. Project Schedule/Deliverables	4
11. Conflict of Interest	4
12. Key Personnel	5
13. Required Format for Proposal	5
14. Proposal Evaluation Process and Criteria	9
15. Exceptions or Additions	10
16. Insurance Requirement	10
17. Basis for Award of Contract	11
18. Terms of Agreement	11
19. Rights of the Agency	12
20. Waiver of Proposals	13
21. California Public Records Act Disclosures	13
22. Disclaimers	13
22. Ownership of Data	13
24. Independent Contractor	13

REQUEST FOR PROPOSAL
INSTRUCTIONS TO PROPOSERS
LOCAL HAZARD MITIGATION PLAN

1. PROJECT DESCRIPTION

The City of Santa Fe Springs ("City") is accepting proposals from experienced hazard mitigation planning consultants for a single jurisdiction Local Hazardous Mitigation Plan (LHMP). The City's existing LHMP (revised in 2009) did not meet the criteria outlined by the Plan Review Crosswalk based on the Local Multi-Hazard Mitigation Planning Guidance published by FEMA in July, 2008.

Firms are asked to submit their proposals and written statements of technical qualifications for completing the work in accordance with and as specified in this Request for Proposal (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.

2. PROPOSAL TIMELINE

<u>DESCRIPTION</u>	<u>DATE/TIME</u>
Request for Proposal Released	Monday, February 13, 2017
Deadline to Submit Questions	Monday, February 27, 2017
Deadline to Receive Proposal	Wednesday, March 8, 2017
City Council Approval of Contract	Thursday, March 23, 2017
Kick off Meeting	Wednesday, April 5, 2017
Draft LHMP	Wednesday, June 28, 2017
City Review of LHMP	Thursday, July 3-19, 2017
Final LHMP	Wednesday, July 26, 2017
Planning Commission Public Hearing	August 2017
City Council Public Hearing	August 2017
Project Close	August/September 2017

The City reserves the right to modify any element of the timeline should that become necessary.

3. PRE-SUBMITTAL MEETING

No Pre-Submittal Meeting has been scheduled for this project.

4. SUBMISSION OF PROPOSALS

To be considered, the Proposals must be received by the Department of Police Services, City of Santa Fe Springs, by 11:00 a.m. on Wednesday, March 8, 2017.

Consultants must submit three (3) copies of their Proposal labeled “**Proposal for Local Hazard Mitigation Plan**” to:

**Dino Torres, Director of Police Services
City of Santa Fe Springs
11576 Telegraph Road
Santa Fe Springs, CA 90670**

The firm’s name and address shall be clearly marked on the outside of the envelope. 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. The RFP can be downloaded from the City website. Faxed or emailed Proposals will not be accepted nor will the City entertain any sales calls or presentations during the RFP process.

5. DISSEMINATION OF RFP INFORMATION

From time to time, the City may issue responses to requests for clarifications, questions, comments, and addenda to this Request for Proposal (“RFP”), or other material related to this solicitation. It is the responsibility of the Consultant to check the City website regularly during the solicitation period for updated information. **By submitting a Proposal, Consultants are deemed to have constructive knowledge and notice of all information pertaining to this RFP.**

In the event information cannot be downloaded from the City website, Consultants should contact Darryl Pedigo, Lead Public Safety Officer, at (562) 409-1850 ext. 3313 to request copies of the information they are unable to obtain through the City website.

6. ADDENDA TO THE RFP

Any change(s) to the requirements of this RFP initiated by the City 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 City 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 City in their Proposal.

7. QUESTIONS AND REQUESTS FOR CLARIFICATIONS

A. Contact Person for the Project

All questions or contact regarding this RFP must be directed to Darryl Pedigo, Lead Public Safety Officer who can be reached at (562) 409-1850 ext. 3313 or by email at darrylpedigo@santafesprings.org.

B. Clarifications of the RFP

Consultants are encouraged to promptly notify Darryl Pedigo of any apparent errors or inconsistencies in the RFP. Should a Consultant require

clarifications to this RFP, the Consultant shall notify the City 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 and posted on the City website at <http://www.santafesprings.org/services/bids.asp>

C. Submitting Requests

All questions must be submitted to the City by 11:00 a.m. on Monday, February 27, 2017. The City is not responsible for failure to respond to a request or question that has not been labeled correctly. Questions can be submitted via email to darrylpedigo@santafesprings.org as long as they are received no later than the date and time specified above. The City is not liable for any late arrivals due to courier method or electronic delivery.

D. City Responses

The City, in its sole discretion, will respond to requests for clarifications, questions and comments. Responses will be posted to website on or before 5:00 p.m. on March 3, 2017.

8. **COST OF PROPOSAL PREPARATION**

Any party responding to this RFP shall do so at their own risk and cost. The City shall not, under any circumstances, be liable for any pre-Contractual expenses incurred by any Consultant who elects to submit their 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 City;
- Negotiations with the City 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 City 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.

9. **SCOPE OF WORK**

The RFP is intended to cover all labor, tools, equipment, materials, and any supervision necessary to facilitate the LHMP planning process. The City will be responsible for assembling a Hazard Mitigation Planning Team consisting of City personnel, including: Department of Police Services, Whittier Police Department, Fire, Public Works, Building and Planning, Community Services, and community members.

The consultant will review the natural and man-made hazards that threaten the City. They will review the hazards with the Hazard Mitigation Planning Team and

request input for the strategies to mitigate these hazards. The selected consultant will be responsible for the following items:

The scope of required services shall include, but not be limited to, the following tasks:

Task 1- Kick off Meeting and Progress Meetings.

Task 2 – Conduct necessary research and analysis to prepare a written LHMP as prescribed by FEMA's Local Mitigation Plan Review Guide and State Local hazard Mitigation Planning Program.

Task 3 - Identify, profile, and integrate all hazards and mitigation measures, both natural and man-made that threaten the City.

Task 4 – Conduct public outreach meeting(s) as needed to present findings and obtain feedback on draft strategies being considered for inclusion in the LHMP.

Task 5 – Prepare draft LHMP and submit final LHMP to Cal OES and FEMA for review.

Task 6 – Conduct public outreach meeting(s) as needed to present draft LHMP.

Task 7 - Make any corrections or revisions as requested by City Staff, Cal OES, or FEMA, be approved by both FEMA and OES.

Task 8 - Other related task in accordance with OES and FEMA LHMP guidelines.

Task 9 - Assist in preparation of Planning Commission and City Council Presentation(s).

Task 10-All maps produced shall be in ArcGIS and in PDF format.

10. PROJECT SCHEDULE/DELIVERABLES

TASK DESCRIPTION:

DATE:

Notice to Proceed

March 28, 2017

Preliminary Report (draft)

June 28, 2017

Final Report

July 26, 2017

11. CONFLICT OF INTEREST

Consultants are advised that the City intends to award a contract through a process of full and open competition. By responding to this RFP, each Consultant represents to the best of its knowledge that:

- Neither Consultant, nor any of its affiliates, proposed subconsultants, and associated staff, have communicated with any member of the City 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 subconsultants 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 City;
- Neither Consultant, nor any of its affiliates, proposed subconsultants, 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 subconsultants, or associated staff, have a personal relationship with any member of the governing body, officer or employee of the City who exercises any functions or responsibilities in connection with the referenced projects.

12. 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 projects. 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 City reserves the right to approve all key personnel individually for any and all projects authorized by the City 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 City. The City must approve replacement staff before a substitute person is assigned to a project. The City reserves the right to require the Consultant to replace a staff person assigned to the Contract should the City consider replacement to be for the good of the project. Replacement staff will be subject to the City's approval prior to assignment by Consultant.

13. REQUIRED FORMAT FOR PROPOSALS

The City is requiring all Proposals submitted in response to this RFP to follow a specific format. The Proposal, including the Appendices, shall not exceed twenty (20) pages in length, utilizing 8.5" x 11" pages with one-inch margins. As an exception, 11" x 17" pages may be used, however it will count as 2 sheets. Font size shall not be smaller than 12 point for text or eight (8) point for graphics. Front/back covers and 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 Dino Torres, Director of Police Services, City of Santa Fe Springs, and at a minimum, must contain the following:

- Legal name of Consulting firm or individual, including name, corporate address and telephone number.
- Name, title, address, telephone number and email address of the individual who has the authority to negotiate with the City and to execute on behalf of the Consultant any agreement that may result from such negotiations and is the contact person for Consultant during the period of Proposal evaluation.
- 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. Proposal 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 services in accordance with this RFP) complete the ADA Self-Evaluation and Transition Plan.

- Provide a list of similar projects that the firm has completed within the last five years including previous projects in which the Consultant and Subconsultants have worked together. Information on the completed projects should include project name and description, agency and client name along with the person to contact and telephone number, year completed, Contract fee, and the final project cost. Clearly identify 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 services as required in this RFP. 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.
- An organizational chart.
- The identity of key personnel to perform work in the specified tasks, including major areas of the work. Include the person's name, current location, and proposed position for this project, current assignment, and level of commitment to that assignment, availability for this assignment and how long each person has been with the firm.
- A statement that key personnel will be available to the extent proposed for the duration of the project and an acknowledgement that no person designated as key personnel shall be removed or replaced without the prior written concurrence of the City. Identify any constraints, conflicts or situations that would prevent the Consultant from being able to begin work on this assignment.
- A description of any potential work not included in the Consultant's scope of services or which has not been identified in this RFP, which the Consultant feel is essential to the successful completion of the project. This would include additional services by the Consultant or any other necessary tasks to be provided by the City. This potential work must be clearly identified, along with a suggested basis for payment, should those services be necessary or elected by the City.

D. Consultants and/or Subconsultants

The City 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 City. 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 City 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 detailed 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.
- An explanation of the efforts that the firm would undertake to maintain effective communication with the City.

F. Client References

List the three (3) most-recent similar clients including name, address, contact person, phone number, and e-mail address. The City 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, not more than two (2) pages each, for the individuals proposed as key personnel. 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 City, become property of City.

I. Fee Proposal.

A Fee Proposal shall be provided in a separately sealed envelope and shall comply with the following guidelines:

- Two copies of a Fee Proposal shall be submitted in a separately sealed envelope plainly labeled "Fee Proposal" with the name of the Consultant and project title "Local Hazard Mitigation Plan". This information shall be presented in a manner that allows the City to understand the Fee and Schedule for each task and deliverable.
- The Schedule of Performance shall depict individual project tasks, and basic hourly rates for specific personnel to be used on the project. Personnel hourly rates will reflect all costs for office overhead, including direct and indirect costs. The Proposal shall include a breakdown of the estimated number of hours, by personnel category, needed to complete each task. In addition, the fee shall reflect all anticipated fee increases during the Contract duration. A pre-award audit may be required to confirm and establish a final not-to-exceed fee.
- The terms and conditions for obtaining 'reimbursable costs' shall be identified in the Proposal.

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 City reserves the right to select a firm that presents the best proposal, but not necessarily the lowest price.

B. Evaluation Criteria

Criteria for the evaluation of the Proposals may include but is not limited to the following:

- Completeness of Proposal.
- Consultant and key project team member's experience in performing similar work.
- Methodology and quality control.
- Consultant and key project team member's record in accomplishing work assignments for projects in the agreed upon timeframe.
- Consultant demonstrated understanding of the scope of work.
- Quality of work previously performed by the firm as verified by reference checks.
- Ability to provide continuity of personnel.
- Ability to provide timely services.
- Relevant project experience.
- Verification that Consultant can meet scheduled project dates.
- Fee Proposal.

C. Evaluation Process

After evaluating all Proposals received, the City will rank the firms and a maximum of the three (3) most qualified firms will be invited to an interview with the City evaluation committee.

D. Interview

For the interview, the Consultant should have available the project manager and key project personnel to discuss the following:

- The major elements of the Proposal and be prepared to answer questions clarifying their Proposal.
- A description of previously related experience for key project team members. Work sample exhibits may also be used.
- The proposed project team.
- The proposed project schedule.

E. Final Selection

The final selection will be the Consultant which, as determined by the City, is the most responsive and responsible, meets the City's requirements in providing this service, and is in the City's best interest. The City maintains the sole and exclusive right to evaluate the merits of the Proposals received. The City also reserves the right to reject any and all Proposals, and accept or reject all or any part of any Proposal, as well as re-issue or modify the RFP.

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 REQUIREMENT

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 City.

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

The Consultant 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 (sample RFP \$2,000,000) per occurrence.
- All Certificates of Insurance of any kind shall name the City of Santa Fe Springs as additional insured with respect to the performance by the Consultant and all sub-Consultants. The City will accept only Additional Insured (Form B), CF2010, with an edition prior to 1993, unless approved otherwise by the City Attorney.

17. BASIS FOR AWARD OF CONTRACT

A. General Basis

The City intends to select the Consultant on the basis of fair and competitive negotiations, 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 City. Should an award be made, the Proposal submitted by Consultant shall be incorporated as part of the final Contract accordingly.

B. Negotiations

Negotiations regarding a fair and reasonable price will begin after selection of the Preferred Consultant has been approved by the Director of Police Services. Should the City be unable to obtain a fair and reasonable price through negotiations with the highest technically qualified Consultant, City shall enter into negotiations with the next highest qualified Consultant and may award that Contract if the parties are able to arrive at a fair and reasonable price. If that is unattainable, City shall enter into negotiations with the next highest qualified Consultant in sequence until an agreement is reached.

C. Agreement

A professional services agreement shall be signed by the Consultant prior to a Notice to Proceed being issued. No change in scope of Consultant services will be permitted without mutual written approval by the City and Consultant.

18. TERMS OF AGREEMENT

It is the City's intent to enter into a "not to exceed" Professional Services Agreement with the selected Consultant.

Consultant will be compensated on the basis of a fixed-fee Contract with a final not-to-exceed cost to be negotiated following selection of a Preferred Consultant. Progress payments to the Consultant will be based on the percentage of individual work tasks that have been satisfactorily completed and accepted by the City. Under no circumstances will the Consultant be paid more than 75% of the total project fee or the fee for any specific task until the final report has been approved by the Director of Police Services of the City of Santa Fe Springs and City Council.

19. RIGHTS OF THE CITY

The City 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 City's obligations or selection criteria; or take other actions needed to meet the City's goals. In addition, the City 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 City.
- 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.
- The City 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 City 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 City. This RFP does not commit the City to enter into negotiations with any Consultant and the City makes no representations that any Contract will be awarded to any Consultant that

responds to this RFP. Proposals received by the City are public information and will be made available to any person upon request after the City has completed the Proposal evaluation. Submitted Proposals are not to be copyrighted.

Should a Contract be subsequently entered into between the City 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. The successful Consultant shall secure a SFS business license through the City's Finance and Administrative Services Department at the time the Contract is awarded.

20. WAIVER OF PROPOSALS

Proposals may be withdrawn by submitting written notice to the City'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 City.

21. 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 City to keep all submittals confidential until such time as negotiations are successfully concluded.

22. DISCLAIMERS

This RFP is not a Contract or a commitment of any kind by the City and does not commit the City to enter into negotiations, or to accept any part of any Proposal. The contents of this RFP and any and all attachments are not warranted or guaranteed by the City, and respondents are urged to make independent investigations and evaluations as they deem advisable and to reach independent conclusions concerning statements made in this RFP.

23. OWNERSHIP OF DATA

Ownership and title to all reports and documents produced as part of the contract will be vested in the City, and no further agreement will be necessary to transfer ownership to the City. Any copies made for the Contractor's records shall not be furnished to others without written permission from the City.

24. INDEPENDENT CONTRACTOR

The contractor shall perform such services in its own and as an independent contractor in the pursuit of its own calling and not as an employee of the City, and it shall be under the control of the City only as to the results to be

accomplished and not as to the means or manner by which said results are to be accomplished.



City of Santa Fe Springs

City Council Meeting

February 9, 2017

NEW BUSINESS

Water Well Zone 1 Hydrogeological Services – Authorization to Advertise Request for Proposals

RECOMMENDATION

That the City Council authorize the City Engineer to advertise for Request for Proposals (RFP) for Hydrogeological Services to Install a 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 Consultant completed the water well siting study and recommended the former Ashmun well site and the former Jessup well site as potential well sites. Based on Staff's review and recommendation, the City Council approved the Ashmun well site location for a new water well in Zone 1. The site is a large City-owned parcel located adjacent to the San Gabriel River.

The Hydrogeological Services requested as part of the RFP include:

- Prepare a preliminary design report for the new well.
- Develop a set of plans and technical specifications, cost estimates for well construction.
- Provide inspection and management services for drilling.
- Provide inspection of casing and gravel pack installation.
- Conduct final pumping tests.
- Conduct water quality sampling and arrange for water testing.
- Process the required permits and reports required by State of California agencies.

Estimated costs for the Hydrogeological Services ranges from \$120,000-\$150,000. This cost estimate does not include the drilling and construction of well casing, wellhead, pump, mechanical infrastructure (piping, plumbing), and building. These costs will be provided in a future report to the City Council.

FISCAL IMPACT

Staff will recommend an appropriation from the Bond Funds for Capital Improvements when the City Council considers awarding a contract for Hydrogeological Services.

Report Submitted By: Noe Negrete, Director
Department of Public Works

A handwritten signature in blue ink, appearing to read "NN", is placed over the printed name of the Director.

Date of Report: February 3, 2017

ITEM NO. 12

INFRASTRUCTURE IMPACT

The construction 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:
Request for Proposals

CITY OF SANTA FE SPRINGS

REQUEST FOR PROPOSALS

WATER WELL ZONE 1 - HYDROGEOLOGICAL SERVICES



DEPARTMENT OF PUBLIC WORKS

INQUIRIES REGARDING THIS PROJECT MAY BE DIRECTED TO:

**Frank Beach, Project Manager
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Phone: (562) 868-0511, Extension 7545**

REQUEST FOR PROPOSALS

WATER WELL ZONE 1 - HYDROGEOLOGICAL SERVICES

The City of Santa Fe Springs (AGENCY) is seeking qualified professional firms and individuals to provide professional hydrogeological services for the drilling, design, construction and testing of a new municipal-supply water well within Zone 1 of the City's water system.

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, March 14, 2017**. Interested proposers must submit six (6) copies of their proposal labeled **"WATER WELL ZONE 1 - HYDROGEOLOGICAL 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 Frank Beach, Project Manager at (562) 868-0511, ext. 7568.

INSTRUCTIONS TO PROPOSERS

WATER WELL ZONE 1 - HYDROGEOLOGICAL SERVICES

1. PROPOSED SCHEDULE

DESCRIPTION	DATE/TIME
Request for Proposals Released	February 13, 2017
Deadline to Submit Questions	February 27, 2017 at 4:00 pm
Deadline to Receive Proposals	March 14, 2017 at 3:00 pm
Contract Award	April 13, 2017
Notice to Proceed	May 1, 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 March 14, 2017.**

Consultants must submit six (6) copies of their Proposal labeled: **“WATER WELL ZONE 1 - HYDROGEOLOGICAL 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. Frank Beach, who can be reached at (562) 868-0511, ext. 7568 or by email at frankbeach@santafesprings.org.

B. **Clarifications of the RFP**

Consultants are encouraged to promptly notify Mr. Beach 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 Monday, February 27 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 Monday, February 27, 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 March 3, 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. COMPENSATION

The AGENCY will compensate the Consultant for actual hours worked by assigned personnel on a monthly basis. Compensation will be based on the fee schedule in the proposal. The consultant will provide an invoice clearly documenting the services performed each day and the number of hours worked.

12. TERM OF AGREEMENT

It is the AGENCY's intent to enter into a "not to exceed" Professional Services Agreement with the selected Consultant.

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 Hydrogeological 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.

I. Fee Proposal and Schedule of Performance

Two (2) copies of a Fee Proposal and Schedule of Performance shall be submitted in a separate sealed envelope plainly labeled "Fee Proposal" with the name of the company and the project title "Hydrogeological Services to Install a Water Well in Zone 1". The fee proposal shall include, but not be limited to, the fee proposed by the consultant, the name of the designated project manager and a list of sub-consultants, if any, to be used on the project, and the name of the company representative empowered to sign contracts on behalf of the firm.

The Schedule of Performance shall depict individual project tasks, and basic hourly rates for specific personnel to be used on the project. Personnel hourly rates will reflect all costs for office overhead, including direct and indirect costs. The proposal shall include a breakdown of the estimated number of hours, by personnel

category, needed to complete each task. In addition, the fee shall reflect all anticipated fee increases during the contract duration.

14. INSURANCE REQUIREMENTS

The Consultant shall not commence work on this project until insurance coverage outlined below has been obtained, and such insurance has been approved by the City. Nor shall the Consultant allow any sub-consultant to commence work on the project until all similar insurance required by the sub-consultant has been obtained. The following minimum insurance coverage is required of the Consultant and all sub-consultants:

- Commercial general liability insurance or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence;
- Worker's Compensation insurance with statutory limits, and employer's liability insurance with limits not less than \$1,000,000 per accident;
- 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.
- All Certificates of Insurance of any kind shall name the City of Santa Fe Springs as additional insured with respect to the performance by the Consultant and all sub-consultants.

15. RIGHT TO REJECT ALL PROPOSALS

- The City reserves the right to reject any or all proposals submitted, and no representation is made hereby that a contract will be issued pursuant to this RFP or otherwise.
- The City also reserves the right to award a portion of work or combination, thereof.
- All costs incurred in the preparation of the proposal, the submission of additional information and/or any aspect of a proposal prior to award of a written contract will be borne by the respondent. The City 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 respondent. All proposals submitted to the City become the property of the City.
- This RFP is not a contract or commitment of any kind by the City, it does not commit the City to enter into negotiations with any firm and the City makes no representations that any contract will be awarded to any firm that responds to this RFP. Proposals received by the City are public information and will be made available to any person

upon request after the City has completed the proposal evaluation. Submitted proposals are not to be copyrighted.

16. CALIFORNIA PUBLIC RECORDS ACT DISCLOSURES

The respondent 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 respondent 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. Notwithstanding that disclaimer, it is the intention of the City to keep all submittals confidential until such time as negotiations are successfully concluded.

17. DISCLAIMERS

This RFP is not a contract or a commitment of any kind by the City and does not commit the City to enter into negotiations, or to accept any part of any proposal. The contents of this RFP and any and all attachments are not warranted or guaranteed by the City, and respondents are urged to make independent investigations and evaluations as they deem advisable and to reach independent conclusions concerning statements made in this RFP.

WATER WELL ZONE 1 - HYDROGEOLOGICAL SERVICES

SCOPE OF SERVICES

PROJECT DESCRIPTION

The City's Water system has approximately 6,000 service connections through a pipeline network of approximately 108 miles. The large industrial makeup of the City creates high daytime water demands and low nighttime demands. Total weekly flows vary between 95-acre feet and 180-acre feet during the year. The City's potable system is currently supplied by two MWD connections, and two (2) four-million (4,000,000) gallon reservoirs, each with a booster pumping station. The City's water system consists of two (2) pressure zones. There are no production wells in either zone. The City has a water well in Zone 2 which is undergoing the construction of a water treatment system prior to being placed into operation.

The City is requesting proposals from qualified hydrogeological engineering firms with the background, experience and personnel needed during the drilling, construction and testing of a new potable water well that will serve a municipal-supply water system. The City desires to have all work performed under a Professional Hydrogeological Specialist licensed to practice in the State of California that has extensive experience and familiarity of U.S. Environmental Protection Agency (EPA) regulations, California Department of Public Health (CDPH) Title 22 and Title 17 regulations, with respect to new well construction and development and a working knowledge of American Water Works Association (AWWA) water well standards.

GOALS OF THE PROJECT

The City has identified the following goals and objectives for the project:

- Prepare a preliminary design report (PDR) for the new well.
- Develop a set of plans and technical Specifications, cost estimates for well construction.
- Provide inspection and management services for drilling.
- Provide inspection of casing and gravel pack installation.
- Conduct final pumping tests.
- Conduct water quality sampling and arrange for water testing.
- Process the necessary operational permit application for the California Department of Public Health (CDPH).
- Complete all Drinking Water Source Assessment Protection Documentation (DSWAP)
- Provide a State Department of Water Resources (DWR) well completion report. Obtain, categorize, and present all well construction activities and water quality data in a final Summary of Well Construction Operations Report.

SCOPE OF WORK

Task 1 –Consultation with City Staff

Consultant will schedule a "kickoff" meeting with City staff to discuss the following:

- The scope and schedule for the project.
- The specific tasks and milestones to be accomplished, and the strategy to accomplish the project tasks.
- Documents available to assist the Consultant.

A work plan will be prepared for this project to set forth the significant milestones and deliverables by task for the team members (both City staff and the Consultant) to ensure compliance with the established project execution strategy.

Task 2 – Drinking Water Source Assessment Program (DSWAP)

Consultant shall prepare a Drinking Water Source Assessment Program (DSWAP) that will satisfy the 1996 Safe Drinking Water Act (SDWA) and their respected amendments. The program will include source water assessment and well head protection. Key elements of the DSWAP are protection area and zone delineation, inventory of possible contaminating activities and vulnerability analysis. A completed program shall be delivered to the CDPH Drinking Water Program. The DWSAP will include but not limited to:

- Location of the drinking water source, via longitude, latitude, and use of GPS, or use of another method with similar accuracy.
- Delineation of source area and protection zones, identification of watershed boundaries.
- Drinking water physical barrier effectiveness check list in terms of barrier effectiveness to prevent contamination based on geology and hydrogeological considerations.
- An inventory checklist of Possible Contaminating Activities (PCA) that may occur within the source area.
- A vulnerability ranking for each (PCA) In terms of risk ranking, location (on watershed or zones), and the physical barrier effectiveness of the source. Prioritize a list of PCA and place on an assessment map.
- An assessment map that shows location of potable source, Source area, Zones, and PCA listing.
- A completed assessment and summary with two (2) copies delivered to City staff and an original copy delivered to CDPH Drinking Water Program.

Task 3 – Preliminary Well Design Report (PDR)

Consultant shall prepare a PDR addressing all components of the well drilling including but not limited to:

- Expected depth and diameter of well casing
- Casing material
- Depth of screened intervals
- Filter pack gradation
- Sounding tubes
- Expected pumping capacity
- Recommended well drilling method

- Geologic conditions and impact on drilling
- Sequence of drilling operations
- Noise abatement measures during drilling
- Disposal of well development water

Task 4 - Plans and Technical Specifications

Consultant shall prepare all Plans and Technical Specifications necessary for obtaining bids to construct, develop, and test the well. The Plans and Technical Specifications shall address all aspects of the well drilling and installation including but not limited to:

- General site requirements including: dust/runoff/noise control, working hours, disposal of waste (refuse, drill cuttings, etc.), temporary utilities, temporary controls (enclosures, barriers, fencing), cleaning, storage
- Required permits (includes State and local Notice of Intent and completion filing if applicable)
- Wastewater discharge requirements
- Construction surveying
- Quality control and testing
- Parking/traffic control
- Project record documents and contract closeout
- Clearing, grubbing, and restoration of the well site, as necessary
- Well installation and sequence/phasing
- Well drilling
 - ◆ Location, depth, and dimensions of well
 - ◆ Drilling methods, operations (speed), and equipment
 - ◆ Casing and other materials of construction
 - ◆ Casing depth
 - ◆ Drilling, installing, cementing of conductor casing
 - ◆ Depth of sanitary seal
 - ◆ Pilot and final borehole drilling
 - ◆ Geologic sampling/logging, mechanical grading, short and long normal resistivity, spontaneous potential, gamma-ray, acoustic sonic)
 - ◆ Isolated aquifer zone testing for yield and water quality, general mineral and physical properties, pH, temperature, electrical conductivity, water quality, discharge rates, static and pumping water levels, etc.
 - ◆ Verification of borehole alignment
 - ◆ Installation of casing and screening intervals
 - ◆ Installation of sampling tube
 - ◆ Filter pack materials and installation
 - ◆ Annular seal
- Well development
 - ◆ Airlift

- ◆ Swabbing and bailing
- ◆ Pumping and surging
- Final pumping tests (step and constant rate tests)
- Spinner logs
- Water quality testing
- Well video and alignment
- Disinfection
- Wellhead completion/capping

Plans and Specifications shall include all items necessary to solicit bids for the construction of the project including a detailed bid schedule showing units and total quantities. Consultant shall also provide an engineer's estimate of construction cost and a construction schedule.

DELIVERABLES

- A. Three (3) copies of preliminary design report for the new well at 90% and 100% completion.
- B. Six (6) copies of plans, specifications, and cost estimates for well construction at 65%, 90% and 100% completion.
- C. Two (2) copies of the completed Drinking Water Source Assessment Plan.
- D. Three (3) copies of a completed Department of Water Resources (DWR) well completion report.

Task 5 – Management of Construction Services

A. Construction Coordination/Support

The City will manage the construction contract with the Consultant providing construction coordination services to ensure that the well is installed per plans and specifications. Activities shall include but not be limited to:

- Review contractor materials and other (i.e. shop drawings) submittals for compliance with project requirements.
- Review and respond to requests for information.
- Review change orders.
- Review invoices for accuracy.

B. Construction Inspection

Consultant shall provide construction inspection services necessary to ensure that the well is installed in accordance with contract plans, specifications, and applicable regulatory requirements. Construction activities and inspection services anticipated under the well installation phase include but are not limited to:

- Daily coordination with City regarding project status via phone, cell phone, e-mail, fax, etc. as necessary throughout the course of the project.
- Document (written, photo, video) site and work conditions/operations before, during, and after construction; Work reports and photos to be submitted daily.
- Prepare and inspect completion of punch list items.
- File/organize project paperwork/correspondence.
- Prepare as – built drawings to accurately document all changes in the field and reflect actual construction.
- Logging of pilot borehole drilling and geophysical borehole logging.
- Collect and geologically evaluate samples of drill cuttings at ten-foot (10') intervals or more frequently if necessary.
- Analysis of geophysical borehole logging and selection of zones for Isolated Aquifer Zone Testing.
- Inspection of Isolated Aquifer Zone Testing including measurement and monitoring of test data.
- Collection and analysis of water quality samples.
- Selection of soil samples for mechanical grading analyses.
- Inspection of borehole enlargement.
- Inspection of casing, screen, filter pack, and annular seal installation.
- Inspection of initial well development via air lift and swabbing including measurement and monitoring of discharge water characteristics.
- Inspection of final well development via pumping and surging including measurement and monitoring of discharge water characteristics.
- Inspection of step drawdown and constant rate pumping tests, spinner logs, and collection and analyses of water quality samples.
- Inspection of well video and alignment survey.
- Inspection of well disinfection.
- Inspection of wellhead completion/capping.

Task 6 – Permitting

Consultant shall either complete and submit and/or oversee the completion and submittal, as applicable, of the necessary permit applications and pay (as necessary) the appropriate fees to obtain the following permits (but not limited to):

- Los Angeles County Department of Health Services (LADHS) Well Construction Permit.
- Los Angeles County Flood Control District Storm Drain (Encroachment) Permit, if applicable.
- National Pollution Discharge Elimination System (NPDES) Permit, as applicable.
- California Department of Public Health (CDPH) Drinking Water System Permit, amendment to add new facilities (i.e. water well to existing system) including the DWSAP Report. It should be noted that some of the required information will be provided by CDPH prior to well construction and the remainder will be provided following well completion and testing.

Task 7 – Summary of Well Construction Report

This task will involve the preparation and submittal of a final Summary of Construction Operations Report to document the drilling, construction, development and testing of the new well. This report will include a description of the drill cuttings; the results of the electric logging and the isolated aquifer zone testing; the types and depths of the well casing and the gravel pack and cement seal(s); the types and durations of all well development; the types of pumping tests performed and the results of those final pumping tests; and other information deemed important to the documentation of the construction and testing of the new well. The final design shall be based on the results of these activities and include but not limited to design of the following parameters: casing, screened intervals, filter pack, anticipated safe yield, anticipated water quality, depth of well appurtenances, etc.



City of Santa Fe Springs

City Council Meeting

February 9, 2017

NEW BUSINESS

Interstate 5 Freeway Water Main Relocation – Florence Avenue Segment (Phase II) – Authorization to Advertise

RECOMMENDATION

That the City Council take the following actions:

1. Approve the Plans and Specifications for the Interstate 5 Freeway Water Main Relocation – Florence Avenue Segment Phase II; and
2. Authorize the City Engineer to advertise for construction bids.

BACKGROUND

The State Department of Transportation will shortly begin construction on the Florence Avenue/Interstate 5 (I-5) Segment Phase II portion of the I-5 Freeway Widening Project. In conjunction with the State's project, underground utilities need to be relocated in order to avoid conflict with the work to be done by the State's contractor.

The water main relocation work for this segment is split into two phases, Phase II and the previously completed Florence Avenue Segment Phase I. Due to the manner in which the existing water main infrastructure is configured, a portion of the City's water main relocation work will occur within the neighboring City of Downey requiring the contractor to obtain encroachment permits from the neighboring City.

At this time, staff is requesting authorization to advertise the I-5 Freeway Water Main Relocation – Florence Avenue Phase II project for bids to realign the City's existing water mains impacted by the State's I-5 widening project. Phase II water main relocation work includes furnishing and installing 1,780 feet of 8-inch Ductile Iron Pipe, furnishing and installing fittings, valves, blow off assemblies, local service meters and related appurtenances, within the vicinity of the State's freeway widening, and other ancillary work.

Phase II Plans and Specifications are complete and the Public Works Department is ready to advertise for construction bids for this project, upon City Council approval. A copy of the Plans and Specifications are on file with the City Clerk and are available for public review. The Engineers Estimate for the construction of Phase II is estimated at \$650,000.00.

FISCAL IMPACT

The City of Santa Fe Springs will be reimbursed via Utility Agreement 7UA-13073 in an amount up to \$1,515,000.00 from the State. Staff will monitor the project and determine if more funds may be necessary to construct Phase II. If necessary, staff will coordinate with Caltrans staff and request an amendment to the agreement.

Report Submitted By: Noe Negrete, Director
Department of Public Works

 Date of Report: February 3, 2017

ITEM NO. 13

INFRASTRUCTURE IMPACT

The relocated water mains and service meters will accommodate the widening of the Interstate 5 Freeway, and provide reduced City water system annual maintenance and operating costs.

A handwritten signature in blue ink, appearing to read 'Thaddeus McCormack', is positioned above the printed name.

Thaddeus McCormack
City Manager

Attachment:
Utility Agreement 7UA-13073

DEPARTMENT OF TRANSPORTATION

Right of Way Division
100 South Main Street
Los Angeles, CA 90012
PHONE (213) 897-6524
FAX (213) 897-2916



*Flex your power!
Be energy efficient!*

August 13, 2013
EA 215951
7-LA-5-PM -5.8/8.3
UA # 7UA-13073

City of Santa Fe Springs
Public Works Engineering
11710 Telegraph Road
Santa Fe Springs, CA 90670

Dear: Noe Negrete,

Attached you'll find a fully executed original signature Agreement, dated 08/12/2013 for your records. Please make sure to reference 7UA-13073 on your invoices when you start billing Caltrans. If you have any questions please feel free to call me at anytime.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Rios".

David Rios
Associate Right of Way Agent
Utility Relocation/District 07
(213) 897-6524
(213) 897-8902 fax

RECEIVED
CITY OF SANTA FE SPRING
2013 AUG 19 AM 10:16

DISTRICT 7	COUNTY Los Angeles	ROUTE 5	POST MILE 5.8/8.3	PROJECT ID 07000001835
FEDERAL AID NUMBER			OWNER'S FILE NUMBER City of Santa Fe Springs	
FEDERAL PARTICIPATION On the Project <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No On the Utilities <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

Owner Payee Data No. VC*23659 AD001 or Form STD 204 is attached ☐

UTILITY AGREEMENT NO. 7UA-13073

DATE 8/12/13

The State of California acting by and through the Department of Transportation, hereinafter called "STATE" proposes to construct I-5 to add one HOV lane and one mixed-flow lanes in each direction and upgrading the inside and outside shoulders to the standard width. Two structures - Florence Ave. OC, NB on ramp from Florence Ave, and Orr and Day Overhead structure will be replaced as part of Segment 5. **City of Santa Fe Springs, 11710 Telegraph Road, Santa Fe Springs, CA 90670-3679.** hereinafter called "OWNER," owns and maintains 4" water on Mondon (U-1), 6" water on Mondon (U-2), 8" water cross I-5 @ Sta 323+20 (U-2), 6" ACP water south of I-5 on Buell & Muller St. (U-2), 8" Abn stl water south of I-5 (U-2), 8" water crossing I-5 @ Sta 323+20 & along southbound I-5 (U-2), 4" abandon water line on Cecilia, Buell, & Muller St (U-2), 6" ACP water south of I-5 on Quinn St (U-3), 4" Abn stl water south of I-5 on Quinn St (U-3), 4" water on Fairford (U-8), 8" water on Fairford (U-8), within the limits of STATE'S project which requires relocation to accommodate STATE's project.

I. WORK TO BE DONE

In accordance with Notice to Owner No. 7-13073 dated June 20, 2013, Owner shall relocate the referenced facilities that are in conflict with the proposed widening of Route 5. All work shall be performed substantially in accordance with Owner's Plan No. 12W298 dated: 05/2/2013, consisting of 11 sheets, a copy of which is on file in the District Office of the Department of Transportation at 100 S. Main Street, Los Angeles, California, 90012. Deviations from the OWNER's plan described above initiated by either the STATE or OWNER, shall be agreed upon by both parties hereto under a Revised Notice to Owner. Such Revised Notices to Owner, approved by the STATE and agreed to/acknowledged by the OWNER, will constitute an approved revision of the Owner's plan described above and are hereby made a part hereof. No work under said deviation shall commence prior to written execution by the OWNER of the Revised Notice to Owner. Change in the scope of the work will require an amendment to this Agreement in addition to the revised Notice to Owner.

II. LIABILITY FOR WORK

The existing facilities are lawfully maintained in their present location and qualify for relocation at STATE expense under the provisions of Section (702) (703) of the Streets and Highways Code.

III. PERFORMANCE OF WORK

OWNER agrees to perform the herein described work with its own forces or to cause the herein described work to be performed by the OWNER's contractor, employed by written contract on a continuing basis to perform work of this type, and to provide and furnish all necessary labor, materials, tools, and equipment required therefore, and to prosecute said work diligently to completion.

Use of out-of-state personnel (or personnel requiring lodging and meal "per diem" expenses) will not be allowed without prior written authorization by State's representative. Requests for such authorization must be contained in OWNER's estimate of actual and necessary relocation costs. Accounting Form FA-1301 is to be completed and submitted for all non-State personnel travel per diem. OWNER shall include an explanation why local employee or contract labor is not considered adequate for their location work proposed. Per Diem expenses shall not exceed the per diem expense amounts allowed under the State's Department of Personnel Administration travel expense guidelines.

Pursuant to Public Works Case No. 2001-059 determination by the California Department of Industrial Relations dated October 25, 2002, work performed by OWNER's contractor is a public work under the definition of Labor Code section 1720(a) and is therefore subject to prevailing wage requirements. Owner shall verify compliance with this requirement in the administration of its contracts referenced above.

IV. PAYMENT FOR WORK

The STATE shall pay its share of the actual and necessary cost of the herein described work within 45 days after receipt of five (5) copies of OWNER'S itemized bill signed by a responsible official of OWNER's organization and prepared on OWNER's letterhead, compiled on the basis of the actual and necessary cost and expense incurred and charged or allocated to said work in accordance with the uniform system of accounts prescribed for OWNER by the California Public Utilities Commission, Federal Energy Regulatory Commission or Federal Communications Commission whichever is applicable.

It is understood and agreed that the STATE will not pay for any betterment or increase in capacity of OWNER's facilities in the new location and that OWNER shall give credit to the STATE for the "used life" or accrued depreciation of the replaced facilities and for the salvage value of any material or parts salvaged and retained or sold by OWNER.

Not more frequently than once a month, but at least quarterly, OWNER will prepare and submit progress bills for costs incurred not to exceed OWNER's recorded cost as of the billing date less estimated credits applicable to completed work. Payment of progress bills not to exceed the amount of this Agreement may be made under the terms of this Agreement. Payment of progress bills which exceed the amount of this Agreement may be made after receipt and approval by STATE of documentation supporting the cost increase and after an Amendment to this Agreement has been executed by the parties to this Agreement.

The OWNER shall submit a final bill to the STATE within 360 days after the completion of the work described in Section 1 above. If the STATE has not received a final bill within 360 days after notification of completion of Owner's work described in Section 1 of this Agreement, and STATE has delivered to OWNER fully executed Director's Deeds, Consents to Common Use or Joint Use Agreements as required for OWNER's

facilities, STATE will provide written notification to OWNER of its intent to close its file within 30 days and OWNER hereby acknowledges, to the extent allowed by law, that all remaining costs will be deemed to have been abandoned. If the STATE processes a final bill for payment more than 360 days after notification of completion of OWNER's work, payment of the late bill may be subject to allocation and/or approval by the California Transportation Commission.

The final billing shall be in the form of an itemized statement of the total costs charged to the project, less the credits provided for in this Agreement, and less any amounts covered by progress billings. However, the STATE shall not pay final bills which exceed the estimated cost of this Agreement without documentation of the reason for the increase of said cost from the OWNER and approval of documentation by STATE. Except, if the final bill exceeds the OWNER's estimated costs solely as the result of a revised Notice to Owner as provided for in Section 1, a copy of said revised Notice to Owner shall suffice as documentation. In either case, payment of the amount over the estimated cost of this

Agreement may be subject to allocation and/or approval by the California Transportation Commission.

In any event if the final bill exceeds 125% of the estimated cost of this agreement, an Amended Agreement shall be executed by the parties to this agreement prior to the payment of the OWNER's final bill. Any and all increases in costs that are the direct result of deviations from the work described in Section I of this Agreement shall have prior concurrence of the STATE.

Detailed records from which the billing is compiled shall be retained by the OWNER for a period of three years from the date of the final payment and will be available for audit by State and/or Federal auditors. Owner agrees to comply with Contract Cost Principles and Procedures as set forth in 48CFR, Chapter 1, Part 31, et seq., 23 CFR, Chapter 1, Part 645 and/or 18 CFR, Chapter 1, Parts 101,201, et al. If a subsequent State and/or Federal audit determines payments to be unallowable, OWNER agrees to reimburse STATE upon receipt of STATE billing.

V. GENERAL CONDITIONS

If STATE's project which precipitated this Agreement is canceled or modified so as to eliminate the necessity of work by OWNER, STATE will notify OWNER in writing and STATE reserves the right to terminate this Agreement by Amendment. The Amendment shall provide mutually acceptable terms and conditions for terminating the Agreement.

All costs accrued by OWNER as a result of STATE's request of May 16, 2011 to review study and/or prepare relocation plans and estimates for the project associated with this Agreement may be billed pursuant to the terms and conditions of this Agreement.

OWNER shall submit a Notice of Completion to the STATE within 30 days of the completion of the work described herein.

It is understood that said highway is a Federal aid highway and accordingly 23 CFR 645 is hereby incorporated in this Agreement by reference; provided, however, that the provisions of any agreements entered into between the STATE and the OWNER pursuant to State law for apportioning the obligations and costs to be borne by

UTILITY AGREEMENT NO. 13073

each, or the use of accounting procedures prescribed by the applicable Federal or State regulatory body and approved by the Federal Highway Administration, shall govern in lieu of the requirements of said 23 CR 645.

STATE will acquire new rights of way in the name of either the STATE or OWNER through negotiation or condemnation and when acquired in STATE's name shall convey same to OWNER by Director's Easement Deed.

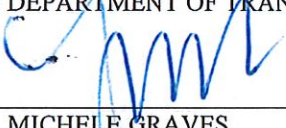
Where the OWNER has prior rights in areas which will be within the highway right of way and where OWNER's facilities will remain on or be relocated on STATE highway right of way, Joint Use Agreement or Consent to Common Use Agreement shall be executed by the parties.

Upon completion of the work to be done by STATE in accordance with the above-mentioned plans and specification, the new facilities shall become the property of OWNER, and OWNER shall have the same rights in the new location that it had in the old location.


IN WITNESS WHEREOF, the above parties have executed this Agreement the day and year above written.

STATE: DEPARTMENT OF TRANSPORTATION

OWNER:

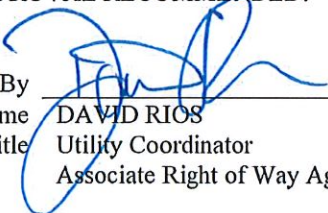
By 
Name MICHELE GRAVES
Title District Utility Coordinator
Senior Right of Way Agent

8/12/13
Date

By 
Name NOE NEGRETE
Title DIRECTOR OF PUBLIC WORKS

8/12/13
Date

APPROVAL RECOMMENDED:

By 
Name DAVID RIOS
Title Utility Coordinator
Associate Right of Way Agent

8/12/13
Date


UTILITY AGREEMENT NO. 13073

**THIS AGREEMENT SHALL NOT BE EXECUTED BY THE STATE OF CALIFORNIA -
DEPARTMENT OF TRANSPORTATION UNTIL FUNDS ARE CERTIFIED.**

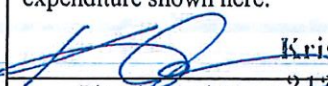
Additional Amount (Revised)

CT DOCUMENT	EVENT TYPE	DEPT	UNIT	PROJECT ID	PHASE	REPORTING	OBJ CODE	(N)	BFY	AMOUNT
07/13/13/013073	C401	2660	1902	07X/835	9	9UA13073	054		14	\$443,875.00
	C401	2660		253728		9				
	C401	2660				9				

PROJECT ID FUNDING VERIFIED	
Sign> 	Kris Andersen
Print> 213-897-0767	7/18/13
	Date
R/W Planning and Management	

REVIEW/REQUEST FUNDING:	
Sign> 	7/17/13
	DATE
DAVID RIOS	
Utility Coordinator	

THE ESTIMATED COST TO STATE FOR ITS SHARE OF THE ABOVE DESCRIBED WORK IS \$ 443,875.00.

CERTIFICATION OF FUNDS				
I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure shown here.				
				
Kris Andersen				
213-897-0767				
Date				
Planning and Management				
ITEM	CHAP	STAT	FY	AMOUNT
2660-301-8890	20	2013	13/14	\$443,875.00


FUND TYPE	PROJECT ID	AMOUNT
Design Funds		\$
Construction Funds		\$
RW Funds		\$443,875.00


Distribution: 2 originals to R/W Accounting
1 original to Utility Owner
1 original to Utility File

UTILITY AGREEMENT NO. 13073

THIS AGREEMENT SHALL NOT BE EXECUTED BY THE STATE OF CALIFORNIA -
DEPARTMENT OF TRANSPORTATION UNTIL FUNDS ARE CERTIFIED.

CT DOCUMENT	EVENT TYPE	DEPT	UNIT	PROJECT ID	PHASE	REPORTING	OBJ CODE	(N)	BFY	AMOUNT
07134A013073	C401	2660	1902	07X1835	9	9VA13073	054		13	\$1,071,125.00
	C401	2660		238408	9					
	C401	2660			9					

PROJECT ID FUNDING VERIFIED	
Sign> 	Date 6/19/13
Print> Kris Andersen R/W Planning and Management 213-897-0767	

REVIEW/REQUEST FUNDING:	
Sign> 	Date 6/19/13
Print> DAVID RIOS Utility Coordinator	

THE ESTIMATED COST TO STATE FOR ITS SHARE OF THE ABOVE DESCRIBED WORK IS \$ 1,071,125.00.

CERTIFICATION OF FUNDS				
I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure shown here.				
Kris Andersen 213-897-0767 6/19/13				
Planning and Management Date				
ITEM	CHAP	STAT	FY	AMOUNT
2460-301-288	21	2012	13	\$1,071,125.00

FUND TYPE	PROJECT ID	AMOUNT
Design Funds		\$
Construction Funds		\$
RW Funds		\$1,071,125.00

Distribution: 2 originals to R/W Accounting
1 original to Utility Owner
1 original to Utility File



City of Santa Fe Springs

City Council Meeting

February 9, 2017

NEW BUSINESS

Carmenita Road/Cambridge Street Traffic Signal - Reimbursement Agreement with Burlington Northern Santa Fe Railway Company

RECOMMENDATION

That the City Council take the following actions:

1. Approve the Reimbursement Agreement with Burlington Northern Santa Fe Railway Company for reviewing signal plans and interconnect preemption for the proposed Carmenita Road /Cambridge Street traffic signal; and
2. Authorize the Director of Public Works to execute the Reimbursement Agreement on behalf of the City.

BACKGROUND

Included in the approval of Development Plan Approval 893 at 13341 Cambridge Street is the installation of a traffic signal at the intersection of Carmenita Road and Cambridge Street. Due to the proposed signal being located within 160 feet of a Burlington Northern Santa Fe (BNSF) Railway Company spur crossing, it is necessary that the traffic signal and railroad grade crossing protection signals and gates be interconnected.

The attached reimbursement agreement calls for BNSF to be reimbursed by the City for the plan check and review of the signal plan interconnect and preemption calculations. The City will then be reimbursed by the developer, per the attached Developer Disposition Agreement, for all of the review costs charged by BNSF. The City Attorney has reviewed the reimbursement agreement.

FISCAL IMPACT

BNSF has estimated that the review costs will be \$30,000. The developer will be responsible to reimburse the City for the costs.

INFRASTRUCTURE IMPACT

No impact

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

Thaddeus McCormack
City Manager

Attachment:

Reimbursement Agreement w/BNSF
Developer Disposition Agreement

Report Submitted By: Noe Negrete, Director
Department of Public Works

Date of Report: February 3, 2017

**REIMBURSEMENT AGREEMENT
CARMENITA ROAD S/O CAMBRIDGE STREET AT-GRADE CROSSING**

**BF-1001XXXX
Carmenita Road
San Bernardino Subdivision
LS 7600
MP 157.228
DOT# 027836X**

THIS REIMBURSEMENT AGREEMENT ("Agreement") is made and entered into this 9th day of February, 2017, by and between the City of Santa Fe Springs, a political subdivision of the State of California ("Agency"), and BNSF RAILWAY COMPANY, a Delaware corporation ("BNSF"), with reference to the following facts:

Recitals

- A. The Agency is seeking to upgrade the existing at-grade crossing located at Carmenita Road, Santa Fe Springs, California ("Project"). The Project is currently in the design phase and signal plans and preemption calculations have been submitted to BNSF for review.
- B. The at-grade crossing located at Carmenita Road is owned and maintained by BNSF.
- C. BNSF operates through the at-grade crossing at Carmenita Road.
- D. BNSF agrees to review the signal plans and interconnect preemption calculations for the Project. This Agreement shall allow BNSF to recover its actual costs and all third party costs for Project reviews, railroad signal design review and creating Project construction estimates.

NOW THEREFORE, the Parties hereto agree as follows:

- 1. Work. BNSF agrees to perform all the necessary reviews for the railroad signal design for the Project, review relevant Project design plans and calculations, develop construction cost estimates for the Project. BNSF shall comply with all applicable local, state and federal laws, rules and regulations in the performance of the reviews. Upon execution of this agreement, BNSF shall begin reviews of the railroad signal work required for the Project. BNSF will endeavor to complete the review of the railroad signal plans in a timely fashion. BNSF will work to complete the railroad signal review within sixty (60) days of the execution date of this Agreement.
- 2. Reimbursement. The Agency shall reimburse BNSF for actual costs related to the Work performed pursuant to this Agreement in an amount not to exceed Thirty Thousand Dollars (\$30,000), as set forth in **Exhibit A** (the "Authority for Expenditure") to this Agreement, unless this Agreement is amended to increase the amount by mutual written consent of the Parties. There

shall be no separate reimbursement for expenses.

3. Payment. The Agency shall make reimbursement payments to BNSF for the Work within 45 days following submission of an invoice detailing the Work performed by BNSF prior to the date of the invoice.

4. Termination. This Agreement shall automatically terminate when the Work is completed and all reimbursement for the Work authorized under this Agreement has been paid, unless terminated earlier by either party upon thirty (30) days prior written notice to the other party. Termination will not release either party from any liability or obligation under this Agreement, resulting prior to the date of termination.

5. Notices. Service of any notices, bills, invoices or other documents required or permitted under this agreement shall be sufficient if sent by one party to the other by electronic mail (e-mail) or United States mail, postage prepaid and addressed as follows:

Agency

City of Santa Fe Springs

Noe Negrete, P.E.

Director of Public Works - City Engineer

11710 Telegraph Road

Santa Fe Springs, CA 90670

Phone: (562) 409-7540

noenegrete@santafesprings.org

BNSF

BNSF Railway Company

Jason Sanchez

Manager Public Projects

740 East Carnegie Drive

San Bernardino, CA 92408

Phone: (909) 386-4474

6. Severability. Each paragraph and provision of this Agreement is severable from each other paragraph and provision, and if any paragraph, provision or part thereof is declared invalid, the remaining paragraph and provisions shall nevertheless remain in full force and effect.

7. Authority. The individuals executing this Agreement each represent and warrant that they have the legal power, right and actual authority to bind their respective entity to the terms and conditions hereof.

8. General. This Agreement and disputes arising out of or relating to the Agreement or the Parties' relationship are governed by the laws of the State of California. Any action or proceeding arising out of or relating to the Agreement or the Parties' relationship shall be brought in a state court situated in Los Angeles County, State of California.

Signatures on following page.

BNSF Railway Company

By: _____

Name: Jason L. Sanchez

Title: Manager Public Projects

City of Santa Fe Springs

By: _____

Name: Noe Negrete

Title: Director of Public Works

EXHIBIT A
AUTHORITY FOR EXPENDITURE

Traffic Signal Preemption Calculation Review	\$30,000
---	-----------------



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

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

May 13, 2015

Cambridge Springs LLC
13116 Imperial Highway
Santa Fe Springs, CA 90670

Attn.: Mr. Moshe Sassover

Re: **Development Plan Approval Case Nos. 893 and Environmental Documents**

13341 Cambridge Street, Santa Fe Springs, CA 90670

Dear Mr. Sassover:

The Planning Commission, at their meeting on May 11, 2015, took action on your request for approval to allow the construction of an approximately 185,060 sq. ft. concrete tilt-up building and related improvements, on an approximately 9.68-acre site, located at 13341 Cambridge Street (APN: 8059-001-018), within the M-2, Heavy Manufacturing, Zone.

The Planning Commission approved your requested entitlement, subject to the following conditions:

CONDITIONS OF APPROVAL:

DEPARTMENT OF PUBLIC WORKS

(Contact: Robert Garcia (562) 868-0511 ext. 7545)

1. That the owner shall pay a flat fee of \$ 66,000 to reconstruct/resurface the existing street frontage to centerline for Cambridge St.
2. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of a Traffic Signal at the intersection of Cambridge Street and Carmenita Road. The City will design and cause construction of said Traffic Signal.



Laurie M. Rios, Mayor • Richard J. Moore, Mayor Pro Tem
City Council
William K. Rounds • Jay Sarno • Juanita Trujillo
City Manager
Thaddeus McCormack

3. The owner/developer shall pay the costs or a portion of the costs associated with the installation of an Emergency Vehicle Preemption System (OPTICOM) at the intersection of Cambridge Street and Carmenita Road as determined by the City Engineer and Fire Chief
4. That the owner shall remove existing sidewalk and replace with new 5-foot wide sidewalk along Cambridge St. street frontage. Furthermore, said sidewalk shall be shown on both civil and landscape plans.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs, re-paint existing curb, and continue paint to adjacent curb along property frontage. The owner shall pay the actual cost of sign installation.
6. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of four (4) street lights on Cambridge St. The City will design and cause construction of said street lights.
7. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.
8. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications on Cambridge St. Storm drain plans shall be approved by the City Engineer.
9. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the owner/developer shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
10. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study shall be submitted along with the sanitary sewer plans.
11. All existing buildings shall be connected to the sanitary sewers.
12. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the

water main line shall be operated only by the City and only upon the City's approval of the test results.

13. That the owner/developer shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
14. The owner/developer shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.
15. The owner/developer shall submit a traffic study prepared by a Professional Engineer. The traffic study shall show the present traffic in the area and projected traffic after the development of the property. Any improvements or mitigation measures including installation of traffic signals and/or modifications, the installation of additional left turn lanes or deceleration lanes, the lengthening of left turn lanes or other median modifications, etc. that are warranted based on the study, the owner and/or developer shall pay to the City the full cost of design engineering, installation and inspection of the improvements. The City will design and cause construction of the improvements.
16. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as recommended in the Traffic Study.
17. That the owner shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The owner and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the owner and/or developer cannot meet the mitigation requirements, the owner and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
18. That the owner/developer shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
19. That the owner/developer shall pay the water trunkline connection fee of \$3,250 per acre upon application for water service connection or if utilizing any existing water service.
20. That a grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.

21. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
22. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit Mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
23. That the owner/developer shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The owner/developer will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP).

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall (562) 868-0511 ext. 3715)

24. Permits and approvals. That the owner/developer shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency having jurisdiction as to the environmental condition of the Property. Permits shall be secured prior to beginning work related to the permitted activity.
25. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION)
(Contact: Brian Reparuk (562) 868-0511 ext. 3716)

26. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
27. That the owner shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
28. If the property is within a methane zone or if the Soil Gas Study indicates TPH contamination in excess of 20,000 mg/kg then to prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with

a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs.

29. That interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department.
30. That if on-site fire hydrants are required by the Fire Department, a minimum flow must be provided at 2,500 gpm with 1,500 gpm flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
31. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the Uniform Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
32. That prior to submitting plans to the Building Department or Planning Commission, a preliminary site plan shall be approved by the Fire Department for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
33. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
34. That signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF POLICE SERVICES:

(Contact: Luis Collazo (562) 868-0511 ext. 3320)

35. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council.

36. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services and the Fire Chief 60 days prior to the opening of the business. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. The form to provide the information is part of the Business License package.
37. That in order to facilitate the removal of unauthorized vehicles parked on the property, the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.
38. That the property, its buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
39. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Police Services Center.

WASTE MANAGEMENT:

(Contact: Teresa Cavallo (562) 868-0511 ext. 7309)

40. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
41. That all projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Teresa Cavallo at (562) 868-0511 x7309.
42. That the owner/developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Cuong Nguyen (562) 868-0511 ext. 7359)

43. That the Mitigation Monitoring and Reporting Program (MMRP), which was prepared for the proposed project and an essentially component of the Initial Study and Mitigated Negative Declaration (IS/MND), shall be made part of the conditions of approval for Development Plan Approval Case No. 893. Both the IS/MND and MMRP are listed as an attachment to this staff report.
44. That the applicant shall provide conduit for fiber optics or other smart technologies for each parcel for Internet access. The conduit shall also be adequate to provide the opportunity for future telecommunications to the Project.
45. That the applicant shall work with the cable or Internet provider for the City, for the installation of underground cabling and related telecommunications facilities within the project site. Along at least the project's perimeters, Cambridge Street, the applicant shall work with the cable or Internet provider for the City for the installation of underground cabling and related telecommunications facilities, and in recognition of the Citywide importance of providing telecommunication facilities along these frontages, the applicant shall also install and dedicate to the City separate underground telecommunications conduit adequate to provide opportunity for future telecommunications to the project and for the City's anticipated future needs and services, all to the satisfaction of the Public Works Director.
46. That the applicant shall provide a bulletin board, display case to display transportation information within the break room or another area that is accessible to all employees. Information shall include, but is not limited to, the following:
 1. Current maps, routes and schedules for public transit routes serving the site; and
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 3. Ridesharing promotional material supplied by commuter-oriented organizations; and
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.

47. That preferential parking spaces (not less than 10% and located as close to the employee entrance(s) as practical) shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked off on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. Also, the preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
48. That an area shall be designate for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
49. That there be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
50. That the Department of Planning and Development requires that the double-check detector assembly be screened by shrubs or other materials. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly.
51. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
52. That prior to submitting plans to the Building Division for plan check, the owner/developer shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.

1. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.

NOTE: line-of sight drawing and/or building cross section must be scaled.

53. That the applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, to be used and shall include 2 to 3 foot high berms (as measured from the parking lot grade elevation), shrubs designed to fully screen the interior yard and parking areas from public view and 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
54. That the landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*
55. That upon completion of the new landscaping, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
56. That the electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs. (Three (3) foot clearance on sides and back of the equipment. Eight (8) foot clearance in front of the equipment. Landscaping irrigation system shall be installed so that they do not spray on equipment.) A copy of the Guideline is available at the Planning Department).
57. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.

58. That the Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.
59. That a sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. Further, all trash enclosures shall be designed to architecturally integrate with the overall design theme of the development. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures.
60. That the proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
61. That approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
62. That prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 1. Covenants.
 - a. Applicant shall provide a written covenant to the Planning Department that, except as may be revealed by the environmental remediation described in condition 27 and condition 28, and except as applicant may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, applicant has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 - b. Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of owner/developer knowledge, it does not know or have

reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.

2. Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 3. Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
-
63. That prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Pasos at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
 64. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
 65. That the applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are

paid in full. Please contact Cecilia Pasos, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.

66. That the development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
67. That the final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
68. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
69. That the applicant, Cambridge Springs, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject DPA, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
70. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.

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

If you have any questions, please call Cuong Nguyen, Senior Planner, at (562) 868-0511 x7359, or E-Mail cuongnguyen@santafesprings.org.

Sincerely,



Wayne M. Morrell
Director of Planning

cc: City Council (Electronically)
Thaddeus McCormack, City Manager (Electronically)
Dino Torres, Director of Police Services (Electronically)
Margarita Munoz, Management Assistant I (Electronically)
Noe Negrete, Director of Public Works (Electronically)
Robert Garcia, Associate Civil Engineer (Electronically)
Redford Bayan, Engineering Tech (Electronically)
Michael Crook, Fire Chief (Electronically)
Tom Hall, Deputy Director of Environment Services (Electronically)
Brian Reparuk, Deputy Fire Marshall (Electronically)
Wayne Morrell, Director of Planning (Electronically)
Teresa Cavallo, Planning Program Assistant (Electronically)
File Copy



City of Santa Fe Springs

City Council Meeting

February 9, 2017

PRESENTATION

Introduction of New Santa Fe Springs Policing Team Members and Recognition of Whittier Police Detective Sergeant Escobedo

RECOMMENDATION

The Mayor may wish to call upon Dino Torres, Director of Police Services to introduce the newest members of the Santa Fe Springs Policing Team.

BACKGROUND

Mark Biley, Officer
Jeff Eriksen, Officer
Bradley White, Officer

Jose Escobedo, Detective Sergeant

Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting

February 9, 2017

PRESENTATION

Recognition of the Santa Fe High School Girls' Volleyball Team

RECOMMENDATION

That the City Council recognize the accomplishments of the Santa Fe High School Girls' Volleyball Team and Head Coach Alyssa Trujillo.

BACKGROUND

The Santa Fe High School Girls' Volleyball team completed a very successful season in 2016. The volleyball team finished with an overall record of 14-8 and was the champions of the Del Rio League. The team advanced to the CIF playoffs where they lost a hard fought match to Hueneme High School of Oxnard in the first round.

As a result of their successful season, the Santa Fe High School Chiefs Girls' Volleyball team received a number of accolades including:

- Whittier Daily News All-Area Team: Janine Coria and Kayla Owens
- Whittier Daily News All-Area Coach of the Year: Alyssa Trujillo
- Del Rio All League Team
 - Co-MVP: Kayla Owens
 - 1st Team: Aliah Trujillo, Janine Coria, Briana Gilman
 - 2nd Team: Breana Facundo
 - Honorable Mention: Alexandra Chavarria

Team Roster

- Raelene Rivera, Defensive Specialist
- Janine Coria, Defensive Specialist
- Breana Facundo, Outside Hitter
- Kayla Owens, Outside Hitter
- Briana Gilman, Setter
- Natalia Romo, Opposite
- Evony, Reyes, Opposite
- Alexandra Chavarria, Outside Hitter
- Aliah Trujillo, Setter
- Ariel Garcia, Middle Blocker
- Jennisa Casillas, Middle Blocker
- Amber Duran, Defensive Specialist
- Jaclyn Telles, Defensive Specialist
- McKayla Magadan, Opposite
- Analyse Garcia, Defensive Specialist



City of Santa Fe Springs

City Council Meeting

February 9, 2017

Coaches

- Alyssa Trujillo, Head Coach
- April Perez, Assistant Coach
- Brenda Alvarado, Assistant Coach

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

A handwritten signature in black ink, appearing to read "Thaddeus McCormack", written over a horizontal line.

Thaddeus McCormack
City Manager



City of Santa Fe Springs

City Council Meeting

February 9, 2017

PROCLAMATION

Proclaiming Support for the Earned Income Tax Credit and Volunteer Income Tax Assistance (VITA) Program

RECOMMENDATION

The Mayor may wish to call upon Carlos Mendoza, Community Services Supervisor to assist with the proclamation.

BACKGROUND

On February 7, the City began its annual Volunteer Income Tax Assistance program (VITA). The City of Santa Fe Springs Volunteer Income Tax Assistance (VITA) Program has provided free quality tax preparation for low to moderate income families in the community for the last 27 years. The tax preparations are completed solely by volunteers who have been trained and certified by the IRS. The Santa Fe Springs VITA Program continues to strive to improve the quality of tax preparation, as well as increase the number of community members it serves.

The City has once again joined the efforts with the California State Board of Equalization 3rd district and other agencies to promote and support the free Income Tax Preparation and Family Resource Initiative which promotes the Earned Income Tax Credit (EITC) and other family services to those eligible. Last year nationwide, the initiative was able to serve 27 million eligible workers and families and received more than \$65 billion Earned Income Tax Credits. The average amount received was \$2,400.00 per return.

The Santa Fe Springs VITA is currently accepting appointments for the 2016 tax year. The program offers free tax assistance to people who generally make \$54,000 or less, persons with disabilities, elderly and limited English speaking taxpayers who need assistance in preparing their own tax returns.

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

Thaddeus McCormack
City Manager

Attachment:
Proclamation

Report Submitted By:

Carlos Mendoza
Department of Community Services

Date of Report: January 31, 2017

ITEM NO. 19C

Earned Income Tax Credit /
Volunteer Income Tax Assistance Program

WHEREAS, the Federal Earned Income Tax Credit (EITC) provides tax relief and income support to low – income working families; and,

WHEREAS, the EITC helps approximately 27 million eligible worker and families received more than \$65 billion into California’s economy; and,

WHEREAS, increasing the use of EITC by the qualified citizens of the City of Santa Fe Springs would help stimulate our local economy and increase to millions of dollars in income; and,

WHEREAS, every resident earning less than \$54,000 a year may qualify for \$6242 in EITC which may be used to lower their taxes or increase their tax refund; and,

WHEREAS, for every 1,000 residents who qualify and apply for EITC, it represents a potential \$6 million in economic stimulus for our community; and,

NOW THEREFORE, I, William K. Rounds, Mayor of the City of Santa Fe Springs on behalf of the entire City Council, encourage all residents and employees to join the California State Board of Equalization, Franchise Tax Board, Internal Revenue Services and Jerome E. Horton, Chairman of the California Board of Equalization 3rd District in Advocating and utilizing the Earned Income Tax Credit and Volunteer Income Tax Assistance Program to qualified families and individuals.

Dated this 9th day of February 2017.

William K. Rounds, Mayor

Attest:

Janet Martinez, City Clerk



APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Beautification	1	Moore
Beautification	1	Rounds
Beautification	3	Sarno
Beautification	1	Trujillo
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: Peggy Radoumis was appointed to the Family and Human Services Committee and Johana Coca was appointed to the Traffic Commission.

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

Thaddeus McCormack
City Manager

Attachments:
Committee Lists
Prospective Members

Prospective Members for Various Committees/Commissions

Beautification

Community Program

Family & Human Services

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation

Planning Commission

Senior Citizens Advisory

Sister City

Traffic Commission

Youth Leadership

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)
	Peggy 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	
Council Alternate	Richard Moore
City Manager	Thaddeus McCormack
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

**Indicates person currently serves on three committees*

HISTORICAL COMMITTEE

Meets Quarterly - The 2nd Tuesday of Jan., April, July, and Oct., at 5:30 p.m.,
Heritage Park Train Depot

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

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Astrid Shesterkin	(18)
	Tony Reyes	(18)
	Amparo Oblea	(17)
	George Felix, Jr.	(17)
Zamora	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Larry Oblea	(17)
Rounds	Vacant	(18)
	Linda Vallejo	(18)
	Mark Scoggins*	(17)
	Janice Smith	(17)
Sarno	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Sally Gaitan	(17)
Trujillo	Vacant	(18)
	Vacant	(18)
	Merrie Hathaway	(17)
	Vacant	(17)

**Indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 7:00 p.m., Town Center Hall, Meeting Room #1

Subcommittee Meets at 6:00 p.m.

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Mary Tavera	(18)
	Adrian Romero	(17)
	William Logan	(17)
	Ralph Aranda	(17)
	Kurt Hamra	(17)
Zamora	Michael Givens	(18)
	Ruben Gonzalez	(18)
	Jamie Castañeda	(18)
	Sally Gaitan	(17)
	Steve Gonzalez	(17)
Rounds	Kenneth Arnold	(18)
	Richard Legarreta, Sr.	(18)
	Johana Coca*	(18)
	Tim Arnold	(17)
	Mark Scoggins*	(17)
Sarno	Vacant	(18)
	Debbie Belmontes	(18)
	Lisa Garcia	(17)
	Vacant	(18)
	David Diaz-Infante	(17)
Trujillo	Miguel Estevez	(18)
	Andrea Lopez	(18)
	Vacant	(17)
	Anthony Ambris	(17)
	Arcelia Miranda	(17)

**Indicates person currently serves on three committees*

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

Membership: 5 (2 Appointed by City Council, 1 by Personnel Board, 1 by Firemen's Association, 1 by Employees' Association)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Council	Angel Munoz	6/30/2017
	Ron Biggs	6/30/2017
Personnel Advisory Board	Neal Welland	6/30/2020
Firemen's Association	Jim De Silva	6/30/2017
Employees' Association	Johnny Hernandez	6/30/2020

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers

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

Membership: 5

APPOINTED BY

NAME

Moore

Ken Arnold

Rounds

Ralph Aranda

Sarno

John Mora

Trujillo

Frank Ybarra

Zamora

Gabriel Jimenez

SENIOR CITIZENS ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jul., Aug., Sep., and Dec., at 9:30 a.m.,
Gus Velasco Neighborhood Center

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Vacant	(18)
	Vacant	(18)
	Paul Nakamura	(18)
	Astrid Shesterkin	(17)
	Vacant	(17)
Zamora	Vacant	(18)
	Elena Lopez Armendariz	(18)
	Rebecca Lira	(18)
	Amelia Acosta	(17)
	Vacant	(17)
Rounds	Vacant	(18)
	Bonnie Fox	(18)
	Gilbert Aguirre	(17)
	Lorena Huitron	(17)
	Janie Aguirre	(17)
Sarno	Yoko Nakamura	(18)
	Linda Vallejo	(18)
	Hilda Zamora	(17)
	Vacant	(17)
	Ed Duran	(17)
Trujillo	Vacant	(18)
	Vacant	(18)
	Vacant	(18)
	Margaret Bustos*	(17)
	Vacant	(17)

**Indicates person currently serves on three committees*

SISTER CITY COMMITTEE

Meets the First Monday of every month, except Dec., at 6:45 p.m., Town Center Hall, Mtg. Room #1. If the regular meeting date falls on a holiday, the meeting is held on the second Monday of the month.

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Martha Villanueva	(18)
	Laurie Rios	(18)
	Mary K. Reed	(17)
	Peggy Radoumis	(17)
	Francis Carbajal	(17)
Zamora	Charlotte Zevallos	(18)
	Vacant	(18)
	Michele Carbajal	(17)
	Doris Yarwood	(17)
	Lucy Gomez	(17)
Rounds	Manny Zevallos	(18)
	Susan Johnston	(18)
	Robert Wolfe	(18)
	Josefina Canchola	(17)
	Vacant	(17)
Sarno	Jeannette Wolfe	(18)
	Vacant	(18)
	Vacant	(18)
	Vacant	(17)
	Cathy Guerrero	(17)
Trujillo	Vacant	(18)
	Andrea Lopez	(18)
	Dolores H. Romero*	(17)
	Marcella Obregon	(17)
	Miguel Esteves	(17)

**Indicates person currently serves on three committees*

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

Membership: 5

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

APPOINTED BY

NAME

Moore

Albert J. Hayes

Rounds

Johana Coca

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)



APPOINTMENTS OF LIAISONS

Selection of Liaisons to Various City Committees and Representatives to Governmental Organizations

BACKGROUND

At the meeting of January 12, 2017, the City Council reorganized and selected William K. Rounds to be Mayor and Jay Sarno to be Mayor Pro Tem. It would be appropriate at this time to select Council Liaisons to the various City Committees and Council Delegates/Representatives for selected governmental organizations for 2017.

Attached is a listing of 2016 Council Liaison Appointments and Organization Representatives.

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

Thaddeus McCormack
City Manager

Attachments:

Council Liaison Appointments
External Agency Representatives List
City Council Subcommittees

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
Gateway Cities Council of Governments	Zamora Trujillo - Alt	\$125/mo	1st Wed	6:00pm	16401 Paramount Bl, 2nd Floor, Board Room, Paramount
91/605/405 Committee (Subcommittee of COG)	Zamora	\$100/mo	4th Wed	6:00pm	16401 Paramount Bl, 2nd Floor, Board Room, Paramount
I-5 Consortium Policy Board	Moore Sarno - Alt	\$150/mo	4th Mon	2:00pm	Norwalk City Hall, 12700 Norwalk Blvd, Norwalk
Joint Powers Insurance Authority	Moore Rounds - Alt	\$100/yr	2nd Wed in July	6:00pm Dinner 7:00pm Meeting	JPIA Offices, 8081 Moody, La Palma
Sanitation District	Rounds Moore - Alt	\$125/mo	4th Wed	1:30pm	1955 Workman Mill Rd, Whittier
SEAACA	Trujillo Moore - Alt	\$225/mo	3rd Thur	2:00pm	9777 SEAACA Way, Downey
Southeast Water Coalition Board	Trujillo Moore - Alt	\$150/bi-monthly	1st Thur of every even mo.	6:30pm Dinner 7:00pm Meeting	South Gate

2016 Council Subcommittees

NAME	TYPE	FORMED	MEMBERS
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