



AGENDA

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

**December 12, 2019
6:00 P.M.**

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

**John Mora, Council Member
Annette Rodriguez, Council Member
Joe Angel Zamora, Council Member
William K. Rounds, Mayor Pro Tem
Juanita Trujillo, Mayor**

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

John Mora, Councilmember
Annette Rodriguez, Councilmember
Joe Angel Zamora, Councilmember
William K. Rounds, Mayor Pro Tem
Juanita Trujillo, Mayor

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

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

- a. Minutes of the November 14 and 26, 2019 Public Financing Authority (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Recommendation:

- Receive and file the report.

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

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

- a. Minutes of the November 14 and 26, 2019 Water Utility Authority (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Recommendation:

- Receive and file the report.

- c. Status Update of Water-Related Capital Improvement Projects (Public Works)

Recommendation:

- Receive and file the report.

HOUSING SUCCESSOR

5. CONSENT AGENDA

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

Minutes of the November 14 and 26, 2019 Housing Successor (City Clerk)

Recommendation:

- Approve the minutes as submitted.

SUCCESSOR AGENCY

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 Successor Agency.

Minutes of the November 14 and 26, 2019 Successor Agency (City Clerk)

Recommendation:

- Approve the minutes as submitted.

CITY COUNCIL

7. 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.

- a. Minutes of the November 14 and 26, 2019 Regular City Council Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

- b. General Motion to Waive Full Reading and Read Ordinance by Title Only Pursuant to California Government Code Section 36934 (City Clerk)

Recommendation:

- Approve a general motion to waive full reading and read Ordinance titles only, pursuant to California Government Code Section 36934.

- c. Second Reading of Ordinance No. 1108 – Adopting the 2019 Edition of the California Fire Code with Local Amendment with the introduction of an Ordinance that Amends Chapter 93 (Fire Protection and Prevention) of the Municipal code of the City of Santa Fe Springs, and Adopting a Resolution of Findings Required for Local Amendments. (Fire)

Recommendation:

- Adopt Ordinance No. 1108 (2019 California Fire Code as Amended).

d. Environmental Release and Indemnity Agreement with FLP Santa Fe Springs LLC (Planning)

Recommendation:

- Approve the indemnity agreement between the City of Santa Fe Springs (City) and FLP Santa Fe Springs, LLC., to indemnify and release the City from any and all liability associated with all oil and gas wells (API No. 037-14743) at 12904 Los Nietos Road (APN: No. 8167-003-800 and 8167-003-081).
- Authorize the Mayor or designee to execute an Indemnity Agreement between the City and FLP Santa Fe Springs, LLC.

e. Community Facilities District No. 2002-01 (Bloomfield-Lakeland) – Annual Special Tax Levy Report for Fiscal Year 2018-19 (Public Works)

Recommendation:

- Receive and file the Special Tax Levy Annual Report for Community Facilities District 2002-1 for Fiscal Year 2018-19.

f. Community Facilities District No. 2004-01 (Bloomfield – Florence) - Annual Special Tax Levy Report for Fiscal Year 2018-19 (Public Works)

Recommendation:

- Receive and file the Special Tax Levy Annual Report for Community Facilities District 2004-1 for Fiscal Year 2018-19.

PUBLIC HEARING

8. Introduction of Ordinance No. 1109 – An ordinance of the City of Santa Fe Springs amending the City Code and adopt by reference, the 2020 Edition of the Los Angeles County Building code (Title 26), 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 to CALGreen Code, and Existing Building Codes (Title 33), except as to the establishment of fees. (City of Santa Fe Springs) (Planning)

Recommendation:

- Read by title only, waive further reading and introduce Ordinance No. 1109.

NEW BUSINESS

9. Urgency Ordinance No. 1110 – An Urgency Ordinance of the City of Santa Fe Springs Amending Section 155.644 (Accessory Dwelling Units) and 155.644.1 (Junior Accessory Dwelling Units) of Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code Relating to the Construction of Accessory Dwelling Units and Junior Accessory Dwelling Units in A-1, Light Agricultural; R-1, Single-Family Residential; and R-3, Multi-Family Residential, Zones. (City of Santa Fe Springs) (Planning)

Recommendation:

- Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan; and
- Find that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Read by title only, waive further reading and adopt Urgency Ordinance No. 1110.

10. Introduction of Ordinance No. 1111 – An Ordinance Revising Provisions of the Code of Santa Fe Springs Relating to City Commissions and Committees, and a Resolution Affirming Certain Existing Committees, Consolidating Certain Committees into a New Community Services Advisory Committee, and Setting Rules for All Committees (City Attorney)
Recommendation:
 - Read by title only, waive further reading, and introduce Ordinance No. 1111 amending the Code of Santa Fe Springs to revise existing provisions and include new provisions relating to City commissions and committees.
 - Adopt Resolution No. 9657 affirming certain existing advisory committees, establishing a new Community Services Advisory Committee, setting rules for all advisory committees, and repealing previous committee by-laws.
11. Authorization to Modify Certain Labor-Related Changes with Respect to the Senior Planner Position as Contained Within the City's Adopted Fiscal Year 2019-20 City Budget (Planning)
Recommendation:
 - Approve the Proposed Labor-Related Changes as Contained Within the Staff Report.
12. Resolution No. 9655 – Request for Parking Restriction on Bora Drive west of Marquardt Avenue (Public Works)
Recommendation:
 - Adopt Resolution No. 9655, which would prohibit the parking of vehicles weighing over 6,000 pounds on both sides of Bora Drive to a point 820 feet west of Marquardt Avenue and implement a tow-away zone within the same limits for vehicles that violate the restriction.
13. Resolution No. 9656 – Request for Parking Restrictions during Certain Hours on Florence Avenue west of Hathaway Drive (Public Works)
Recommendation:
 - Adopt Resolution No. 9656 to implement a parking restriction for street sweeping purposes between the hours of 11:00 a.m. and 4:00 p.m. on Tuesdays on the north side of Florence Avenue from Hathaway Drive to a point 400 feet westerly.
14. Marquardt Avenue 16" Water Main Relocation – Award of Contract (Public Works)
Recommendation:
 - Accept the bids;
 - Award a contract to J.A. Salazar Construction & Supply Corp. of La Habra, California, in the amount of \$78,850.00; and
 - Authorize the Mayor to execute the Agreement with JA Salazar Construction & Supply Corp.

15. Go Rio Program AB2766 Funds to Subsidize Bus Passes to City Residents Attending Rio Hondo College - Agreement Renewal (Public Works)
Recommendation:
- Approve the agreement with Rio Hondo College to provide AB2766 Funds for Subsidized Bus Passes through the 2022 Fiscal Year; and
 - Authorize the City Manager to execute the agreement on behalf of the City.
16. Florence Avenue Widening – Authorization to Advertise for Construction Bids (Public Works)
Recommendation:
- Approve the Plans and Specifications; and
 - Authorize the City Engineer to advertise for construction bids.
17. Authorize the Purchase of Vehicles by Piggybacking off Sourcewell Cooperative Contract No. 120716-NAF (Finance)
Recommendation:
- Authorize the purchase of (1) New 2020 Ford Escape Hybrid from National Auto Fleet Group for \$30,323.87 per attached quote ID 19849.
 - Authorize the purchase of (1) New 2020 Ford Ranger from National Auto Fleet Group for \$28,823.70 per attached quote ID 20500R1.
 - Authorize the purchase of (1) New 2020 Ford Explorer from National Auto Fleet Group for \$39,664.19 per attached quote ID 18397R1.
 - Authorize the purchase of (1) New 2020 Ford F-550 with 11' Dump Body from National Auto Fleet Group for \$67,069.33 per attached quote ID 12076R1.
 - Authorize the Director of Purchasing Services to issue a purchase order to National Auto Fleet Group in the amount of \$165,881.09 for the purchase of these vehicles.
18. Adopt Salary Schedule Modifications to Comply with Minimum Wage Requirements, Add Job Classification 05100 (City Clerk), and Adjust Job Classification 72800 (Bus Driver I Hourly) (Finance)
Recommendation:
- Adopt the salary schedule changes outlined below and attached to be effective with the pay period starting December 23, 2019.
 - Appropriate \$5,000.00 from available General Fund reserves to cover costs not already incorporated in the Fiscal Year 2019-20 Budget.

Items 19 – 28 will occur in the 6:30 p.m. hour.

19. **INVOCATION**

20. **PLEDGE OF ALLEGIANCE**

21. **INTRODUCTIONS**

- Representatives from the Chamber of Commerce

City of Santa Fe Springs
Regular Meetings

December 12, 2019

22. ANNOUNCEMENTS

23. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS

24. PRESENTATIONS

- a. Planning Department 2nd Annual Planning Month Photo Contest Winners

25. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

- a. Advisory Committee Appointments

26. ORAL COMMUNICATIONS

27. COUNCIL COMMENTS

28. 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

December 6, 2019
Date

**FOR ITEM NO. 3A
PLEASE SEE ITEM NO. 7A**



CONSENT CALENDAR

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

RECOMMENDATION

Receive and file the report.

BACKGROUND

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

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 11/30/19

None

Outstanding principal at 11/30/19

\$38,140,344

Bond Repayment

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

Unspent Bond Proceeds

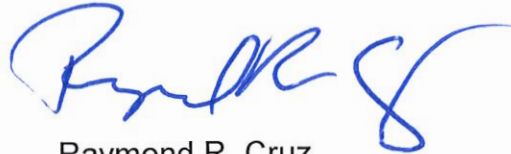
Under an approved Bond Expenditure Agreement, unspent bond proceeds of the former CDC in the amount of approximately \$19 million were transferred to the City in July 2014. The funds are to be spent in accordance with the original bond documents. The unspent proceeds continue to be a source of funding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

2016 Bond Refunding

In July 2016 the Successor Agency issued its 2016 Tax Allocation Refunding Bonds, which paid off several bond issuances of the former CDC. The bonds were originally issued through the Public Financing Authority and included the 2001 Series A, 2002 Series A, 2003 Series A, the current interest portion of the 2006 Series A, and 2006 Series B bond issuances.

2017 Bond Refunding

In December 2017 the Successor Agency issued its 2017 Tax Allocation Refunding Bonds, which paid off the 2007 Tax Allocation Bonds of the former CDC. The 2007 Bonds were originally issued through the Public Financing Authority.



Raymond R. Cruz
City Manager/Executive Director

**FOR ITEM NO. 4A
PLEASE SEE ITEM NO. 7A**



CONSENT CALENDAR

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

RECOMMENDATION

Receive and file the report.

BACKGROUND

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

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 11/30/19	None
Outstanding principal at 11/30/19	\$6,890,000

Water Revenue Bonds, 2018

Financing proceeds available for appropriation at 11/30/19	None
Outstanding principal at 11/30/19	\$1,425,000

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

In January 2018 the Water Utility Authority issued the 2018 Water Revenue Bonds in the amount of \$1,800,000. The bonds refunded the existing 2005 Water Revenue Bonds (issued through the Public Financing Authority). No additional funds were raised through the issuance of the 2018 Water Revenue Bonds.

The City budget includes sufficient appropriations and adequate revenues are expected to be collected to meet the debt service obligations associated with the 2013 and 2018 Water Revenue Bonds.

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



Raymond R. Cruz
City Manager/Executive Director



City of Santa Fe Springs

Water Utility Authority Meeting

ITEM NO. 4C

December 12, 2019

CONSENT AGENDA

Status Update of Water-Related Capital Improvement Projects

RECOMMENDATION

Receive and file the report.

BACKGROUND

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

Whittier Water Connection Project

The Water Utility Authority (WUA) previously awarded a contract to Tetra Tech of San Dimas, California in the amount of \$65,000 for the design of the upgrade to the Whittier Water Connection.

In 2018, the City contracted Tetra Tech to conduct a hydraulic analysis of the City's existing six inch connection and determined that the existing connection has the capacity to receive 2,000 gallons per minute (GPM) from the City of Whittier. By upgrading the connection, the City can increase water intake capacity to 3,000 gallons per minute and reduce the City's dependence on Metropolitan Water District.

The proposed ten inch connection, valves, meters, and other associated equipment are larger than the existing equipment in the vault. Therefore, the existing vault will need to be demolished and a new vault will need to be constructed.

Tetra Tech is finalizing the plans for the Whittier Water Connection project. City Staff anticipate receiving the plans before the end of the year. City Staff will review the plans with the City of Whittier before requesting authorization to advertise from Council early next year.

FISCAL IMPACT

The Whittier Water Connection Project is fully funded from the Water CIP Fund.

INFRASTRUCTURE IMPACT

The Whittier Water Connection Project will reduce the dependency on the current connection with the Metropolitan Water District.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
Executive Director

Attachments:

None

Report Submitted By:

Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to read "Noe Negrete".

Date of Report: December 4, 2019

FOR ITEM NO. 5
PLEASE SEE ITEM NO. 7A

FOR ITEM NO. 6
PLEASE SEE ITEM NO. 7A



City of Santa Fe Springs

City Council Meeting

ITEM NO. 7A

December 12, 2019

CONSENT AGENDA

Minutes of the November 14 and 26, 2019 Regular City Council Meetings

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- November 14, 2019
- November 26, 2019

Staff hereby submits the minutes for Council's approval.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment:

1. Minutes for November 14, 2019
2. Minutes for November 26, 2019



APPROVED:

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

November 14, 2019

1. **CALL TO ORDER**

Mayor Trujillo called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

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

Members absent: None

CLOSED SESSION

3. **CONFERENCE WITH LABOR NEGOTIATORS**

(Pursuant to California Government Code Section 54957.6)

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

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

CLOSED SESSION

4. **CONFERENCE WITH LABOR NEGOTIATORS**

(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager, City Attorney

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

City Attorney, Ivy M. Tsai read Closed Session Item Nos. 3 and 4.

Mayor Trujillo opened oral communications for anyone wishing to speak on Closed Session Items.

There were no speakers present wishing to speak.

Mayor Trujillo closed oral communications.

Mayor Trujillo recessed the meetings at 6:01p.m.

Mayor Trujillo convened the meetings at 6:28p.m.

City Attorney, Ivy M. Tsai provided a brief report on Closed Session Item Nos. 3 and 4, and stated there was no reportable action taken.

HOUSING SUCCESSOR

5. CONSENT AGENDA

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

Minutes of the October 8, 2019 Housing Successor Meeting (City Clerk)

Recommendation:

- Approve the minutes as submitted.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Mora, to approve the minutes as submitted, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

SUCCESSOR AGENCY

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 Successor Agency.

Minutes of the October 8, 2019 Successor Agency Meeting (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

CITY COUNCIL

7. 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.

- Minutes of the October 8, 2019 Special City Council Meeting (City Clerk)

Recommendation:

- Approve the minutes as submitted.

- Quarterly Treasurer's Report of Investments for the Quarter Ended September 30, 2019 (Finance)

Recommendation:

- Receive and file the report.

It was moved by Council Member Rodriguez, seconded by Council Member Zamora, to approve Items No. 7A and 7B, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nays: None

Absent: None

PUBLIC HEARING

8. Alcohol Sales Conditional Use Permit Case No. 77 (Police Services)

Request for approval of Alcohol Sales Conditional Use Permit Case No. 77 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at Golden Harvest Group located at 12436 Bell Ranch Drive within the Heavy Manufacturing (M-2). (CHF Trading)

Recommendation:

- Open the Public Hearing and receive any comments from the public regarding Alcohol Sales Conditional Use Permit No. 77, and thereafter close the public hearing;
- Approve Alcohol Sales Conditional Use Permit Case No. 77 subject to the conditions of approval contained in Resolution No. 9652 as "Exhibit A"; and
- Adopt Resolution No. 9652, which incorporates the Planning Commission's findings and action regarding this matter.

Mayor Trujillo opened the public hearing at 6:29p.m.

There was no one present wishing to speak on the public hearing item.

Mayor Trujillo closed the public hearing at 6:29p.m.

It was moved by Council Member Mora, seconded by Council Member Zamora, to approve Alcohol Sales Conditional Use Permit Case No. 77 subject to the conditions of approval contained in Resolution No. 9652 as "Exhibit A", and adopt Resolution No. 9652, which incorporates the Planning Commission's findings and action regarding this matter, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nays: None

Absent: None

NEW BUSINESS

9. City's Batting Cages Facility Concession Agreement – Approve One Year Extension (Public Works)

Recommendation:

- Approve Contract Amendment Number One with Henry Hernandez to extend the term of the Agreement for One Year; and
- Authorize the Mayor to execute Contract Amendment Number One.

It was moved by Council Member Zamora, seconded by Council Member Rodriguez, to approve Contract Amendment Number One with Henry Hernandez to extend the term of the Agreement for One Year, and authorize the Mayor to execute Contract Amendment Number One, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo
Nayes: None
Absent: None

10. Approval of Proposition A Discretionary Incentive Grant Program Memorandum of Understanding (Public Works)

Recommendation:

- Authorize the Mayor to execute the Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (LACMTA).

It was moved by Council Member Mora, seconded by Mayor Pro Tem Rounds, to authorize the Mayor to execute the Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (LACMTA), by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo
Nayes: None
Absent: None

11. Rivera Road Improvements – Authorization to Advertise for Construction Bids (Public Works)

Recommendation:

- Approve the Plans and Specifications; and
- Authorize the City Engineer to advertise for construction bids.

It was moved by Council Member Zamora, seconded by Council Member Rodriguez, to approve the Plans and Specifications, and authorize the City Engineer to advertise for construction bids, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo
Nayes: None
Absent: None

Mayor Trujillo convened the meeting at 6:30 p.m.

12. INVOCATION

Invocation was led by Council Member Zamora.

13. PLEDGE OF ALLEGIANCE

Evan Portillo from Jersey Elementary led the Pledge of Allegiance.

14. INTRODUCTIONS

- Representatives from the Chamber of Commerce: Susan Crowell from HealthFirst Medical Group, and Daniel O' Mara from Starbucks.

15. ANNOUNCEMENTS

The Youth Leadership Committee Members made the following announcements:

- Thankful Neighbor Food Basket Program – until November 22, 2019
- STEAMPunks – Saturday, November 16, 2019 at 2:00 p.m.
- Pals and Pies – November 21, 2019 at 4:00 p.m.
- Holiday Celebration Dance – Friday, December 6, 2019 at 9:00 a.m.
- Tree Lighting – Saturday, December 7, 2019 at 5:00 p.m.
- Santa Home Visits – lottery deadline November 27, 2019 at 7:55 p.m.

16. CITY MANAGER AND EXECUTIVE TEAM REPORTS

- City Manager, Raymond R. Cruz spoke about the LA CADA special recognition brunch that recognized outstanding individuals. He also spoke about the city being a finalist for the Annual EDDY Awards presented by the Los Angeles County Economic Development Corporation. Lastly, he recognized Jeff Collier, City Manager for the City of Whittier on his retirement.
- Director of Public Works, Noe Negrete spoke on two projects: First, the installation of a new traffic signal on Cambridge St. and Carmenita Rd. Second, he spoke about the Marquardt/Rosecrans Grade Separation Project, which was discussed with CalSTA Secretary David S. Kim.
- Director of Planning, Wayne Morrel spoke about the billboard updates along the Interstate 5 Freeway. He also spoke about an area by the CalTrans field office that will be replaced by a State armory. Lastly, he spoke about the RFP being placed to update the city's general plan.
- Director of Police Services, Dino Torres provided an update on the traffic enforcement report for October.
- City Clerk, Janet Martinez provided a presentation on the countywide changes to the ballot casting process taking effect in 2020.
- Fire Chief, Brent Hayward spoke about providing support to fight the Tick, Getty, Maria, and Kincaid Fires. He also thanked everyone who participated in the "Blazin' Tees" Golf Tournament. Lastly, he noted that the firefighters are participating in "Movember" in order to bring awareness to men's health.
- Director of Finance and Administrator, Travis Hickey spoke about the results of the State-run audit of California cities, which are available online. He also spoke about meeting with the city's sales tax consultants to review Q2 revenues.
- Director of Community Services, Maricela Balderas spoke about the Halloween Carnival held at Los Nietos Park.
-

17. PRESENTATIONS

There were no presentations.

18. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

- a. Committee Re-Appointments
There were no appointments made.

19. ORAL COMMUNICATIONS

No one wished to speak during oral communications.

20. COUNCIL COMMENTS

Council Member Mora thanked the Parks and Recreation Department for the Halloween Carnival. He congratulated Mayor Pro Tem Rounds on receiving the Pio Pico Good Scout Award and wished Mayor Trujillo a happy birthday. Lastly, he thanked the Fire Department for all of the services they provide to the city.

Council Member Rodriguez thanked all those who attended the LA CADA brunch. She also thanked everyone who attended the Veteran's Day Ceremony, and congratulated Mayor Pro Tem Rounds on his award. She also recognized resident Isaiah Flores for being a positive role model among his peers.

Council Member Zamora thanked staff for all of their work towards the Halloween Carnival. He also thanked everyone that supported the "Blazin' Tees" Golf Tournament. Lastly, he encouraged everyone to support to the Women's Club Boutique.

Mayor Pro Tem Rounds thanked the school board members and Chamber of Commerce for attending the council meetings. He thanked council for their support. He also asked those in attendance to keep Officer John Scoggins and the two children who lost their lives in the Saugus High School shooting in their thoughts and prayers.

Mayor Trujillo thanked everyone who wished her a happy birthday. She also thanked everyone who helped put together the Halloween Carnival. She thanked all those in attendance at the meetings and thanked Mayor Pro Tem Rounds for his contributions to the community. Lastly, she acknowledged Planning Department employee Claudia Jimenez for her outstanding support during city outings.

21. ADJOURNMENT

Mayor Trujillo adjourned the meeting at 7:23 p.m.

Juanita Trujillo
Mayor

ATTEST:

Janet Martinez
City Clerk

Date



APPROVED:

MINUTES OF THE MEETINGS OF THE CITY COUNCIL

November 26, 2019

1. CALL TO ORDER

Mayor Trujillo called the meeting to order at 6:00 p.m.

2. ROLL CALL

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

Members absent: None

Janet Martinez, City Clerk announced that the Members of the Public Financing Authority and Water Utility Authority receive \$150 for their attendance at meetings.

PUBLIC FINANCING AUTHORITY

3. CONSENT AGENDA

- a. Minutes of the October 24, 2019 Public Financing Authority (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Recommendation:

- Receive and file the report.

It was moved by Council Member Zamora, seconded by Council Member Mora, approving Item No. 3A, and 3B, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

WATER UTILITY AUTHORITY

4. CONSENT AGENDA

- a. Minutes of the Regular and Special Meeting of October 24, 2019 Water Utility Authority (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Recommendation:

- Receive and file the report.

c. Status Update of Water-Related Capital Improvement Projects (Public Works)

Recommendation:

- Receive and file the report.

d. Water Well No. 12 Packer Testing – Final Payment (Public Works)

Recommendation:

- Approve the Final Payment (less 5% Retention) to Best Drilling of Colton, California in the amount of \$120,460.00 for the subject property.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Rodriguez, approving Item No. 4A, 4B, 4C and 4D, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

HOUSING SUCCESSOR

5. CONSENT AGENDA

Minutes of the October 24, 2019 Housing Successor (City Clerk)

Recommendation:

- Approve the minutes as submitted.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Rodriguez, approving the minutes as submitted, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

SUCCESSOR AGENCY

6. CONSENT AGENDA

Minutes of the October 24, 2019 Successor Agency (City Clerk)

Recommendation:

- Approve the minutes as submitted.

It was moved by Council Member Mora, seconded by Council Member Zamora, approving the minutes as submitted, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

CITY COUNCIL

7. 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.

a. Minutes of the October 24, 2019 Regular City Council Meeting (City Clerk)

Recommendation:

- Approve the minutes as submitted.

b. General Motion to Waive Full Reading and Read Ordinance by Title Only Pursuant to California Government Code Section 36934 (City Clerk)

Recommendation:

- Approve a general motion to waive full reading and read Ordinance titles only, pursuant to California Government Code Section 36934.

It was moved by Council Member Zamora, seconded by Mayor Pro Tem Rounds, approve item no. 7A and 7B, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

NEW BUSINESS

8. Introduction of Ordinance No. 1108 – Adopting the 2019 Edition of the California Fire Code With Local Amendment with the introduction of Ordinance that Amends Chapter 93 (Fire Protection and Prevention) of the Municipal code of the City of Santa Fe Springs, and Adopting a Resolution of Findings Required for Local Amendments (Fire)

Recommendation:

- Read by Title only, Waive Further Reading and Introduce Ordinance No. 1108 (2019 California Fire Code as Amended)
- Adopt Resolution No. 9654 Making Findings for the Local Amendments to the 2019 California Fire Code.

It was moved by Mayor Pro Tem Rounds, seconded by Council Member Rodriguez, introduce Ordinance No. 1108 and adopt Resolution No. 9654 Making Findings for the Local Amendments to the 2019 California Fire Code, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

9. Resolution No. 9653 – Request for Parking Restriction on Spring Avenue south of Talc Street (Public Works)

Recommendation:

- Adopt Resolution No. 9653, prohibiting the parking of vehicles weighing over 6,000 pounds on the west side of the Spring Avenue from a point 135 feet south of Talc Street to a point 250 feet south of Talc Street and implement a tow-away zone within the same limits for vehicles that- violate the restriction.

It was moved by Council Member Mora, seconded by Mayor Pro Tem Rounds, Adopt Resolution No. 9653, prohibiting the parking of vehicles weighting over 6,000 pounds on the west side of the Spring Avenue from a point 135 feet south of Talc Street to a point 250 feet south of Talc Street and implement a tow-away zone within the same limits for vehicles that violate the restriction, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

10. On-Call Professional Engineering Services – Street Improvements Design Year 3 (Los Nietos Road, Lakeland Road and Meyer Road) – Award of Contract (Public Works)

Recommendation:

- Accept the Proposals;
- Award a contract to Onward Engineering of Anaheim, California in the amount of \$336,089.00 for the Street Improvements Design Year 3 (Los Nietos Road – Pioneer Boulevard to Norwalk Boulevard, Los Nietos Road – Norwalk Boulevard to Santa Fe Springs Road, Los Nietos Road – Santa Fe Springs to Painter Avenue, Meyer Road – Shoemaker Avenue to City Boundary); and
- Authorize the Mayor to execute the Agreement with Onward Engineering.

It was moved by Council Member Zamora seconded by Mayor Pro Tem Rounds, approve a three-year instructional service agreement with Rio Hondo Community College District on behalf of the Department of Fire-Rescue; and authorize the Fire Chief to execute the agreement, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

11. On-Call Professional Engineering Services – Street Improvements Design Year 3 (Lakeland Road – Award of Contract (Public Works)

Recommendation:

- Accept the Proposals;
- Award a contract to BKF Engineers Surveyors Planners of Newport Beach, California in the amount of \$68,700.00 for the Street Improvements Design Year 3 (Lakeland Road – Shoemaker Road to Carmenita Road); and
- Authorize the Mayor to execute the Agreement with BKF Engineers Surveyors Planners.

It was moved by Council Member Mora, seconded by Council Member Zamora, approve the Washington Boulevard Coalition Memorandum of Understanding; and authorize the City Manager to execute the Memorandum of Understanding, by the following vote:

Ayes: Mora, Rodriguez, Zamora, Rounds, Trujillo

Nayes: None

Absent: None

Mayor Trujillo recessed the meetings at 6:03 p.m.

Mayor Trujillo convened the meeting at 6:30 p.m.

12. INVOCATION

Invocation was led by Council Member Rodriguez.

13. PLEDGE OF ALLEGIANCE

The Youth Leadership Committee led the Pledge of Allegiance.

14. INTRODUCTIONS

- Representatives from the Chamber of Commerce: Kathie Fink, Chamber CEO, Jennifer Bevington from Double Tree Hotel, Wendy Meador from Tangram Interiors, Teri Bazen from Norwalk/La Mirada Plumbing & HVAC, and Jay Sano from CJ Construction.

15. ANNOUNCEMENTS

The Youth Leadership Committee Members made the following announcements:

- A Christmas Carol, December 6, 2019 at 7:00 p.m.
- Holiday Celebration Dance, December 6, 2019 at 9:00 a.m.
- Holiday Cookies & December 7, 2019 at 2:00 p.m.
- Tree Lighting, December 7, 2019 at 5:00 p.m.
- Breakfast with the Boys, December 11, 2019 at 7:30 a.m.
- Las Posadas, December 13, 2019 at 6:30 p.m.
- Neighborly Elf Christmas Basket Program

16. CITY MANAGER AND EXECUTIVE TEAM REPORTS

- City Manager, Raymond Cruz reported on his Streetwise business tour. Today he attended the food basket program, in which volunteers assisted at the event. Lastly, he reported attending a city manager summit at USC.
- Director of Public Works, Noe Negrete stated that on November 21, 2019 his department hosted a Roller Compacted Concrete Pavement Open House that took place at 11300 Greenstone Avenue. He noted that over 60 people attended. He also added that Greenstone Avenue is close to being completed within the next few weeks. Lastly, he spoke about the lights on Orr and Day Rd. and Telegraph Rd.
- Director of Planning, Wayne Morrell spoke about the Santa Fe Springs Promenade Shopping Center, noted there are potential buyers that have been meeting with them;

the Church of Jesus Christ of Latter-day Saints is also on sale and another potential buyer has expressed interest in purchasing the property. This buyer is interested in changing the zone to residential, which would require a General plan amendment zone change and noted he would keep the Council informed of any other changes.

- Director of Police Services, Dino Torres spoke about the Traffic Commission that took place last Thursday; he noted that staff from the Police Services Department made a presentation on the most current traffic report.
- Fire Chief, Brent Hayward spoke about the motorhome that was hit by a metro link train on Rosecrans and Marquart on November 22nd. Noted that the Santa Fe Springs Fire Department and Whittier Police Department held a news conference. He also spoke about the event, "Breakfast with the Boys".
- Director of Finance, Travis Hickey spoke about the mobile application called My SFS that will be out by early 2020. The mobile application will allow anyone to report graffiti and other Public Works issues by sending the information through the application.
- Director of Library Services, Joyce Ryan spoke about the preparation for the Christmas tree lighting. She also spoke about the Family and Human Services Department basket program, 83 food baskets were provided.

17. PRESENTATIONS

- a. Chamber of Commerce "Citizen of the Year" Presentation

18. APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

- a. Advisory Committee Appointments

Council Member Rodriguez appointed Kayla Perez to the Parks & Recreation Advisory Committee.

Mayor Pro Tem Rounds appointed Gabriel Romero to the Youth Leadership Committee.

Mayor Trujillo appointed Elizabeth Ford to the Parks & Recreation Advisory Committee.

19. ORAL COMMUNICATIONS

Lance McNicoll from Octapharma Plasma business in Santa Fe Springs, CA spoke during oral communications.

20. COUNCIL COMMENTS

Council Member Mora thanked the Nakamura's for the invitation to their luncheon; he also thanked the volunteers and looked forward to the Christmas lighting ceremony.

Council Member Rodriguez thanked everyone that attended the boutique for the SFS Women's Club. She also thanked Captain Miller for being at the Family and Human Services. Lastly, she congratulated Paul, Yoko, and Terry Nakamura on the recognition.

Council Member Zamora thanked Paul, Yoko, and Terry Nakamura for their volunteer service. He also thanked staff for their help and the rest of the volunteers. Lastly, he wished everyone a Happy Thanksgiving.

Mayor Pro Tem Rounds congratulated the Citizen of the Year award winners. He also wanted to thank everyone for their attendance and expressed his gratitude towards the residents and the city.

Mayor Trujillo congratulated the Nakamura's on their Citizen of the Year awards. She also spoke about the Thanksgiving basket giveaway, and thanked all the volunteers. Lastly, she thanked Lance McNicoll for the invitation.

21. ADJOURNMENT

Mayor Trujillo adjourned the meeting at 7:07pm

Juanita Trujillo
Mayor

ATTEST:

Janet Martinez
City Clerk

Date



City of Santa Fe Springs

City Council Meeting

ITEM NO. 7B

December 12, 2019

CONSENT AGENDA

General Motion to Waive Full Reading and Read Ordinance by Title Only Pursuant to California Government Code Section 36934

RECOMMENDATION

- Approve a general motion to waive full reading and read Ordinance titles only, pursuant to California Government Code Section 36934.

BACKGROUND

In order to expedite the conduct of business at City Council meetings, California State Law (California Government Code Section 36934) allows Ordinances to be read by title if a majority of the legislative body supports the motion to waive the full reading.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachments:

None



City of Santa Fe Springs

City Council Meeting

ITEM NO. 7C

December 12, 2019

CONSENT CALENDER

Second Reading of Ordinance 1108 – Adopting the 2019 Edition of the California Fire Code with Local Amendment by Adopting an Ordinance that Amends Chapter 93 (Fire Protection and Prevention) of the Municipal code of the City of Santa Fe Springs, and Adopting a Resolution of Findings Required for Local Amendments

RECOMMENDATION(S)

- Adopt Ordinance No. 1108 (2019 California Fire Code as Amended)

BACKGROUND

The 2016 California Fire Code will be superseded by the 2019 California Fire Code and will become state law on January 1, 2020. The City of Santa Fe Springs Department of Fire-Rescue will need to adopt the 2019 California Fire Code with amendments under Chapter 93 of the Santa Fe Springs City Code of Ordinances. The code is amended for a variety of reasons including updates from various International Code Committees and California Fire Code committees to take into account current industry practices and modifications to reflect changes in state and federal law.

In 2007, the State of California and local jurisdictions within the State adopted the International Fire Code with State and local amendments. The International Fire Code is part of a greater series of model codes that include the International Building Code, also published by the International Code Council. The California Fire Code, along with all of the State Building Standard Codes, is on a three-year revision cycle. In 2007, 2010, 2013 and 2016, the City revised its Municipal Code to incorporate the California version of the international codes and readopted them under Ordinances 984, 1020, 1051 and 1080, respectively. The State's Building Standards Codes are once again at the end of a three-year cycle and the new Codes will go into effect January 1, 2020. The State of California has completed amendments to the codes as of July 1, 2019 and local jurisdictions have 180 days to further amend them before they become law.

Local jurisdictions may amend the Code, as allowed by California Health and Safety Code Sections 13143.5 and 17958.7, as necessary to mitigate local discrepancies, and continue to protect and preserve the quality of life for our citizens, business community, and first responders. In order to make the aforementioned amendments the City must make findings that the amendments are reasonably necessary because of local climatic, geological or topographical conditions. The attached resolution has been prepared for that specific purpose.

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

The proposed 2019 changes to the Santa Fe Springs Code of Ordinances, Chapter 93, are attached to this agenda report.

FINANCIAL IMPACT

A one-time impact to the Department of Fire-Rescue FY 2019-20 budget will be incurred to replace reference documents. This cost is estimated not to exceed \$2,500.



Raymond R. Cruz
City Manager

Attachments:

1. Ordinance No. 1108

ORDINANCE NO. 1108

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS ADOPTING THE 2019 EDITION OF THE *CALIFORNIA FIRE CODE*, WITH AMENDMENTS, BY AMENDING SECTIONS 93.01, 93.03 AND 93.04 OF CHAPTER 93 (FIRE PREVENTION AND PROTECTION) OF THE SANTA FE SPRINGS MUNICIPAL CODE, AND REPEALING ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES IN CONFLICT THEREWITH

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

SECTION 1. The City Council hereby repeals in its entirety Section 93.01 (Adoption of California Fire Code and Other Recognized Standards) of the Santa Fe Springs Municipal Code.

SECTION 2. The City Council hereby amends Chapter 93 (Fire Prevention and Protection) of the Santa Fe Municipal Code with the addition of a new Section 93.01 (Adoption of California Fire Code and Other Recognized Standards) to read as follows:

Section 93.01 (Adoption of California Fire Code and Other Recognized Standards)

That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Santa Fe Springs being marked and designated as the *California Fire Code*, 2019 edition, including Chapters 1 through 80, in addition to Appendix Chapter 4, Appendices A, B, BB, C, CC D in part, E, F H, I, J, K, L, M, N and O as published by the International Code Council, and is hereby adopted as the Fire Code of the City of Santa Fe Springs in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Santa Fe Springs are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any prescribed in Section 2 of this ordinance.

SECTION 3. The City Council hereby repeals in its entirety Section 93.03 (Amendments to the Fire Code) of the Santa Fe Springs Municipal Code.

SECTION 4. The City Council hereby amends Chapter 93 (Fire Prevention and Protection) of the Santa Fe Municipal Code with the addition of a new Section 93.03 (Amendments to the Fire Code) to read as follows:

Section 93.03 (Amendments to the Fire Code)

That the following sections are hereby revised:

Section 101.1.

Insert: City of Santa Fe Springs

Title. These regulations shall be known as the *Fire Code* of the City of Santa Fe Springs, hereinafter referred to as "this code."

Section 105.6 is amended to read as follows:

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

Section 105.6.14 is amended to read as follows:

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

Section 105.7 is amended to read as follows:

Required construction permits. The fire code official is authorized to issue construction permits for the work set forth in Section 105.7.1 through 105.7.25, in addition to the construction, addition, alteration, installation, modification or repair of any building, or building system and equipment, or as required by the fire code official.

Section 106.6 is added to read as follows:

False fire alarm response. A service charge for the response and investigation of false alarms, in accordance with the fee schedule as established through City Council resolution, may be required.

Section 110.3.1 is amended to read as follows:

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

Section 110.4.

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

Section 112.4.

Insert: \$100.00, \$1,000.00

Section 202 is amended to read as follows:

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

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

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

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

Section 301.3 is added to read as follows:

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

Section 503.2.1 is amended to read as follows:

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

Section 503.2.9 is added to read as follows:

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

Section 504.5 is added to read as follows:

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

Section 604.3.1.1 is added to read as follows:

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

Section 901.1.1 is added to read as follows:

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

Section 901.11 is added to read as follows:

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

Section 903.2.1.1 is amended to read as follows:

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

Section 903.2.1.3 is amended to read as follows:

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

Section 903.2.1.4 is amended to read as follows:

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

Section 903.2.3 is amended to read as follows:

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

Section 903.2.4 is amended to read as follows:

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

Section 903.2.7 is amended to read as follows:

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

Section 903.2.9 is amended to read as follows:

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

Section 903.2.9.1 is amended to read as follows:

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

Section 903.2.9.2 is amended to read as follows:

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

Section 903.2.10 is amended to read as follows:

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

Section 903.3.1.3 is amended to read as follows:

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

Section 903.6.1 is added to read as follows:

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

height to exceed 40 feet or three or more stories irrespective of height.

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

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

Section 903.6.2 is added to read as follows:

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

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

Section 907.2 is amended to read as follows:

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

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

Section 907.2.1 is amended to read as follows:

Delete Exceptions.

Section 907.2.2 is amended to read as follows:

Delete Exception.

Section 907.2.2.1 is amended to read as follows:

Delete Exception.

Section 907.2.2.2 is amended to read as follows:
Delete Exception.

Section 907.2.3 is amended to read as follows:
Delete Exceptions.

Section 907.2.4 is amended to read as follows:
Delete Exception.

Section 907.2.7 is amended to read as follows:
Group M. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies.

Section 907.2.7.1 is amended to read as follows:
Occupant notification. During times that the building is occupied, the initiation of a signal from a manual fire alarm box or from a water flow switch shall be required to activate the occupant notification appliances in accordance with Section 907.5.2.2

Section 907.4.2 is amended to read as follows:
Manual fire alarm boxes. Where a manual fire alarm system is required by another section of the Code, or as required by the Fire Code Official, it shall be activated by fire alarm boxes installed in accordance with Sections 907.4.2.1 through 907.4.2.6.

Section 907.5.2.3 is amended to read as follows:
Visible alarms. Visible alarm notification appliances shall be provided in accordance with Sections 907.5.2.3.1 through 907.5.2.3.4. Notification appliances shall remain activated when the fire alarm system has been silenced.

Section 907.6.3.1.1 is added to read as follows:
Annunciator panel signage. Approved graphic signage including building and fire alarm features shall be mounted at each annunciator panel.

Section 907.9 is amended to read as follows:
Where required in existing buildings and structures. An approved fire alarm system shall be provided in existing buildings and structures where required in Chapter 11, in addition to existing buildings undergoing a change of use, change of occupancy or fire alarm system modification.

Section 913.5.4 is amended to read as follows:
Pump room environmental conditions. Tests of pump room environmental conditions, including heating, natural and mechanical ventilation, natural and powered illumination shall be made to ensure proper manual or automatic operation of the associated equipment.

Section 5004.1.1 is added to read as follows:
Rail cars used as a stationary tank. For the purpose of this chapter, a rail car shall

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

Section 5004.1.2 is added to read as follows:

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

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

Section 5004.2.2 is amended to add the following:

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

Section 5704.2.7.11 is amended to read as follows:

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

Section 6203.3 is added to read as follows:

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

Section 6603.3 is added to read as follows:

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

SECTION 5. The City Council hereby repeals in its entirety Section 93.04 (Geographic Limits) of the Santa Fe Springs Municipal Code.

SECTION 6. The City Council hereby amends Chapter 93 (Fire Prevention and Protection) of the Santa Fe Municipal Code with the addition of a new Section 93.04 (Geographic Limits) to read as follows:

Section 93.04 (Geographic Limits)

That the geographic limits referred to in certain sections of the 2019 California Fire Code are hereby established as follows:

Section 5704.2.9.6.1.

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

Section 5706.2.4.4

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

Section 5806.2

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

Section 6104.2

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

SECTION 7. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 8. That nothing in this ordinance or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 4 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

APPROVED:
ITEM NO.:

SECTION 9. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

PASSED and ADOPTED this **12th** day of **December, 2019** by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Juanita Trujillo, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



CONSENT AGENDA

Environmental Release and Indemnity Agreement with FLP Santa Fe Springs LLC

RECOMMENDATIONS

- Approve the Indemnity Agreement between the City of Santa Fe Springs (City) and FLP Santa Fe Springs, LLC., to indemnify and release the City from any and all liability associated with all oil and gas wells (API No. 037-14743) at 12904 Los Nietos Road (APN: No. 8167-003-800 and 8167-003-081)
- Authorize the Mayor or designee to execute an Indemnity Agreement between the City and FLP Santa Fe Springs, LLC.

BACKGROUND

In October 14, 2019, the Planning Commission approved Development Plan Approval (DPA) Case No. 939, Development Plan Approval (DPA) Case No.940, and Lot Line Adjustment Case No. 2018-01. The DPA allows for the construction of a new $\pm 43,905$ sq. ft. and $\pm 131,708$ sq. ft. industrial building at 12904 Los Nietos Road.

At the August 8, 2019 City Council Meeting, the City Council approved Ordinance No. 1104, which amended the procedures regarding the abandonment of oil wells. The approved ordinance allows the Director of Planning in consultation with the Fire Chief, to conditionally authorize issuance of a building and/or grading permit for property that contain any active or abandoned wells, even if the Division of Oil, Gas, and Geothermal Resources (DOGGR) determines that a well was not abandoned to its current standards.

Per Title 14 of the California Code of Regulation, the Division of Oil, Gas, and Geothermal Resources (DOGGR) is responsible for overseeing the drilling, operation and closure of oil, gas and geothermal wells. The division also provides well evaluation to assist local permitting agencies, property owners, and developers in making land use decisions.

According to DOGGRs evaluation of the property:

- There is one (1) known oil and gas well located within the property boundary identified as LA Hanson, Sr. "Associated Telephone" 1 (API No. 037-14743).
- This well is not abandoned to current DOGGR requirements as prescribe by law, and is projected to be built over or have future access impeded.
- The division expect this well to be abandoned or re-abandoned in compliance with current DOGGR requirements prior to development.
- The division categorically advises against building over, or in any way impeding access to the well.

- The division advises that all wells identified on the development parcel prior to, or during development activities be tested for liquid and gas leakage.

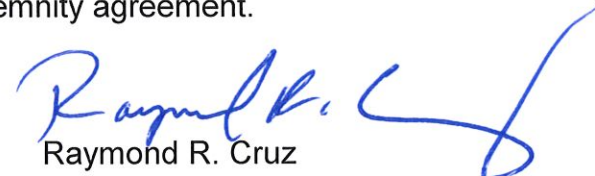
In light of DOGGRs recommendations, the owner is requesting not to abandon or re-abandon said well to current DOGGR requirements because the well is not leaking, is located in a proposed parking lot, will not be covered by a building, and can be accessed by abandonment rigs should the well leak in the future.

In order for the development to move forward and be in compliance with Ordinance No. 1104, the City and owner must enter into an agreement to set forth Owner's obligations to indemnify and release the City from any and all liability associated with all oil and gas wells on the Property.

It should be noted that the requirement for an indemnity agreement is the first of several that will come before the City Council for approval.

LEGAL REVIEW

The City Attorney has reviewed the proposed indemnity agreement.


Raymond R. Cruz
City Manager

Attachment:

Environmental Release And Indemnity Agreement

ENVIRONMENTAL RELEASE AND INDEMNITY AGREEMENT

THIS ENVIRONMENTAL RELEASE AND INDEMNITY AGREEMENT ("**Agreement**") is dated _____, 2019 (the "**Agreement Date**"), and is entered by FLP Santa Fe Springs LLC ("**Owner**"), whose address is 19300 S Hamilton Ave, Suite 200 Gardena, CA for the benefit of the City of Santa Fe Springs, California, a municipal corporation ("**City**"), whose address is 11710 Telegraph Road, Santa Fe Springs, California.

RECITALS

A. Owner is the owner in fee of approximately 8.48 acres of real property located in the City of Santa Fe Springs at the address of 12905 Los Nietos Road (APNs 8167-003-800 and 8167-003-801) (the "**Property**").

B. Owner plans to develop two commercial warehouse buildings of ±43,905 sq. ft. and ±131,708 sq. ft., respectively, on the Property pursuant to various land use and building approvals, entitlements, and permits issued or to be issued by City and other governmental agencies with jurisdiction, including Development Plan Approval Case No. 939, Development Plan Approval Case No. 940 and Lot Line Adjustment Case No. 2018-01, which were conditionally approved by Resolution No. 94-2018 issued by the City of Santa Fe Springs Planning Commission on October 15, 2018 (the "**Project**").

C. According to the Division of Oil, Gas, and Geothermal Resources ("DOGGR"), there is one (1) known oil and gas well located within the Property boundary identified as LA Hanson, Sr. "Associated Telephone" 1 (API No. 037-14743)(the "**Well**"). Owner represents that the Well was drilled on site in 1953 and immediately plugged and abandoned due to the lack of production.

D. Prior to the Agreement Date, Owner submitted to the City various technical reports and recommendations relating to mitigation of potential public health and safety concerns relating to the Well, including without limitation, the following technical reports:

- Abandoned Oil Well Report Prepared by WZI Inc. dated September 4, 2019
- DOGGR Review Letter dated October 2, 2018
- Oil Well Inspection And Leak Test Work Plan dated December 18, 2018
- Oil Well Inspection and Methane Leak Test Report by Ardent Environmental Group, Inc. dated January 25, 2019
- Well Access Map, Prepared by HPA Architecture dated 7/26/2019

E. The City's Department of Fire-Rescue (Fire Department) has the responsibility and authority on behalf of the City to administer and enforce City regulations and requirements with respect to the Well on the Property, and to require mitigation of potential public health and safety

concerns relating to the Well, including, as applicable, measures such as, but not limited to, well re-abandonment, the installation of methane barriers, testing, monitoring, installation and maintenance of vents/blowers, alarms, and the like (collectively, “**Methane Mitigation Measures**”).

F. The City’s Planning Department has the responsibility and authority on behalf of the City to approve site development plans for Projects and to enforce City regulations and requirements with respect to the Project’s compliance with applicable federal, state, regional, and local laws, statutes, ordinances, regulations, and official policies relating to land use.

G. In addition to its jurisdiction over the drilling, operation, maintenance, and plugging and abandonment of oil, natural gas, and geothermal wells, if requested, the DOGGR is also responsible for identifying and addressing issues associated with development near oil or gas wells. DOGGR provides information through its Construction Site Well Review process to municipalities on the current status of all known wells located on a development site property and provides its opinion regarding whether wells have been abandoned to current standards and/or whether access to wells may be impeded by any planned construction. DOGGR provides this information to the property owner, developer, and local permitting agency in an advisory role to inform decisions concerning the development near oil or gas wells. With respect to the Project, by letter dated October 2, 2018, DOGGR found that the Well is not abandoned to current DOGGR requirements as prescribed by law and based upon information provided, is projected to be built over or have future access impeded. DOGGR expects the Well to be abandoned or reabandoned in compliance with current DOGGR requirements prior to development on the Property (the “**DOGGR’s Recommendations**”). DOGGR has also recommended that the Well be tested for liquid and gas leakage prior to or during development activities.

H. In light of DOGGRs recommendations, the Owner, at a minimum, must comply with Chapter 117 of the City of Santa Fe Springs Code of Ordinances (Oil and Gas) with respect to the Well on the Property. In addition, the City’s Fire Department has approved the Methane Mitigation Measures set forth in Attachment A. In addition, Owner has provided a Well Access Plan as set forth in Attachment B.

I. The City and Owner desire to enter into this Agreement to set forth Owner’s obligations to indemnify and release the City from any and all liability associated with all oil and gas wells on the Property, including the Well.

COVENANTS

Based upon the foregoing Recitals, which are incorporated into this Agreement by reference, and for good and valuable consideration, the receipt and sufficiency of which is acknowledged by both parties, Owner and City agree as follows:

1. **Release.**

Owner, for itself and all of its members, officers, employees, and agents (collectively, the "**Owner Parties**"), hereby fully releases and discharges City and all City officials, employees, and agents (collectively, the "**City Parties**") from any and all claims, actions, violations, demands, allegations, lawsuits, injunctions, judgments, orders, obligations, and causes of action, of any kind of nature whatsoever, known or unknown, for personal injury or death, property damage, economic loss, and fines and penalties (whether administrative, judicial, or private in nature) (collectively, "**Claims**") relating directly or indirectly to any and all oil and gas wells (known and unknown) including the Well on the Property, including without limitation any costs and expenses incurred by Owner to perform the Methane Mitigation Measures and/or comply with any applicable federal, state, regional, and local laws, statutes, ordinances, regulations, and official policies relating to any and all abandoned oil and gas wells on the Property (collectively "Oil Well Abandonment Regulations"). This release also includes any costs and expenses incurred by Owner to comply with DOGGR requirements and directives.

In furtherance of the release described above, Owner expressly waives California Civil Code Section 1542 which provides:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release which if known by him must have materially affected his settlement with the debtor."

2. **Indemnity.**

Owner shall indemnify, defend, and hold harmless the City Parties from and against any and all Claims which are threatened or brought against any of the City Parties relating directly or indirectly to: any previously abandoned oil and gas wells on the Property including the Well. Such Claims include without limitation any Claims arising out of the actual or alleged failure to perform any of the Methane Mitigation Measures or the actual or alleged failure to comply with any applicable Oil Well Abandonment Regulations. This Indemnity is comprehensive. Not by way of limitation of the foregoing, this Indemnity is intended to cover and include Claims made by any property owners, occupants, and invitees of properties in the vicinity of the Property (e.g., located within 1000 feet of the exterior boundaries of the Property) against any of the City Parties arising directly or indirectly from or related to any previously abandoned oil and gas wells on the Property (including any such Claims for alleged property losses and/or personal injuries involving exposure to minerals, gases, toxins, leaks, unstable ground, or any other condition in any way created by any previously abandoned oil and gas wells on and under the Property. This Indemnity is also intended to cover and include Claims made by DOGGR or any other third-party against City Parties for their actions (including but not limited to permit decisions) or omissions relating directly or indirectly to any previously abandoned oil and gas wells on the Property.

3. **Indemnity Procedure.**

a. If a Claim is threatened or filed against City Parties that is within the scope of Owner's indemnity obligation set forth in Section 2, City shall, within ten (10) days of learning of a Well Claim, notify Owner in writing, tender defense of the Claim against City Parties to Owner, and provide a copy of all records pertaining to the Claim to Owner. Thereafter, City Parties shall cooperate with Owner in the defense of said Claim, including without limitation promptly providing Owner access to City witnesses and copies of City records relevant to the defense of the Claim upon Owner's written request. Upon City's notification of Owner of the Claim, on behalf of City, the Owner shall conduct with due diligence and in good faith the investigation of the Claim and assume the defense of the Claim with counsel reasonably satisfactory to City; provided, however, that City additionally shall have the right to have the applicable City Parties represented by advisory counsel of City's own selection at City's own expense.

b. If any Claim arises within the scope of Owner's indemnity obligation set forth in Section 2 and Owner fails to promptly assume or thereafter provide the defense of a City Party or Parties, the City shall have the right to take reasonable steps to mitigate its damages, including retention of counsel of City's choosing and settlement or contesting of the Claim, and thereafter Owner shall be responsible to pay or reimburse City's costs incurred, including without limitation attorney fees and collection costs incurred by City in seeking payment/reimbursement from Owner.

c. Owner shall have the right to settle or resolve any third-party Claims within the scope of its indemnity obligation set forth in Section 2 of this Agreement provided, however, that Owner shall not have the right to modify or amend any of the Owner's Methane Mitigation Measures in a manner that would require City approval in the first instance without obtaining City approval thereof, which approval City shall not unreasonably withhold, condition, or delay.

4. **No Representation or Warranty.**

Nothing in this Agreement is intended or shall be deemed to constitute a representation or warranty by City to Owner that Owner's performance of the Methane Mitigation Measures referred to herein will comply with all applicable Oil Well Abandonment Regulations. Nor does City represent or warrant that DOGGR or any other regulatory agency has reviewed and/or approved of the Methane Mitigation Measures.

5. **Successors and Assigns; Limited Class of Third Party Beneficiaries.**

This Agreement shall be binding upon Owner and its successors and assignees and shall inure to the benefit of and shall be enforceable by each of the City Parties and their respective

successors and assignees. In this regard, the City Parties other than City and their respective successors and assignees are intended third party beneficiaries of Owner's release and indemnity obligations set forth herein, but there are no other intended third-party beneficiaries hereunder.

6. **Notices.**

Any notice, demand, or request required under this Agreement shall be given in writing at the address set forth below by personal service, facsimile, overnight courier, or registered or certified, first class mail, return receipt requested.

If to Owner: Timur Tecimur
FLP Santa Fe Springs LLC
19300 S Hamilton Ave
Suite 200
Gardena, CA 90248

With a copy to: Kenneth Ehrlich
Elkins Kalt Weintraub Reuben Gartside LLP
10345 W. Olympic Boulevard
Los Angeles, CA 90064

If to City: City of Santa Fe Springs
Attn: Director of Planning
11710 E. Telegraph Road
Santa Fe Springs, CA 90670
(562) 868-0511

With a copy to: Ivy Tsai, City Attorney
Jones & Mayer
3777 N. Harbor Blvd.
Fullerton, CA 92835
(714) 446-1400

A Party may change its address for receipt of notices by delivery of notice to the other Party given in the same manner as required above. Any notice, demand, or request shall be deemed received as follows; (a) if sent by personal service, at the time such personal service is effected; (b) if sent by facsimile, upon the sender's receipt of a confirmation report indicating receipt by the recipient's fax machine; (c) if sent by overnight courier, on the business day immediately following deposit with the overnight courier, and (d) if sent by registered or certified mail, 3 business days following deposit in the mail.

7. **Counterparts.**

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same agreement. Signatures to this Agreement may be transmitted by email or facsimile, including PDF, and signatures so transmitted shall be deemed to be originals for all purposes.

8. **Governing Law.**

This Agreement shall be interpreted and applied in accordance with California law.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Agreement Date first specified herein.

FLP Santa Fe Springs LLC
A Delaware limited liability company

By:

CITY OF SANTA FE SPRINGS
A municipal corporation of the State of California

Mayor

Fire Department Chief

REVIEW AND APPROVED:

City Manager

APPROVED AS TO FORM:

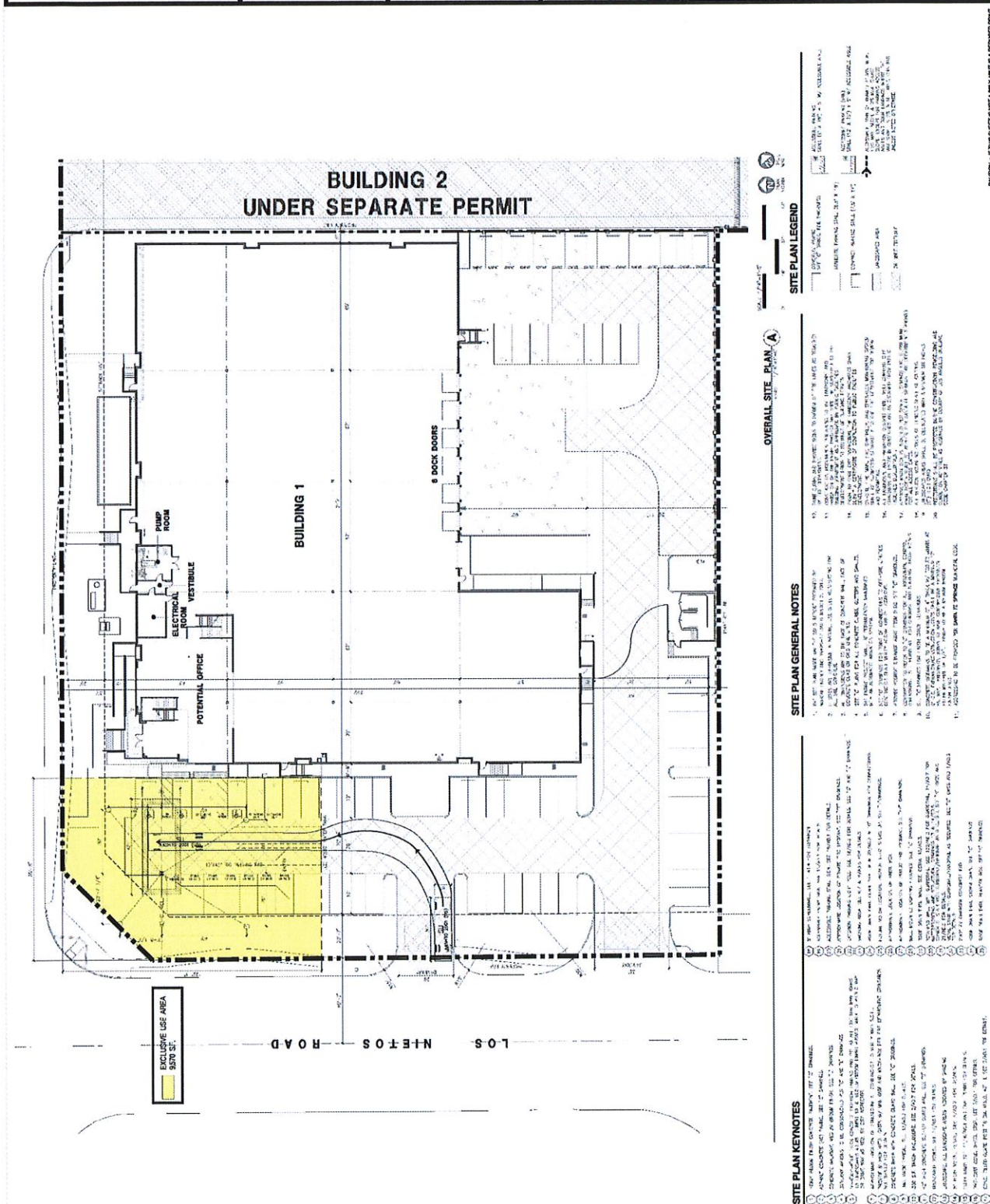
City Attorney

Attachment A

Methane Mitigation Measures

- 1) Install a methane mitigation system (barrier with passive venting system) with sub-slab soil gas sampling probes.
- 2) Quarterly monitoring of the sub-slab sapling probes in both buildings once the building construction is complete and the results shall be submitted to the City of Santa Fe Springs Department of Fire-Rescue. The monitoring frequency may be reduced to once every year if all quarterly results during the first year of sampling remain less than 25% of the lower explosive limit (LEL).

Attachment B
Well Access Plan





City of Santa Fe Springs

City Council Meeting

ITEM NO. 7E

December 12, 2019

CONSENT AGENDA

Community Facilities District No. 2002-1 (Bloomfield-Lakeland) - Annual Special Tax Levy Report for Fiscal Year 2018-19

RECOMMENDATION

Receive and file the Special Tax Levy Annual Report for Community Facilities District 2002-1 for Fiscal Year 2018-19.

BACKGROUND

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

FISCAL IMPACT

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

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment:

Attachment No. 1: Special Tax Levy Annual Report
for CFD 2002-1 for Fiscal Year 2018-19

Report Submitted By: Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to read "Noe Negrete".

Date of Report: December 5, 2019



CITY OF SANTA FE SPRINGS

**ANNUAL REPORT FOR SPECIAL TAXES LEVIED
COMMUNITY FACILITIES DISTRICT NO. 2002-1
(BLOOMFIELD-LAKELAND)
FISCAL YEAR 2018-19
LOS ANGELES COUNTY, CALIFORNIA**

November 22, 2019

PREPARED BY



Harris & Associates

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

TABLE OF CONTENTS

Introduction.....	1
I. Facilities and Services Financed by the District.....	1
II. Improvement Area	2
III. Special Tax for Services.....	3
IV. Administrative Fees	3
V. Sources and Obligations.....	4
VI. Special Tax Roll	4

APPENDIX

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

INTRODUCTION

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

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

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

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

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

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

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

I. FACILITIES AND SERVICES FINANCED BY THE DISTRICT

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

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

Development Status

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

**TABLE 1
 PARCEL STATUS**

<u>Development Status</u>	<u>Total Parcels 2018-19</u>	<u>Total Assessed Value 2018-19</u>	<u>Properties Sold Since 2017-18</u>
Developed Non-Residential Property	3	\$ 42,874,265	0
Undeveloped Non-Residential Property	0	\$ -	0
Total	3	\$ 42,874,265	0

II. IMPROVEMENT AREA

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

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

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

**TABLE 2
 COMMUNITY FACILITIES DISTRICT**

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

Note: figures may be off slightly due to rounding

III. SPECIAL TAX FOR SERVICES

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

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to their proportional share of the Street Maintenance Services based on the relative square footage of the building on each property in accordance with the amended Rate and Method of Apportionment. The annual Street Maintenance Service for Fiscal Year 2018-19 was \$6,140.16 which included a CPI increase of 3.8% over Fiscal Year 2017-18.

The following table represents the proportional spread of maintenance services tax and administrative fees for Fiscal Year 2018-19.

TABLE 3
STREET MAINTENANCE

Address	Bldg SF	Annual Expense	Annual Exp./SF
11020 Bloomfield	84,651	\$1,139.08	\$0.01346
11130 Bloomfield	240,252	\$3,232.87	\$0.01346
11320 Bloomfield	131,405	\$1,768.21	\$0.01346
Total	456,308	\$6,140.16	

Note: figures may be off slightly due to rounding

IV. ADMINISTRATIVE FEES

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to their proportional share of the Administrative Fees based on the relative square footage of the building on each property in accordance with the amended Rate and Method of Apportionment. The annual Administrative Fee was \$7,390.93, which included a CPI increase of 3.8% over Fiscal Year 2017-18.

The following table represents the proportional spread of the administrative fees for Fiscal Year 2018-19.

TABLE 4
ANNUAL ADMINISTRATION FEE

Address	Bldg SF	Annual Administration	Annual Exp./SF
11020 Bloomfield	84,651	\$1,371.11	\$0.01620
11130 Bloomfield	240,252	\$3,891.42	\$0.01620
11320 Bloomfield	131,405	\$2,128.40	\$0.01620
Total	456,308	\$7,390.93	

Note: figures may be off slightly due to rounding

V. SOURCES AND OBLIGATIONS

A statement showing the Sources and Obligations of special tax funds for CFD No. 2002-1 for Fiscal Year 2018-19 is presented in Table 5. The Special Tax Requirement for Fiscal Year 2018-19 was determined as specified in the adopted Rate and Method of Apportionment of the Special Tax.

TABLE 5
SOURCES AND OBLIGATIONS

	Fiscal Year 2017-18 <u>Amount</u>	Fiscal Year 2018-19 <u>Amount</u>
<u>SOURCES</u>		
Annual Special Tax Roll		
Developed Property	\$94,065.34	\$94,560.69
Undeveloped Property	\$0.00	\$0.00
Subtotal	<u>\$94,065.34</u>	<u>\$94,560.69</u>
TOTAL SPECIAL TAXES FROM ALL SOURCES	<u>\$94,065.34</u>	<u>\$94,560.69</u>
<u>OBLIGATIONS</u>		
Debt Service	\$81,029.60	\$81,029.60
Special Tax for Maintenance Services	\$5,915.38	\$6,140.16
Administration and Incidentals	\$7,120.36	\$7,390.93
2018 Fund Balance (Reserve)	\$0.00	\$0.00
Subtotal	<u>\$94,065.34</u>	<u>\$94,560.69</u>
Surplus/Shortage to District	\$0.00	\$0.00
TOTAL OBLIGATIONS FOR SPECIAL TAXES	<u>\$94,065.34</u>	<u>\$94,560.69</u>

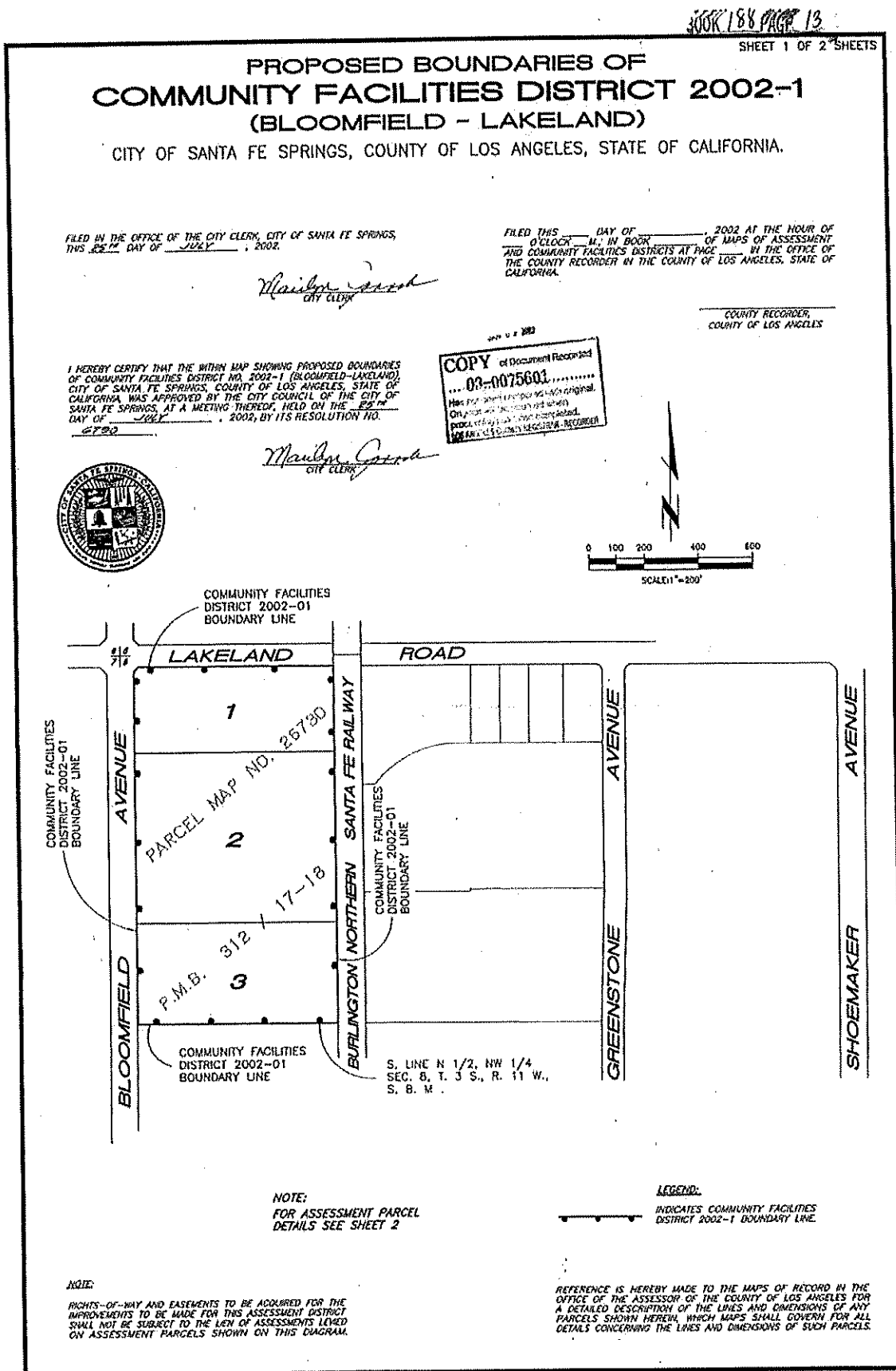
VI. SPECIAL TAX ROLL

The Special Tax Roll lists the special tax levy on each parcel within the boundaries of CFD No. 2002-1 for Fiscal Year 2018-19. A copy of the Special Tax Roll is included in the Appendix of this report as Exhibit E.

EXHIBIT A
Boundary Map



EXHIBIT A
Boundary Map



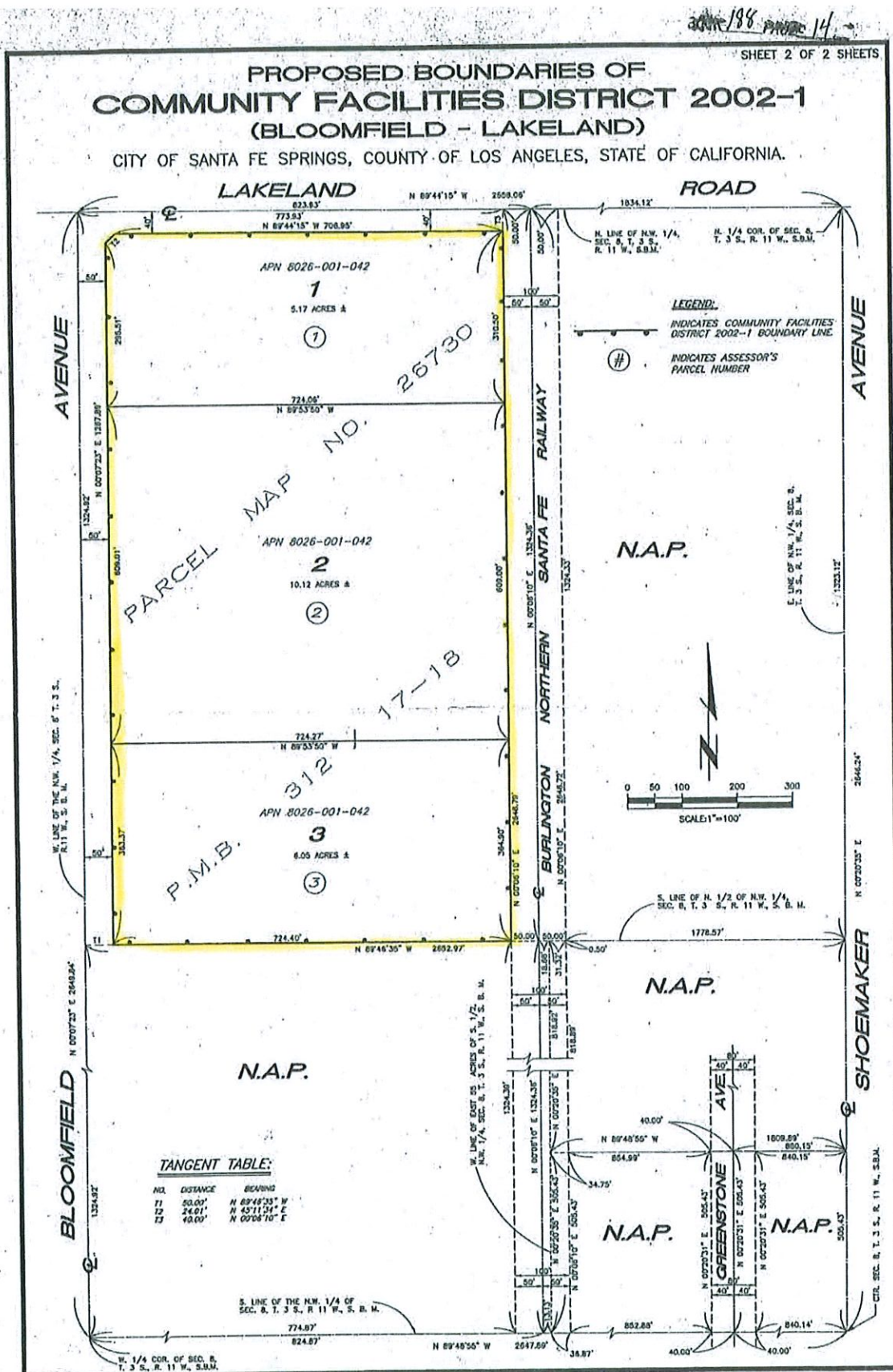


EXHIBIT B

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



Amended and Restated Rate and Method of Apportionment of Special Tax

**AMENDED AND RESTATED RATE AND METHOD OF APPORTIONMENT
OF SPECIAL TAX**

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

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

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

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

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

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

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

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

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

Amended and Restated Rate and Method of Apportionment of Special Tax

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

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

"City" means the City of Santa Fe Springs.

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

"County" means the County of Los Angeles.

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

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

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

"Maintenance Expenses" means the expenses of the City, whether incurred by the City or designee of the City, or both, in the furnishing of services (as defined in Section 53317 of the Act) and materials for maintenance of certain streets as specified in condition No. 26 of the Development Plan Approval No. 737-739 approved by the City's Community Development Commission on March 14, 2002 and attached as Exhibit B to the Payment Agreement. The maximum amount for Maintenance Expenses, including reserve funding, is set at \$5,663.58 for Fiscal Year 2016-17; the maximum amount for subsequent Fiscal Years will be equal to (i) the Maintenance Expenses for the previous year plus (ii) the product of multiplying (A) the Maintenance Expenses for the previous year times (B) the annual percentage change (if positive) in CPI for the preceding year ending in March.

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

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

"Parcel" means Assessor's Parcel.

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

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

"Public Property" means any Assessor's Parcel within the boundaries of CFD No. 2002-1 that is transferred to a public agency or public utility on or after the date of formation of CFD No. 2002-1 and is used for rights-of-way, or any other purpose and is owned by, dedicated or irrevocably offered for dedication to the federal government, the State of California, the County, the City, a public utility

Amended and Restated Rate and Method of Apportionment of Special Tax

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

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

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

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

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

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

"State" means the State of California.

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

B. CLASSIFICATION OF PROPERTIES

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

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

C. SPECIAL TAX FOR PAYMENT AMOUNT RATE

Maximum Special Tax for Payment Amount

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

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

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

D. MANNER OF COLLECTION OF SPECIAL TAXES

The Special Taxes shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2002-1 may directly bill the Special Taxes, may

Amended and Restated Rate and Method of Apportionment of Special Tax

collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

E. PREPAYMENT OF SPECIAL TAX FOR PAYMENT AMOUNT

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

F. TERM OF SPECIAL TAX FOR PAYMENT AMOUNT

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

G. SPECIAL TAX FOR MAINTENANCE RATE

Maximum Special Tax for Maintenance

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

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

H. TERM OF SPECIAL TAX FOR MAINTENANCE

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

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

I. EXEMPTIONS

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

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

J. ENFORCEMENT

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

EXHIBIT C
PAYMENT AGREEMENT

PAYMENT AGREEMENT

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

Recitals

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

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

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

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

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

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

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

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

Payment Agreement

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

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

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

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

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

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

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

Payment Agreement

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

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

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

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

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

EXHIBIT C
Payment Agreement

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

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

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

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

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

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

EXHIBIT C
Payment Agreement

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

City of Santa Fe Springs

Mayor

Attest:

City Clerk


Approved as to form:

City Attorney

Bloomfield Partners LLC, a Delaware
limited liability company

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

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

By: 

LEGAL DESCRIPTION OF PROPERTY

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

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

STRIP NO. 1; BLOOMFIELD AVENUE:

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

STRIP NO. 2; LAKELAND ROAD:

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

STRIP NO. 3; CORNER CUT-OFF:

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

THENCE SOUTHERLY 17.00 FEET ALONG SAID EAST LINE;

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

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

DESCRIBED PARCEL CONTAINS 21.35 ACRES MORE OR LESS.

Payment Agreement



City of Santa Fe Springs

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

March 12, 2002

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

RE: Development Plan Approval Case No. 737-739

Dear Mr. Rooney:

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

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

SUGGESTED CONDITIONS OF APPROVAL

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

Louie Gonzalez, Mayor • Ronald S. Kemes, Mayor Pro-Tempore
City Council
George Minneman • Berry Putnam • Gustavo R. Velasco
City Manager
Frederick W. Latham



Harris & Associates.

Payment Agreement

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

Payment Agreement

- Public Works Department. In addition, this project shall conform to Ordinance 915, which amends Chapter 52 "Stormwater/Urban Runoff" of the City Code and implements the requirements of the approved Standard Urban Stormwater Mitigation Plan ("SUSMP"). The SUSMP includes a requirement to implement Post Construction BMP's to mitigate (infiltrate or treat) the first 3/4" of runoff from all storm events and to control peak flow discharges.
12. Planning and Development and Public Works Departments shall approve the location of double-check valves. All sprinkler plans shall have a stamp of approval from Planning and Development prior to Fire Department submittal. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of City Water Department. The valve on water main line shall be operated only by the City upon approval of test results.
 13. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project construction waste per approval of the Department of Planning and Development.
 14. The Owner/Developer shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 755.
 15. The owner/developer shall comply with the requirements of Ordinance 829 with respect to Oil and Gas Regulations.
 16. Prior to issuance of building permits, the applicant shall comply with the following environmental assessment conditions to the satisfaction of the City of Santa Fe Springs:
 - A. Environmental Audit. Recognizing that NFA letters have been issued by both the DTSC and RWQCB and a large volume of site assessment work has already been performed, only limited additional assessment work will be required. This additional assessment shall focus on properly closing the six (6) UST's that were previously removed but not closed. A Soil Management Plan for mitigating contamination in excess of City standards must be submitted and approved by the Fire Department.
 - B. Permits and Approval. Owner/developer shall, at its own expense, secure or cause to be secured any and all permits which may be required by the City in furtherance of complying with Paragraph 16 (A) set forth herein. Permits shall be secured prior to beginning work related to the permitted activity.

C. Covenants.

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

Payment Agreement

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

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

EXHIBIT C
Payment Agreement

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

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



Payment Agreement

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

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

Payment Agreement

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

Payment Agreement

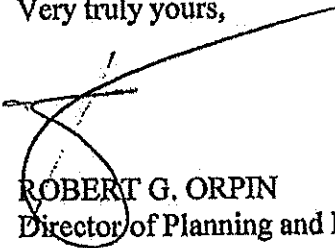
46. The applicant understands that other than indicated within these conditions, the applicant shall comply with the requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, Fire Code and all other applicable regulations as pertain to this property.
47. That Development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

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

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

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

Very truly yours,



ROBERT G. ORPIN
Director of Planning and Development

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

Payment Agreement

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

P.12/12

ACCEPTANCE OF CONDITIONS
IN DEVELOPMENT PLAN APPROVAL CASE

AFFIDAVIT

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

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

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

signature

Principal

title (if any)

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

company name (if any)

101 California Street, 26th Floor

mailing address

San Francisco, CA 94111

city, state, zip

(415) 781-3300

phone

STATE OF CALIFORNIA)
COUNTY OF San Francisco) SS.

On May 13, 2002 before me, Vilma Marania, Notary Public

personally appeared Dwight L. Merriman

Name and Title of Officer

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

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

WITNESS my hand and official seal.

Vilma Marania
Notary Public

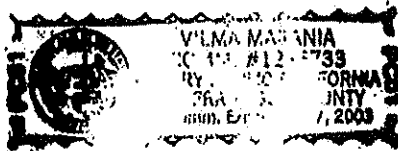
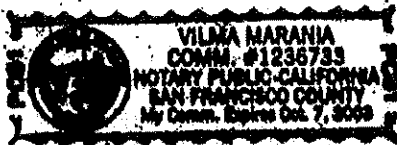


EXHIBIT D
Amended Debt Service Schedule

Amended Debt Service Schedule

\$800,000 Principal Amount
5.75% Interest Rate
FY 25-26 Last year of collection
15 Years
0.101287 Level debt factor (A/P)
\$81,030 Total annual installment due

Fiscal Year	Principal Balance	Principal	Interest	Principal + Interest Amount
FY 11-12	\$800,000	\$35,030	\$46,000	\$81,030
FY 12-13	\$764,970	\$37,044	\$43,986	\$81,030
FY 13-14	\$727,927	\$39,174	\$41,856	\$81,030
FY 14-15	\$688,753	\$41,426	\$39,604	\$81,030
FY 15-16	\$647,328	\$43,808	\$37,222	\$81,030
FY 16-17	\$603,520	\$46,327	\$34,703	\$81,030
FY 17-18	\$557,193	\$48,991	\$32,039	\$81,030
FY 18-19	\$508,203	\$51,808	\$29,222	\$81,030
FY 19-20	\$456,395	\$54,787	\$26,243	\$81,030
FY 20-21	\$401,609	\$57,937	\$23,093	\$81,030
FY 21-22	\$343,672	\$61,268	\$19,762	\$81,030
FY 22-23	\$282,404	\$64,791	\$16,239	\$81,030
FY 23-24	\$217,614	\$68,517	\$12,513	\$81,030
FY 24-25	\$149,097	\$72,456	\$8,574	\$81,030
FY 25-26	\$76,642	\$76,642	\$4,388	\$81,030

EXHIBIT E
Special Tax Roll

EXHIBIT E
Special Tax Roll

Exhibit E
SPECIAL TAX ROLL

APN	Building Square Feet	Total Special Tax Amount Fiscal Year 2018-19
8026-001-069	84,651	\$17,542.22
8026-001-070	240,252	\$49,787.41
8026-001-071	131,405	\$27,231.06
	456,308	\$94,560.69





City of Santa Fe Springs

City Council Meeting

ITEM NO. 7F

December 12, 2019

CONSENT AGENDA

Community Facilities District No. 2004-1 (Bloomfield-Florence) – Annual Special Tax Levy Report for Fiscal Year 2018-19

RECOMMENDATION

Receive and file the Special Tax Levy Annual Report for Community Facilities District 2004-1 for Fiscal Year 2018-19.

BACKGROUND

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

FISCAL IMPACT

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

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachments:

Attachments No. 1: Special Tax Levy Annual Report
for CFD 2004-1 for Fiscal Year 2018-19

Report Submitted By:

Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to read "Noe Negrete".

Date of Report: December 5, 2019



CITY OF SANTA FE SPRINGS

**ANNUAL REPORT FOR SPECIAL TAXES LEVIED
COMMUNITY FACILITIES DISTRICT NO. 2004-1
(BLOOMFIELD-FLORENCE)
FISCAL YEAR 2018-19
LOS ANGELES COUNTY, CALIFORNIA**

November 22, 2019

PREPARED BY



Harris & Associates

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

TABLE OF CONTENTS

Introduction.....	1
I. Facilities and Services Financed by the District.....	1
II. Improvement Area	2
III. Administrative Fees	3
IV. Sources and Obligations.....	4
V. Special Tax Roll	4

APPENDIX

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

INTRODUCTION

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

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

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

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

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

In March 2016, parcel 8011-016-026 paid off their lien. The debt schedule and tables in this report have been revised to reflect that change.

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

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

I. FACILITIES AND SERVICES FINANCED BY THE DISTRICT

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



Development Status

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

**TABLE 1
PARCEL STATUS**

	Total Parcels	Total Assessed Value	Properties Sold Since
	2018-19	2018-19	2004
Developed Non-Residential Property	8	\$ 36,801,121	0
Undeveloped Non-Residential Property	0	\$ -	0
Total	8	\$ 36,801,121	0

II. IMPROVEMENT AREA

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

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

The Special Tax amount attributed to each parcel is apportioned by the relative square footage of the building on each property. As of the date the District was amended and Restated in July 2011, all the development was complete and the annualized tax schedule commenced for each property according to the revised payment schedule. The following table represents the revised annualized tax schedule after applying the paid lien in 2016.

TABLE 2

COMMUNITY FACILITIES DISTRICT

Address	Bldg SF	Total Obligation	Amortized Annual Expense	Amortized Annual Exp./SF
12661 Corral Pl	19,973	Paid 2016	-	
12681 Corral Pl	112,014	\$208,792.14	\$20,748.19	\$0.1852
12662 Corral Pl	26,573	Paid 2011	-	
10818 Bloomfield Ave	35,384	\$65,955.16	\$6,554.13	\$0.1852
10838 Bloomfield Ave	16,356	\$30,487.30	\$3,029.60	\$0.1852
10928 Bloomfield Ave	21,399	Paid 2011	-	
10988 Bloomfield Ave	45,964	Paid 2011	-	
12680 Corral Pl	97,877	Paid 2011	-	
Total	375,540	\$305,234.60	\$30,331.92	

Figures may be off slightly due to rounding.

III. ADMINISTRATIVE FEES

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

Each Fiscal Year, each developed parcel of land within the Special Tax for Services area shall be subject to their proportional share of the administrative fee based on the relative square footage of the building on each property in accordance with the Rate and Method of Apportionment. The total administrative fee for Fiscal Year 2018-19 is \$7,390.93. When the District was Amended and Restated in Fiscal Year 2011-12, four of the original eight properties paid off their apportioned share of the loan and the City agreed to absorb the administrative costs that would have been paid by those four parcels. In 2016 an additional parcel paid off their share of the loan. Rather than reapportioning the total administrative fee to the remaining three properties, the City decided to keep ratio the same as prior years to avoid placing an additional burden to the remaining parcels. The tables have been modified to reflect this modification, resulting in an Administrative Fee of \$3,423.58, which is the amount that was collected from the remaining three parcels.

The following table represents proportional spread of the administrative fee for Fiscal Year 2018-19. The fee is subject to increase as set forth in the amended Rate and Method of Apportionment (RMA).

TABLE 3

ADMINISTRATIVE FEE

Address	Bldg SF	Annual Expense	Annual Exp./SF
12661 Corral Pl	19,973	-	-
12681 Corral Pl	112,014	\$2,341.86	\$0.02091
12662 Corral Pl	26,573	-	
10818 Bloomfield Ave	35,384	\$739.77	\$0.02091
10838 Bloomfield Ave	16,356	\$341.95	\$0.02091
10928 Bloomfield Ave	21,399	-	
10988 Bloomfield Ave	45,964	-	
12680 Corral Pl	97,877	-	
Total	375,540	\$3,423.58	

Figures may be off slightly due to rounding.

IV. SOURCES AND OBLIGATIONS

A statement showing the Sources and Obligations of special tax funds for CFD No. 2004-1 for Fiscal Year 2018-19 is presented in Table 4. The Special Tax Requirement for Fiscal Year 2018-19 was determined as specified in the adopted Rate and Method of Apportionment of the Special Tax.

TABLE 4
SOURCES AND OBLIGATIONS

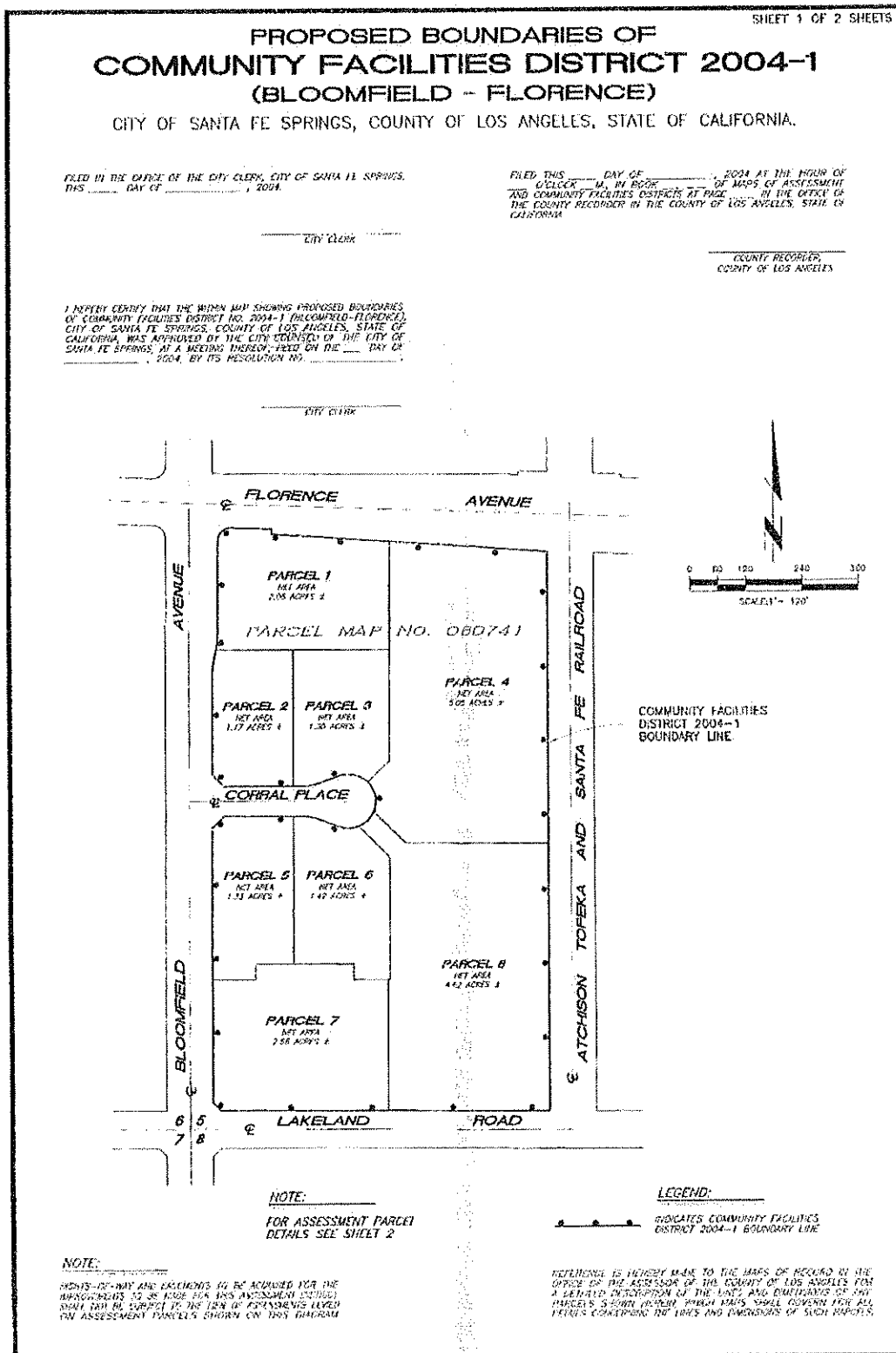
<u>Sources</u>	Fiscal Year 2017-18 Amount	Fiscal Year 2018-19 Amount
Annual Special Tax Roll		
Developed Property	\$33,630.16	\$33,755.50
Undeveloped Property	\$0.00	\$0.00
Subtotal	\$33,630.16	\$33,755.50
Total Special Taxes From All Sources	\$33,630.16	\$33,755.50
<u>Obligations</u>		
Debt Service	\$30,331.92	\$30,331.92
Collected Administration and Incidentals	\$3,298.24	\$3,423.58
Fund Balance (Reserve)	\$0.00	\$0.00
Subtotal	\$33,630.16	\$33,755.50
Surplus/(Shortage) to District	\$0.00	\$0.00
Total Obligations For Special Taxes	\$33,630.16	\$33,755.50

V. SPECIAL TAX ROLL

The Special Tax Roll lists the special tax levy on each parcel within the boundaries of CFD No. 2004-1 for Fiscal Year 2018-19. A copy of the Special Tax Roll is included in the Appendix of this report as Exhibit E.

EXHIBIT A
Boundary Map





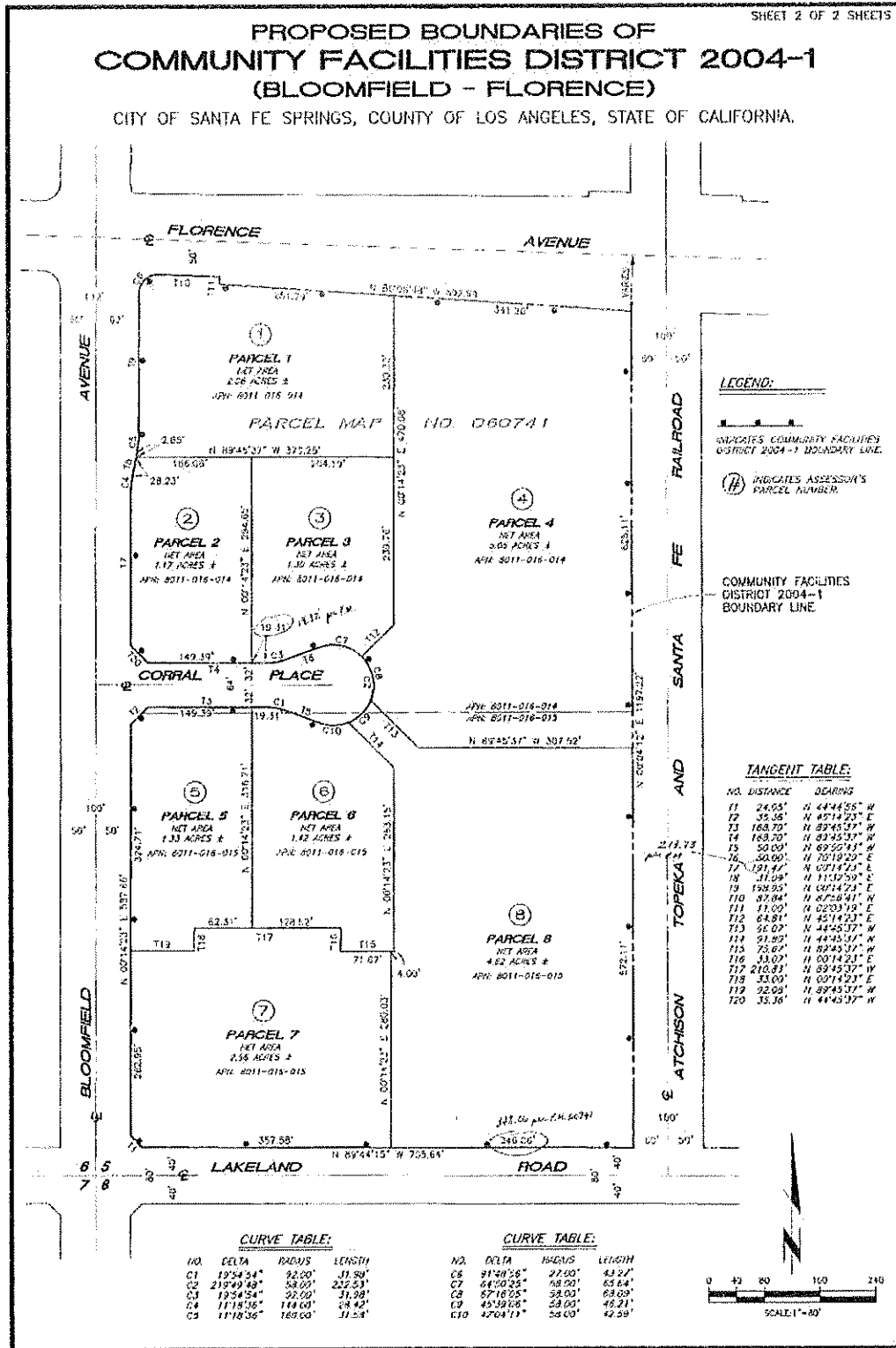


EXHIBIT B

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



EXHIBIT C
REIMBURSEMENT AGREEMENT

Reimbursement Agreement

REIMBURSEMENT AGREEMENT

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

RECITALS:

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

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

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

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

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

705269.04/OC
57335-451/9-14-04/wrd/wrd

RECEIVED
CITY OF SANTA FE SPRINGS
PUBLIC WORKS
2004

MPA



Reimbursement Agreement

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

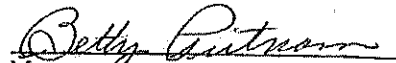
5. No funds shall be released until after the CFD is formed. Upon formation of the CFD, the City shall record separate special tax liens against each of the Parcels so the tax can appear on the tax roll. Thereafter, payments on the loan shall be made to City semi-annually, through the property tax bills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

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

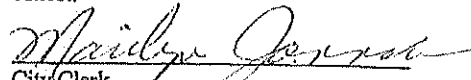
7. This document contains the entire agreement of the parties with respect to the subject matter hereof, and supersedes all prior agreements. No amendment hereto, or waiver of any provision hereof, can be made except in a writing executed by both parties.

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

CITY OF SANTA FE SPRINGS


Mayor

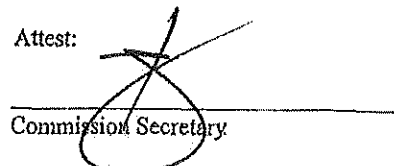
Attest:


City Clerk

COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF SANTA FE
SPRINGS



Chairman

Attest:


Commission Secretary

Reimbursement Agreement

Approved as to form.



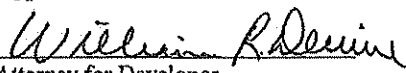
City/CDC Attorney

BLOOMFIELD II, LLC, a Delaware limited liability company



(By)

Approved as to form.



Attorney for Developer

EXHIBIT C
Reimbursement Agreement

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

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

EXCEPT THEREFROM ANY STREETS OF RECORD.



Reimbursement Agreement



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

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

Dear Mr. Rooney:

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

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

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

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

Item No.



Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

30. An Agreement shall be executed and recorded in the Office of the Los Angeles County Recorder that addresses the obligations of the owner and/or developer and City regarding the following work that is to be completed and paid for by the City:

- Installation of a traffic signal at the intersection of Bloomfield Avenue and the new cul-de-sac street.
- Extension of a reclaimed water line southerly in Bloomfield Avenue from Florence Avenue to a point south of Lakeland Road.

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

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

Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

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

Reimbursement Agreement

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

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

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

EXHIBIT D

Debt Service Schedule
(Revised 2016)



Debt Service Schedule (Revised 2016)

\$230,270 Principal Amount
5.75% Interest Rate
FY 25-26 last year of collection
8 years of payment left
0.131723 level debt factor (A/P)
\$30,332 total annual installment due

Fiscal Year	Beginning Principal Balance	Principal	Interest	Principal + Interest Amount
FY 16-17	\$230,270	\$17,549	\$12,783	\$30,332
FY 17-18	\$212,721	\$18,585	\$11,747	\$30,332
FY 18-19	\$194,136	\$19,682	\$10,649	\$30,332
FY 19-20	\$174,454	\$20,844	\$9,487	\$30,332
FY 20-21	\$153,609	\$22,075	\$8,257	\$30,332
FY 21-22	\$131,534	\$23,378	\$6,953	\$30,332
FY 22-23	\$108,156	\$24,759	\$5,573	\$30,332
FY 23-24	\$83,397	\$26,220	\$4,111	\$30,332
FY 24-25	\$57,176	\$27,769	\$2,563	\$30,332
FY 25-26	\$29,408	\$29,408	\$924	\$30,332

EXHIBIT E
Special Tax Roll



EXHIBIT E
Special Tax Roll

Exhibit E
SPECIAL TAX ROLL

APN	Building Square Feet	Total Special Tax Amount FY 2018-19
8011-016-027	112,014	\$23,090.05
8011-016-033	35,384	\$7,293.90
8011-016-034	16,356	\$3,371.55
	163,754	\$33,755.50





City of Santa Fe Springs

City Council Meeting

December 12, 2019

PUBLIC HEARING

Introduction of Ordinance No. 1109 – An ordinance of the City of Santa Fe Springs amending the City Code and adopt by reference, the 2020 Edition of the Los Angeles County Building code (Title 26), 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 to CALGreen Code, and Existing Building Codes (Title 33), except as to the establishment of fees. (City of Santa Fe Springs)

RECOMMENDATION:

- Read by title only, waive further reading and introduce Ordinance No. 1109.

BACKGROUND

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 2019 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 2019 State Code. The County did, however, adopt several amendments found to be reasonably necessary due to local topographical, geological, and/or climatic conditions. Attachment "A" of Ordinance No. 1109 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 2019 California Building, Residential, and Green Building Standards Codes and previous amendments that were developed by the Los Angeles Regional Uniform Code Program in 2016 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. 1109, and amend the current City Code and adopt by reference, the 2020 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.

To affectively adopt the 2020 Edition of Los Angeles County Code by reference, the City must amend subsection (A) of Section 150.001 of the Municipal Code to read as follows:

(A) There are hereby adopted, as the building laws of the city, by reference the following:

- 1) The ~~2017~~ **2020** Edition of the Los Angeles County Building Code, as set forth in Los Angeles County Code, Title 26, excluding 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~~ **2020** 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~~ **2020** 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~~ **2020** 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~~ **2020** 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~~ **2020** Edition of the Los Angeles County Green Building Standard Code, as set forth in the Los Angeles County Code, Title 31, excluding the ~~2017~~ County of Los Angeles amendments to **CALGreen Code**, and **except** as to the establishment of fees.
- 7) The ~~2017~~ **2020** 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.

Similar to past adoption, staff continues to recommend 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.

LEGAL NOTICE OF PUBLIC HEARING

Legal notice of the Public Hearing for the proposed Ordinance was published in a newspaper of general circulation (Whittier Daily News) on November 28, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library, and Town Center on November 28, 2019, as required by the State Zoning and Development Laws and by the City's Municipal Code.

LEGAL REVIEW

The City Attorney's Office has reviewed the proposed ordinance (Ordinance No. 1109) amending Subsection (A) of Section 150.001 of the City's Municipal Code

ENVIRONMENTAL DOCUMENTS

An amendment to the City's Code to adopt the 2020 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.

IMPACTS

The benefit of adopting the 2020 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.



Raymond R. Cruz
City Manager

Attachments:

1. Proposed Ordinance No. 1109
 - Attachment "A" - Summary of Changes

ORDINANCE NO. 1109

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING THE CITY CODE AND ADOPT BY REFERENCE, THE 2020 EDITION OF THE LOS ANGELES COUNTY BUILDING CODE (TITLE 26), ELECTRICAL CODE (TITLE 27), PLUMBING CODE (TITLE 28), MECHANICAL CODE (TITLE 29), RESIDENTIAL CODE (TITLE 30), GREEN BUILDING STANDARDS CODE (TITLE 31), AND EXISTING BUILDING CODES (TITLE 33), EXCEPT AS TO THE ESTABLISHMENT OF FEES.

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, 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 (2019 Edition), the California Electrical Code (2019 Edition), the California Plumbing Code (2019 Edition), the California Mechanical Code (2019 Edition), the California Residential Code (2019 Edition), California Green Standards Code (2019 Edition), California Existing Building Codes (2019 Edition) and

WHEREAS, in addition to excluding the establishment of fees and the exclusion of County Amendments to CALGreen Code, the City will continue to exclude 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) from the County Building Code amendments; and

WHEREAS, The City Council of the City of Santa Fe Springs desires to adopt by reference the County of Los Angeles Building, Electrical, Plumbing, Mechanical, Residential, Green Standards and the Existing Building Codes, which Los Angeles County adopted by reference to the California Building Code (2019 Edition), the California Electrical Code (2019 Edition), the California Plumbing Code (2019 Edition), the California Mechanical Code (2019 Edition), the California Residential Code (2019 Edition), California Green Standards Code (2019 Edition), California Existing Building Codes (2019 Edition), and amended based on findings that the amendments are reasonably necessary; and

WHEREAS, the City Council of the City of Santa Fe Springs finds that proposed changes and modifications, made by the County of Los Angeles, to the building standards contained in the 2019 California Building, Electrical, Plumbing, Mechanical, Residential, Green Building Code, and Existing Building Codes are reasonably necessary due to local climatic, geological, and/or topographical conditions. 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; 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 such modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City held a public hearing on December 12, 2019 (first reading) and January 9, 2020 (second reading), at which time all interested persons were provided the opportunity to appear and be heard on the matter of adopting the 2020 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 2020 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), excluding the County Amendments, 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, 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:

- (A) There are hereby adopted, as the building laws of the city, by reference the following:
- 1) The 2020 Edition of the Los Angeles County Building Code, as set forth in Los Angeles County Code, Title 26, excluding 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 2020 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 2020 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 2020 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 2020 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 2020 Edition of the Los Angeles County Green Building Standard Code, as set forth in the Los Angeles County Code, Title 31, excluding County of Los Angeles amendments to CALGreen Code and as to the establishment of fees.
- 7) The 2020 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 therein 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 January, 2019, by the following vote:

AYES:

NAYES:

ABSENT:

ABSTAIN:

Juanita Trujillo
Mayor

ATTEST:

Janet Martinez, CMC
City Clerk

ATTACHMENT A

Summary of Changes

TITLE 26, BUILDING CODE, 2020 EDITION
TITLE 27, ELECTRICAL CODE, 2020 EDITION
TITLE 28, PLUMBING CODE, 2020 EDITION
TITLE 29, MECHANICAL CODE, 2020 EDITION
TITLE 30, RESIDENTIAL CODE, 2020 EDITION
TITLE 31, GREEN BUILDING STANDARDS CODE, 2020 EDITION
TITLE 33, EXISTING BUILDING CODES, 2020 EDITION

The 2020 Los Angeles County Building, Electrical, Plumbing, Mechanical, Residential, Green Building Standards, and Existing Building Codes will be comprised of the 2019 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, except as to the establishment of fees.

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 2019 California Building, Residential, and Green Building Standards Codes and previous amendments that were developed by the Los Angeles Regional Uniform Code Program in 2016 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 the proposed amendments.

TOPOGRAPHICAL CONDITIONS:

Topography is defined as the physical features of the land, especially its landform measured in relief and contour. The entire County of Los Angeles, which includes the City of Santa Fe Springs, 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 and are often 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 entire County of Los Angeles, which includes the City of Santa Fe Springs, 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, which includes the City of Santa Fe Springs, 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, including the City of Santa Fe Springs, 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, which includes the City of Santa Fe Springs, 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.

Code Section	Condition	Explanation of Amendment
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.
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.

Code Section	Condition	Explanation of Amendment
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 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

Code Section	Condition	Explanation of Amendment
		<p>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.</p>
1613.7.3	Geological	<p>The 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, subdiaphragm 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 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</p>

Code Section	Condition	Explanation of Amendment
		<p>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 Topographical	<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 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</p>

Code Section	Condition	Explanation of Amendment
		<p>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 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</p>

Code Section	Condition	Explanation of Amendment
1705.12	Geological	<p>County.</p> <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 specially 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 Categories A, B, and C.</p>
1807.1.4	Climatic Geological	<p>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</p>

Code Section	Condition	Explanation of Amendment
		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 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 they 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

Code Section	Condition	Explanation of Amendment
		<p>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, which investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
1809.12	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, which 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	<p>No substantiating data has been provided to show</p>

Code Section	Condition	Explanation of Amendment
	Geological	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 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, which 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	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

Code Section	Condition	Explanation of Amendment
		<p>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. 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 County.</p>
2304.10.1 and Table 2304.10.1	Geological	<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</p>

Code Section	Condition	Explanation of Amendment
		<p>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, which 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>
2305.4	Geological	<p>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</p>

Code Section	Condition	Explanation of Amendment
		<p>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, which 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.</p>
2305.5	Geological	<p>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 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 that are applied in a static manner. Steel plate washers will reduce the additional damage that 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, which 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>
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	Geological	<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</p>

Code Section	Condition	Explanation of Amendment
		<p>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 shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Categories 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</p>

Code Section	Condition	Explanation of Amendment
		<p>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 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, which 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.</p>
2308.6.9	Geological	<p>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</p>

Code Section	Condition	Explanation of Amendment
		of a similar amendment adopted during previous code adoption cycles.
J101.1	Geological Topographical 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 Topographical Climate	This Section is revised to maintain safety and integrity of public or private property adjacent to grading sites due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J103.1 – J103.2 and Figure J103.2	Geological Topographical Climate	Sections revised 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.
J104.2.1 – J104.4	Geological Topographical 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 Topographical 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 Topographical 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 Topographical 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 that exist in the Los Angeles County region.
J107.8 – J107.9	Geological Topographical 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 that exist in the Los Angeles County region.
J108.1 –	Geological	Sections revised to provide more stringent slope

Code Section	Condition	Explanation of Amendment
J108.4	Topographical Climate	setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J109.1 – J109.3	Geological Topographical 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 that exist in the Los Angeles County region.
J109.5	Geological Topographical Climate	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J110.1 - J110.8.5	Geological Topographical Climate	Sections revised or added to provide for State 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 Topographical 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 of Amendment
Section 304.1	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.

Code Section	Condition	Explanation of Amendment
Sections 601.2 601.2.1.1 and 601.2.2	Geological Topographical Climatic	The County of Los Angeles is a densely populated area with buildings constructed within a region where water is scarce and domestic water service is impacted by immoderate and varying weather conditions, including periods of extended drought. The proposed measures will require buildings to be more water efficient and allow greater conservation of domestic water due to these local conditions.
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 22.174 (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.

Code Section	Condition	Explanation of Amendment
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.
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.
Section M 10.0	Geological Topographical Climatic	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.

MECHANICAL CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.

MECHANICAL CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
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, 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	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 D ₀ , D ₁ , D ₂ , 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

Code Section	Condition	Explanation of Amendment
		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.
R301.1.4	Geological Topographical	Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this technical 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.
R301.2.2.6	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 2019 California Residential Code. Such limitations are recommended to reduce structural damage in the event of an earthquake. The County of 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.
R301.2.2.11	Geological	Los Angeles County is prone to seismic activity

Code Section	Condition	Explanation of Amendment
		<p>due to the existence of active faults in the Southern California area. Due to the high geologic activity 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.</p>
Table R302.1(2)	Climatic	<p>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 interior of the building.</p>
R337.1.1	Climatic	<p>Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of Los Angeles 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.</p>
R337.1.3	Climatic	<p>Extends the application of Chapter R337 to include additions, alterations, and/or relocated</p>

Code Section	Condition	Explanation of Amendment
		buildings. Many areas of Los Angeles 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 Los Angeles 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.
R337.1.6	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or repairs to buildings. Many areas of Los Angeles 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.
R337.3.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.3.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard Severity Zones.
R337.4.4	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in Los Angeles County caused by low humidity, strong winds, and dry vegetation in Fire Hazard 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 Los Angeles County caused by low humidity, strong winds, and dry vegetation in

Code Section	Condition	Explanation of Amendment
R401.1	Geological	<p>Fire Hazard Severity Zones.</p> <p>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 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>
R403.1.2 R403.1.3.6 R403.1.5 Figure R403.1.5	Climatic Geological	<p>Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. These 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 to be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.</p>
R404.2	Climatic Geological	<p>No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a</p>

Code Section	Condition	Explanation of Amendment
		<p>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 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.</p>
R501.1	Geological	<p>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.</p>
R503.2.4 Figure R503.2.4	Geological	<p>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</p>

Code Section	Condition	Explanation of Amendment
		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.
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.
R602.3.2 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. The County of 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.
R602.10.2.3	Geological	The greater Los Angeles region is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including, but not limited, to the 1994 Northridge Earthquake. Plywood shear walls with high aspect ratio experienced many failures during the Northridge Earthquake. This proposed amendment

Code Section	Condition	Explanation of Amendment
		<p>specifies a minimum braced wall length to meet an aspect ratio consistent with other sections of the California Residential Code, and to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the California Residential Code. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damage to property. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed during the 1994 Northridge Earthquake.</p>
Table R602.10.3(3)	Geological	<p>Due to the high geologic activities in the Southern California area and the necessary higher level of performance of buildings and structures, this local amendment reduces or eliminates 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 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.</p>
Table R602.10.4	Geological	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This 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</p>

Code Section	Condition	Explanation of Amendment
		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 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 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 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	Geological	3/8" thick 3 ply-plywood shear walls

Code Section	Condition	Explanation of Amendment
R602.10.6.2		experienced many failures during the Northridge Earthquake. The poor performance of such shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of 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 typical 3/8-inch thick plywood during the Northridge Earthquake. This change to the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-11. This amendment is a continuation of amendments adopted during prior 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 in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of 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 amendment is a continuation of amendments adopted during prior 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

Code Section	Condition	Explanation of Amendment
		Southern California area. Reinforcement using longitudinal wires for buildings and structures located in high seismic areas is 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.
R905.3.1	Geological	Due to the increased risk of significant earthquakes in Los Angeles County, this amendment requires concrete and clay tiles to be installed over solid structural sheathing boards only. The changes in Section R905.3.1 are needed because there were numerous observations of tile roofs pulling away from wood framed buildings following the 1994 Northridge Earthquake. 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. This amendment is needed to minimize such occurrences in the event of future significant earthquakes.
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

Code Section	Condition	Explanation of Amendment
		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.
AS106.1	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 use of strawbale walls for structural purposes for buildings or structures located in Seismic Design Category D ₀ , D ₁ , D ₂ , E or F. There is limited testing results available on the structural application of strawbale walls, particularly for seismic resistance. Since these provisions are specific to one- and two-family residential buildings, it is of the utmost importance that homes be resilient in the event of an earthquake and built using proven construction methods and materials. The remaining provisions allowing for the use of strawbale walls for nonstructural applications will still be permitted.

GREEN BUILDING STANDARDS CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
301.1, 301.1.1	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for all residential additions and alterations, and for residential buildings of seven stories or greater in height, will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.

Code Section	Condition	Explanation of Amendment
301.3, 301.3.3	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.
4.106.4.1, 4.106.4.1.1, 4.106.4.2, 4.106.4.3, 4.106.4.3.1	Climatic	The County of Los Angeles is a densely populated area, with elevated levels of greenhouse gas emissions. The proposed modification to increase the number of EV charging spaces and stations will help to promote the use of electric vehicles and significantly reduce local air and noise pollution and greenhouse gas emissions, thereby improving the health of the County's residents, businesses and visitors.
4.106.5	Climatic and Topographic	The County of Los Angeles is a densely populated area having residential buildings constructed within a region where water is scarce and maintaining storm water runoff quality is required. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality.
4.106.6, 4.106.6.1, 4.106.6.2, 4.106.6.3, Table 4.106.6(1) Table 4.106.6(2)	Climatic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Adding mandatory requirements for cool roofs for residential occupancies will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, and improved environmental air quality.

Code Section	Condition	Explanation of Amendment
5.106.3	Climatic and Topographic	The County of Los Angeles is a densely populated area having buildings constructed within a region where water is scarce and maintaining storm water runoff quality is required. The proposed low-impact development measures will allow greater conservation of rain water, increase in groundwater recharge, reduction of storm water runoff, and improvement in storm water runoff quality.
5.106.5.3.3	Climatic	The County of Los Angeles is a densely populated area, with elevated levels of greenhouse gas emissions. The proposed modification to increase the number of EV charging spaces and stations will help to promote the use of electric vehicles and significantly reduce local air and noise pollution and greenhouse gas emissions, thereby improving the health of the County's residents, businesses and visitors.
5.106.11, 5.106.11.1, 5.106.11.2, 5.106.11.3, Table 5.106.11	Climatic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Adding mandatory requirements for cool roofs for nonresidential occupancies will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, and improved environmental air quality.
A5.601.1	Climatic and Topographic	Environmental resources in the County of Los Angeles are scarce due to varying, and occasionally immoderate, temperatures and weather conditions. Expanding the scope of the mandatory requirements of this Code for nonresidential buildings and residential buildings of seven stories or greater in height that are greater than or equal to 25,000 square feet in floor area will achieve a greater reduction in greenhouse gases, higher efficiencies of energy, water, and material usage, and improved environmental air quality.



City of Santa Fe Springs

City Council Meeting

ITEM NO. 9

December 12, 2019

NEW BUSINESS

Urgency Ordinance No. 1110 – An Urgency Ordinance of the City of Santa Fe Springs Amending Section 155.644 (Accessory Dwelling Units) and 155.644.1 (Junior Accessory Dwelling Units) of Chapter 155 (Zoning) of Title 15 (Land Use) of the Santa Fe Springs Municipal Code Relating to the Construction of Accessory Dwelling Units and Junior Accessory Dwelling Units in A-1, Light Agricultural; R-1, Single-Family Residential; and R-3, Multi-Family Residential, Zones. (City of Santa Fe Springs)

RECOMMENDATIONS

- Find that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan; and
- Find that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Read by title only, waive further reading and adopt Urgency Ordinance No. 1110

BACKGROUND

The State of California enacted Government Code Section 65852.2 in 1982, establishing a mandate that every local agency adopt provisions for permitting secondary dwelling units. The intent of the legislation was to encourage housing for extended family members and to increase the availability of rental housing. In 2003, AB 1866 was adopted, requiring all local governments to allow secondary dwelling units within single-family residential zones. In February 2016, Senator Wieckowski introduced Senate Bill 1069 and Assembly member Bloom introduced Assembly Bill 2299 which proposed specific amendments to State law to promote the production of secondary dwelling units, herein forth referred to as "accessory" dwelling units. Also in 2016, Assembly member Thurmond introduced AB 2406 to add provisions for the creation of junior accessory dwelling units. All three of these bills ultimately passed and became law.

During the last legislative session there were a number of bills enacted relating to Accessory Dwelling Units and Junior Accessory Dwelling Units. The Legislature has further restricted local control and mandated new requirements, including the approval of junior accessory dwelling units which is a unit of no more than 500 square feet contained within a single-family dwelling. If a city does not have an accessory dwelling unit ordinance that is compliant with state law, then any applications submitted will be processed under the State law requirements without any local input. As the new law goes into effect on January 1, 2020, it is necessary to adopt these changes through an Urgency Ordinance and then proceed with readoption through the regular manner which will include noticed, public hearings before both the Planning Commission and City Council. It is noted that the adopted legislation is ambiguous at best with regard to several matters. The ordinance presented by staff reflects our best interpretation,

keeping in mind previous directives from the Department of Housing and Community Development ("HCD") and the Legislature's overriding intent this past legislative session to deal with California's housing crisis.

ANALYSIS

Santa Fe Springs' existing Zoning Code provisions applicable to accessory dwelling units (Section 155.644) and junior accessory dwelling units (Section 155.644.1) are affected by these legislations to the extent that a local ordinance imposes requirements beyond those specifically allowed by State law, those local provisions will be superseded beginning January 1, 2020. This ordinance have guided the proposed revisions to Santa Fe Springs' Accessory Dwelling Units Ordinance. The two primary bills that impacted accessory dwelling units were AB 68 and AB 881. The following is a brief summary of each of the two bills that take effect January 1, 2020.

Summary of AB 68 (Ting)

A JADU is an accessory dwelling unit that is built within a single-family residential structure and is no more than 500 square feet. It may have its own sanitation facilities, but could share with the primary residence. The JADU must have kitchen facilities.

The proposed ordinance does not require the front door to be located on a different side of the house from the front door of the primary unit and specifies that application fees must be paid along with permit and inspection fees.

In a JADU, the owner must reside in either the accessory or primary dwelling unit. In contrast, in an ADU, the City cannot impose this restriction for the next five years.

Summary of AB 881 (Bloom)

This bill made a number of changes to the ADU provisions by the following:

- ADUs must now be allowed in all residential zones, albeit with some limitations. Additionally, in certain circumstances they are also required to be located in mixed-use zones.
- All ADUs, as well as JADUs, must be approved within 60 days if they meet the ministerial requirements. If the ADU or JADU is being proposed in conjunction with a new primary structure, the approval may be delayed until the accessory structure is approved.
- The grounds on which ADUs may be denied are now limited to water, sewer, traffic flow and public safety.

- The City may no longer have a minimum lot size for lots on which ADUs must be allowed. This will eliminate the existing requirement for a 5,000 square foot minimum lot size. In reality, this should make little difference for City of Santa Fe Springs because 5,000 square feet is the minimum required lot size in the City.
- The law has been clarified to provide that ADUs must be allowed within a proposed or existing primary dwelling in addition to being attached or detached. The difference between an interior ADU and a JADU would primarily be the size.
- At most, the City may require a four-foot side and rear yard setback. No setbacks may be required if the ADU is being converted from or constructed in the exact same location as a permitted accessory structure, including a garage. Garage conversions are mandatory and no replacement parking can be required for a garage that is removed as part of creating an ADU.
 - Because of this, the Ordinance includes amendments to require all accessory structures, except garages, to have at least a four-foot setback. This will eliminate zero lot line accessory building conversions in the future.
- Through January 1, 2025, the City can no longer impose an owner-occupancy requirement for ADUs and this requirement may not be imposed on any units approved during this time.
- State law has been amended to provide that a City may establish a maximum square footage requirement of 850 square feet for studio and one bedroom units and 1,000 square feet for more than one bedroom. Accordingly, the City has revised its ordinance to impose these standards. If the City were to impose a percent limitation based on the existing size of the primary house, such as a 50% limit, it must still allow a house that is at least 800 square feet.
- Four category of accessory dwelling units must be approved regardless of any other provisions for an ADU within a residential or mixed-use zone; these are:
 - An ADU within a proposed or existing single-family dwelling when certain conditions are met.
 - A detached ADU that is no more than 800 square feet, 16 feet high, and no more than 4 foot side and rear yard setbacks. When this type of ADU

is approved, the owner may also have a JADU within the house.

- ADUs inside a multi-family dwelling in spaces that are not used as habitable spaces, such as storage rooms, boiler rooms, attics, basements, or garages provided the unit complies with the building code standards for dwellings. The City must allow up to 25% of the number of existing units and a minimum of one.
- Two detached ADUs on a lot with a multifamily dwelling provided that each ADU is no greater than 16 feet in height and has minimum four-foot side and rear yard setbacks. State law does not impose a minimum size, but staff is recommending that an 800 square foot limit be imposed in this type of situation.
- For the above four types of units, staff may not require correction of nonconforming zoning conditions.

Other Bills

SB 13 added section 17980.12 to the Health and Safety Code. Under this new requirement, through January 1, 2030, the City must include a notice to owners of ADUs with building code violations that they can seek to defer the corrections if it is not a matter of health and safety. If the City agrees, then enforcement shall be delayed for five years. This only applies to ADUs built before January 1, 2020 or to ADUs built after January 1, 2020 in a city that did not have a compliant ordinance, but does have one at the time the request for delay is made.

AB 670 added section 4751 to the Civil Code. This section provides that CC&Rs for lots zoned for single-family residential use may not prohibit or unreasonably restrict the construction or use of an ADU or JADU.

PROPOSED ZONING TEXT AMENDMENT

The proposed text changes are shown underlined and the existing text that is being replaced is shown as a ~~strike-through~~.

§ 155.003 DEFINITIONS.

ACCESSORY DWELLING UNIT. Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated. An Accessory Dwelling Unit may also be located within an existing or proposed primary dwelling unit. An **ACCESSORY DWELLING UNIT** also includes the following:

(1) An efficiency unit, as defined in Cal. Health and Safety Code § 17958.1.

(2) A manufactured home, as defined in California Health and Safety Code § 18007.

ACCESSORY DWELLING UNIT, INTERIOR. An interior accessory dwelling unit is one that provides the same facilities as an accessory dwelling unit and is located completely within an existing or proposed primary dwelling unit and is greater than 500 square feet.

ACCESSORY DWELLING UNIT, JUNIOR. A junior accessory dwelling unit is a unit that is no more than 500 square feet in size and contained entirely within a single-family residence.

§ 155.644 ACCESSORY DWELLING UNITS.

(B) Interpretation. In cases of conflict between this section and any other provision of this title, the provisions of this section shall prevail. To the extent that any provision of this section is in conflict with State law, the mandatory requirement of state law shall control, but only to the extent legally required.

(CB) Applications:

(1) Administrative Review: All accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within ~~120~~ 60 days upon presentation of a complete application to build an accessory dwelling unit if the plans conform to the standards and criteria provided in ~~division (C)~~ subsection (D) and (E) of this section. If the accessory dwelling unit is being proposed in conjunction with a new single-family dwelling, the Director may delay acting on the permit application until the City acts on the permit application for the new single-family dwelling. The City shall grant a delay if requested by the applicant.

(2) Fees: Applications for an accessory dwelling unit shall be accompanied by an application fee and shall be subject to applicable inspection and permit fees.

(DG) Accessory dwelling unit standards. The following standards and criteria shall apply to the creation of an accessory dwelling unit:

(1) The accessory dwelling unit shall be allowed only on a lot or parcel in the A-1, Light Agricultural Zone when developed with residential uses, in the R-1, Single-Family Residential Zone which is developed ~~only~~ with an existing or proposed detached single-family dwelling, or in the R-3, Multiple-Family

Residential Zone which is developed with an existing residential dwelling.

(2) There shall not be more than one accessory dwelling unit per lot or parcel, except as specified in subsection (E) below. ~~that no accessory dwelling unit shall be allowed on any lot or parcel where a guest house or residential facility as defined in Cal. Health and Safety Code § 1502(a)(1) serving six or fewer persons exists.~~

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and will not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to conform to the zoning and General Plan.

~~(4) The lot or parcel proposed for the accessory dwelling unit must contain a minimum area of 5,000 square feet.~~

~~(45) The accessory dwelling unit may be attached to or located within the living area of the primary dwelling, or detached from the primary residential dwelling or located within an existing or proposed single-family residence.~~

(5) Floor Area Standards:

(a) The maximum floor area for an attached or detached accessory dwelling unit shall not ~~exceed 50% of the existing habitable area of the primary residence, not to exceed 640~~ 850 square feet for a studio or one bedroom unit or 1,000 square feet for a unit larger than one bedroom.

(b) The maximum floor area for an interior accessory dwelling unit shall not exceed 50 percent of the primary structure or 800 square feet, whichever is less. An interior unit that is 500 square feet or less and built entirely within the single-family home shall be considered a junior accessory dwelling unit and shall comply with Section 155.644.1 below.

~~(cb) The maximum~~ minimum floor area for an accessory detached accessory dwelling unit shall be 150 ~~not exceed 640 square feet and shall not exceed one bedroom.~~

(6) Setback Standard:

(a) The accessory dwelling unit shall comply with all of the property development standards applicable to the specific zone in which it is located, unless otherwise modified by this section.

(b) No side or rear yard setback shall be required for an existing garage or other accessory structure that is converted to an accessory dwelling unit or where an accessory dwelling unit is built in the same location and to the

same dimensions as the previous garage or accessory structure. For all other accessory dwelling units, including an accessory dwelling unit constructed above a garage, and a setback of no more than five ~~four~~ feet from the side and rear lot lines shall be required for an accessory dwelling unit constructed above a garage.

(7) An attached or detached accessory dwelling unit shall be located to the rear of the existing or proposed primary residence in a single-family dwelling, unless the accessory dwelling unit is being constructed in the exact location and to the same dimensions as a previously existing approved accessory structure, including an attached or detached garage.

(87) The accessory dwelling unit shall comply with all building, safety, fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit.

~~(8) The accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits.~~

~~(9) To maintain the residential character of the neighborhood, there shall not be more than one exterior entrance on the front or on any street-facing side of the accessory dwelling unit. Additionally, no exterior stairway shall be located on the front or on any street-facing side of the accessory dwelling unit. No passageway shall be required in conjunction with construction of an accessory dwelling unit.~~

(940) Manufactured housing is allowed in compliance with the provisions herein; however, mobile homes, trailers and recreational vehicles shall not be used as accessory dwelling units.

(1044) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed one space per unit or per bedroom. These spaces may be provided as tandem parking on an existing driveway. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. Mechanical parking lifts may also be used for replacement parking.

(11) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of or conversion to an accessory dwelling

unit, no replacement parking shall be required. Additionally, no parking shall be required for an accessory dwelling unit in any of the following instances:

(a) The accessory dwelling unit is located within one-half mile walking distance of public transit.

(b) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.

(d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(e) When there is a car share vehicle located within one block of the accessory dwelling unit.

~~(12) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, and the city requires that those off-street parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as enclosed or covered spaces, uncovered spaces, tandem spaces, or by the use of mechanical automobile parking lifts.~~

(123) The owner of the property on which the accessory dwelling unit is located shall reside in either of the dwelling units on the property as his/her/their principal residence. This is a perpetual requirement that runs with the land, and a restrictive covenant establishing this requirement shall be recorded prior to occupancy of the accessory dwelling unit. This provision shall not apply to an accessory dwelling unit approved between January 1, 2020 and January 1, 2025.

(134) The accessory dwelling unit and the primary residential dwelling may be rented provided that the ~~for terms of~~ is at least 30 days or more, but the accessory dwelling unit shall not be sold or owned separately from the primary dwelling.

(145) Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

(a) For attached units or units located within the living area of the existing dwelling ~~and located within a single family zone~~ and meeting the

definition of subsection (F)(1)(a) below, the city shall not require the applicant to install a new or separate utility connection between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge. Such requirements and charges may be imposed when the accessory dwelling unit is being constructed in connection with a proposed single-family residential dwelling.

(b) For all other accessory dwelling units other than those described in subsection (D)(15)(a) above, detached units or units within multi-family zones, the city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system based upon either its size or the number of its plumbing fixtures, and may not exceed the reasonable cost of providing the water or sewer service.

(15) Impact Fees.

(a) No impact fee shall be imposed on any accessory dwelling unit less than 750 square feet in size.

(b) For accessory dwelling units 750 square feet or greater, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.

(c) All applicable public service and recreation impact fees shall be paid prior to occupancy in accordance with Government Code sections 66000 et seq. and 66012 et seq.

(d) For purposes of this section, "impact fee" shall have the same meaning as set forth in Government Code section 65852.2(f).

(16) The provisions of this section shall not apply to any accessory dwelling units for which the city issued conditional use permits prior to the effective date of this section.

(17) The accessory dwelling unit shall only be allowed if a determination is made by the City Engineer that adequate infrastructure capacity is available to serve the accessory dwelling unit, including but not limited to, sewer, water capacity and there are no traffic capacity issues.

(18) A deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

(E) Design Standards.

(1) The accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits.

(2) Window placement shall be sensitive to maintaining privacy between the primary and accessory dwelling units.

(3) An accessory dwelling unit shall have a separate entrance from the primary dwelling unit.

(4) To the maximum extent feasible, the accessory dwelling unit shall not alter the appearance of the primary single-family dwelling unit.

(5) No more than one exterior entrance on the front or on any street-facing side of the accessory dwelling unit.

(6) No exterior stairway shall be located on the front or on any street-facing side of the accessory dwelling unit.

(F) Mandatory Approvals.

(1) Notwithstanding any other provision of this chapter, the City shall ministerially approve an application for any of the following accessory dwelling units within a residential or mixed-use zone that is located behind the primary structure:

(a) A junior or accessory dwelling unit within the existing or proposed space of a single-family dwelling or accessory structure subject to the following requirements:

(i) An expansion of up to 150 square feet shall be allowed in an accessory structure solely for the purposes of accommodating ingress and egress.

(ii) The junior or accessory dwelling unit shall have exterior access separate from the existing or proposed single-family dwelling.

(iii) The side and rear setbacks shall be sufficient for fire and safety.

(iv) If the unit is a junior accessory dwelling unit, it shall comply with the requirements of Section 155.644.1 below.

(b) One detached accessory dwelling unit that does not exceed four foot side and rear yard setbacks on a lot with an existing or proposed single-family dwelling, provided that the unit shall not be more than 800 square feet and shall not exceed 16 feet in height.

(i) A junior accessory dwelling unit may be developed with this type of detached accessory dwelling unit, it shall comply with all requirements of Section 155.644.1 below.

(c) On a lot with a multifamily dwelling structure, up to 25 percent of the total multifamily dwelling units, but no less than one unit, shall be allowed within the portions of the existing structure that are not used as livable space, including, but no limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided that each unit complies with state building standards for dwellings.

(d) On a lot with a multifamily dwelling structure, up to two detached units, provided that neither unit is greater than 16 feet in height and has at least four foot side and rear yard setbacks.

(2) To the extent feasible, the design standards and requirements listed in Subsections (C) and (D) shall apply.

(3) For those accessory dwelling units which require mandatory approval, the City shall not require the correction of legal, nonconforming zoning conditions.

(G) Enforcement. Until January 1, 2030, the City shall issue a statement along with a notice to correct a violation of any provision of any building standard relating to an accessory dwelling unit that substantially provides as follows:

(1) You have been issued an order to correct violations or abate nuisances relating to your accessory dwelling unit. If you believe that this correction or abatement is not necessary to protect the public health and safety you may file an application with the City Planning Department. If the City determines that enforcement is not required to protect the health and safety, enforcement shall be delayed for a period of five years from the date of the original notice.

(2) This provision shall only apply if the accessory dwelling unit was built before January 1, 2020 and after January 1, 2020.

§ 155.644.1 JUNIOR ACCESSORY DWELLING UNITS.

(A) *Intent.* In enacting this section, it is the intent of the city to allow support the conversion or re-purposing of an existing bedroom(s) into an additional dwelling unit within an existing or proposed single-family dwelling in accordance with Government Code section 65852.22 to:

- (1) More efficiently use and expand the existing housing stock;
- (2) Promote opportunities for house sharing, particularly among the age-in-place senior population; and
- (3) Expand affordable rental housing in the community.

(B) *Administrative review.* All junior accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within ~~120~~ 60 days upon presentation of an complete application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (D) and (E) of this section. If the junior accessory dwelling unit is being proposed in conjunction with a new single-family dwelling, the Director may delay acting on the permit application until the City acts on the permit application for the new single-family dwelling. The City shall grant a delay if requested by the applicant.

(C) *Junior accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of a junior accessory dwelling unit:

(1) A maximum of one junior accessory dwelling unit shall be permitted per residential lot containing a single-family dwelling. Junior accessory dwelling units do not count towards ~~are not required to meet~~ the density requirements of the general plan or zoning ordinance.

(2) The property owner shall occupy either the main single-family dwelling or the junior accessory dwelling unit.

(3) The junior accessory dwelling unit or the main single-family dwelling may be rented, provided the ~~for terms is of~~ at least 30 days or more, but the junior accessory dwelling unit shall not be sold or owned separately from the single-family dwelling.

(4) The junior accessory dwelling unit must be created within the existing walls of an existing single-family dwelling ~~and must include the conversion of an existing bedroom(s) and ancillary spaces.~~

(5) The junior accessory dwelling unit shall not exceed 500 square feet in size.

(6) The junior accessory dwelling unit shall include a separate entrance from the main entrance to the single-family home. A with an interior entry to the main living area shall be required if the junior accessory dwelling unit shares sanitary facilities with the single-family home room. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(7) The junior accessory dwelling unit shall include a food preparation area, requiring and limited to the following components:

(a) A sink with a maximum width and length dimensions of 16 inches and a maximum waste line diameter of 1.5 inches;

(ab) A cooking facility with appliances that do not require electrical service greater than 120 volts or natural or propane gas; and

(be) A food preparation counter and storage cabinets which do not exceed six feet in length.

(8) No additional off-street parking is required beyond that required for the main single-family dwelling. The main single-family dwelling must meet the current off-street parking standard in effect at the time the junior accessory dwelling unit is approved.

(9) Utility service. A separate water connection or meter, and a separate sewer service connection are not required for a junior accessory dwelling unit. Water and sewer service for the junior accessory dwelling unit is shared with the main single-family dwelling unit.

(10) The junior accessory dwelling unit shall comply with all applicable building standards and shall be subject to permit and inspection fees to ensure such compliance. Fire sprinklers shall be required if they are required in the existing or proposed single-family residence.

(11) For the purposes of applying any fire or life protection ordinance or regulation, or providing service water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered to be a separate or new dwelling unit.

(120) Prior to obtaining a building permit for the junior accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

(D) The City shall not require the correction of a legal, nonconforming zoning conditions for approval of a junior accessory dwelling unit.

GENERAL PLAN CONSISTENCY

The amendments are consistent with the objectives, principles, and standards of the General Plan. The following table (Table 1) illustrates how the proposed Zoning Text Amendment will be consistent with the goals and policies of the General Plan.

Table 1
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency</u>
<u>Housing</u>	Goal 2: Promote the continued availability of a range of housing types to meet the needs of existing and future residents.	Consistent: The proposed Zoning Text Amendment will help promote the production of accessory dwelling units by streamlining the permitting process for accessory dwelling unit.
	Policy 2.3: Continue to provide flexibility in the density and mix of land uses through the Planned Development overlay and encourage the development of higher density, affordable housing in this zone.	Consistent: The proposed Zoning Text Amendment will provide the opportunity for homeowner to construct an accessory dwelling unit and a junior accessory dwelling unit on all residential zone, including single-family residential zone.

ENVIRONMENTAL DOCUMENT

The proposed Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15061(b)(3) "Common Sense Rule" of the California Environmental Quality Act (CEQA). This exemption is covered by the common sense exemption that CEQA applies only to project which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

LEGAL REVIEW

The City Attorney has reviewed the proposed indemnity agreement.


Raymond R. Cruz
City Manager

Attachment:

Proposed Urgency Ordinance No. 1110

URGENCY ORDINANCE NO. 1110

AN URGENCY ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING SECTION 155.644 (ACCESSORY DWELLING UNITS) AND 155.644.1 (JUNIOR ACCESSORY DWELLING UNITS) OF CHAPTER 155 (ZONING) OF TITLE 15 (LAND USE) OF THE SANTA FE SPRINGS MUNICIPAL CODE RELATING TO THE CONSTRUCTION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN A-1, LIGHT AGRICULTURAL; R-1, SINGLE-FAMILY RESIDENTIAL; AND R-3, MULTI-FAMILY RESIDENTIAL, ZONES.

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

SECTION 1. The City Council hereby finds that the proposed amendments to the text of the City's Zoning Regulations are consistent with the City's General Plan.

SECTION 2. The City Council hereby finds that pursuant to Section 15061 (b) (3) of the California Environmental Quality Act (CEQA), it can be seen with certainty that there is no possibility that the proposed amendments to the text of the City's Zoning Regulations may have a significant effect on the environment, and therefore, the activity is not subject to CEQA.

SECTION 3. Section 155.003 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended and added to as follows:

§ 155.003 ACCESSORY DWELLING UNITS.

ACCESSORY DWELLING UNIT. Either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel or parcels as the primary unit is situated. An Accessory Dwelling Unit may also be located within an existing or proposed primary dwelling unit. An ***ACCESSORY DWELLING UNIT*** also includes the following:

- (1) An efficiency unit, as defined in Cal. Health and Safety Code § 17958.1.
- (2) A manufactured home, as defined in California Health and Safety Code § 18007.

ACCESSORY DWELLING UNIT, INTERIOR. An interior accessory dwelling unit is one that provides the same facilities as an accessory dwelling unit and is located completely within an existing or proposed primary dwelling unit and is greater than 500 square feet.

ACCESSORY DWELLING UNIT, JUNIOR. A junior accessory dwelling unit is a unit that is no more than 500 square feet in size and contained entirely within a single-family residence.

SECTION 4. Section 155.644 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended and added to as follows:

§ 155.644 ACCESSORY DWELLING UNITS.

(B) *Interpretation.* In cases of conflict between this section and any other provision of this title, the provisions of this section shall prevail. To the extent that any provision of this section is in conflict with State law, the mandatory requirement of state law shall control, but only to the extent legally required.

(C) *Applications:*

(1) *Administrative Review:* All accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within ~~120~~ 60 days upon presentation of a complete application to build an accessory dwelling unit if the plans conform to the standards and criteria provided in subsection (D) and (E) of this section. If the accessory dwelling unit is being proposed in conjunction with a new single-family dwelling, the Director may delay acting on the permit application until the City acts on the permit application for the new single-family dwelling. The City shall grant a delay if requested by the applicant.

(2) *Fees:* Applications for an accessory dwelling unit shall be accompanied by an application fee and shall be subject to applicable inspection and permit fees.

(D) *Accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of an accessory dwelling unit:

(1) The accessory dwelling unit shall be allowed only on a lot or parcel in the A-1, Light Agricultural Zone when developed with residential uses, in the R-1, Single-Family Residential Zone which is developed ~~only~~ with an existing or proposed detached single-family dwelling, or in the R-3, Multiple-Family Residential Zone which is developed with an existing residential dwelling.

(2) There shall not be more than one accessory dwelling unit per lot or parcel, except as specified in subsection (E) below.

(3) An accessory dwelling unit that conforms to the development standards of this section is deemed to be an accessory use and/or structure and will not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to conform to the zoning and General Plan.

(4) The accessory dwelling unit may be attached to or detached from the primary residential dwelling or located within an existing or proposed single-family residence.

(5) *Floor Area Standards:*

(a) The maximum floor area for an attached or detached accessory dwelling unit shall not exceed 850 square feet for a studio or one bedroom unit or 1,000 square feet for a unit larger than one bedroom.

(b) The maximum floor area for an interior accessory dwelling unit shall not exceed 50 percent of the primary structure or 800 square feet, whichever is less. An interior unit that is 500 square feet or less and built entirely within the single-family home shall be considered a junior accessory dwelling unit and shall comply with Section 155.644.1 below.

(c) The minimum floor area for an accessory dwelling unit shall be 150 square feet.

(6) Setback Standard:

(a) The accessory dwelling unit shall comply with all of the property development standards applicable to the specific zone in which it is located, unless otherwise modified by this section.

(b) No side or rear yard setback shall be required for an existing garage or other accessory structure that is converted to an accessory dwelling unit or where an accessory dwelling unit is built in the same location and to the same dimensions as the previous garage or accessory structure. For all other accessory dwelling units, including an accessory dwelling unit constructed above a garage, a setback of no more than four feet from the side and rear lot lines shall be required.

(7) An attached or detached accessory dwelling unit shall be located to the rear of the existing or proposed primary residence in a single-family dwelling, unless the accessory dwelling unit is being constructed in the exact location and to the same dimensions as a previously existing approved accessory structure, including an attached or detached garage.

(8) The accessory dwelling unit shall comply with all building, safety, fire and health codes, and all other applicable laws and regulations. Accessory dwelling units are not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit.

(9) Manufactured housing is allowed in compliance with the provisions herein; however, mobile homes, trailers and recreational vehicles shall not be used as accessory dwelling units.

(10) In addition to all other required off-street parking, parking requirements for accessory dwelling units shall not exceed one space per unit. Parking may also be located in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that such parking is infeasible based upon specific site or regional topographical or fire and life safety conditions, or that it is not permitted anywhere else in the city. Mechanical parking lifts may also be used for replacement parking.

(11) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of or conversion to an accessory dwelling unit, no replacement parking shall be required. Additionally, no parking shall be required for an accessory dwelling unit in any of the following instances:

(a) The accessory dwelling unit is located within one-half mile walking distance of public transit.

(b) The accessory dwelling unit is located within an architecturally and historically significant historic district.

(c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.

(d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

(e) When there is a car share vehicle located within one block of the accessory dwelling unit.

(12) The owner of the property on which the accessory dwelling unit is located shall reside in either of the dwelling units on the property as his/her/their principal residence. This is a perpetual requirement that runs with the land, and a restrictive covenant establishing this requirement shall be recorded prior to occupancy of the accessory dwelling unit. This provision shall not apply to an accessory dwelling unit approved between January 1, 2020 and January 1, 2025.

(13) The accessory dwelling unit and the primary residential dwelling may be rented provided that the term at least 30 days or more, but the accessory dwelling unit shall not be sold or owned separately from the primary dwelling.

(14) Accessory dwelling units shall not be considered new residential uses for the purposes of calculating local agency connection fees or capacity charges for utilities, including water and sewer service.

(a) For attached units or units located within the living area of the existing dwelling and meeting the definition of subdivision (F)(1)(a) below, the city shall not require the applicant to install a new or separate utility connection between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge. Such requirements and charges may be imposed when the accessory dwelling unit is being constructed in connection with a proposed single-family residential dwelling.

(b) For all other accessory dwelling units other than those described in subdivision (D)(15)(a) above, the city may require a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system based upon either its size or the number of its plumbing fixtures, and may not exceed the reasonable cost of providing the water or sewer service.

(15) Impact Fees:

(a) No impact fee shall be imposed on any accessory dwelling unit less than 750 square feet in size.

(b) For accessory dwelling units 750 square feet or greater, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.

(c) All applicable public service and recreation impact fees shall be paid prior to occupancy in accordance with Government Code sections 66000 et seq. and 66012 et seq.

(d) For purposes of this section, "impact fee" shall have the same meaning as set forth in Government Code section 65852.2(f).

(16) The provisions of this section shall not apply to any accessory dwelling units for which the city issued conditional use permits prior to the effective date of this section.

(17) The accessory dwelling unit shall only be allowed if a determination is made by the City Engineer that adequate infrastructure capacity is available to serve the accessory dwelling unit, including but not limited to, sewer, water capacity and there are no traffic capacity issues.

(18) A deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

(E) *Design Standards.*

(1) The accessory dwelling unit shall be designed to be architecturally compatible with the primary dwelling. A site plan, elevations and floor plan depicting said architectural compatibility shall be submitted to the Director of Planning and Development for review and approval prior to the issuance of any building permits.

(2) Window placement shall be sensitive to maintaining privacy between the primary and accessory dwelling units.

(3) An accessory dwelling unit shall have a separate entrance from the primary dwelling unit.

(4) To the maximum extent feasible, the accessory dwelling unit shall not alter the appearance of the primary single-family dwelling unit.

(5) No more than one exterior entrance on the front or on any street-facing side of the accessory dwelling unit.

(6) No exterior stairway shall be located on the front or on any street-facing side of the accessory dwelling unit.

(F) *Mandatory Approvals.*

(1) Notwithstanding any other provision of this chapter, the City shall ministerially approve an application for any of the following accessory dwelling units within a residential or mixed-use zone that is located behind the primary structure:

(a) A junior or accessory dwelling unit within the existing or proposed space of a single-family dwelling or accessory structure subject to the following requirements:

(i) An expansion of up to 150 square feet shall be allowed in an accessory structure solely for the purposes of accommodating ingress and egress.

(ii) The junior or accessory dwelling unit shall have exterior access separate from the existing or proposed single-family dwelling.

(iii) The side and rear setbacks shall be sufficient for fire and safety.

(iv) If the unit is a junior accessory dwelling unit, it shall comply with the requirements of Section 155.644.1 below.

(b) One detached accessory dwelling unit that does not exceed four foot side and rear yard setbacks on a lot with an existing or proposed single-family dwelling, provided that the unit shall not be more than 800 square feet and shall not exceed 16 feet in height.

(i) A junior accessory dwelling unit may be developed with this type of detached accessory dwelling unit, it shall comply with all requirements of Section 155.644.1 below.

(c) On a lot with a multifamily dwelling structure, up to 25 percent of the total multifamily dwelling units, but no less than one unit, shall be allowed within the portions of the existing structure that are not used as livable space, including, but no limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided that each unit complies with state building standards for dwellings.

(d) On a lot with a multifamily dwelling structure, up to two detached units, provided that neither unit is greater than 16 feet in height and has at least four foot side and rear yard setbacks.

(2) To the extent feasible, the design standards and requirements listed in Subsections (C) and (D) shall apply.

(3) For those accessory dwelling units which require mandatory approval, the City shall not require the correction of legal, nonconforming zoning conditions.

(G) *Enforcement.* Until January 1, 2030, the City shall issue a statement along with a notice to correct a violation of any provision of any building standard relating to an accessory dwelling unit that substantially provides as follows:

(1) You have been issued an order to correct violations or abate nuisances relating to your accessory dwelling unit. If you believe that this correction or abatement is not necessary to protect the public health and safety you may file an application with the City Planning Department. If the City determines that enforcement is not required to protect the health and safety, enforcement shall be delayed for a period of five years from the date of the original notice.

(2) This provision shall only apply if the accessory dwelling unit was built before January 1, 2020 and after January 1, 2020.

SECTION 5. Section 155.644.1 of Title 15, Chapter 155 of the Santa Fe Springs Municipal Code is hereby amended and added to as follows:

§ 155.644.1 JUNIOR ACCESSORY DWELLING UNITS.

(A) *Intent.* In enacting this section, it is the intent of the city to allow support the conversion or re-purposing of an existing bedroom(s) into an additional dwelling unit within an existing or proposed single-family dwelling in accordance with Government Code section 65852.22 to:

- (1) More efficiently use and expand the existing housing stock;
- (2) Promote opportunities for house sharing, particularly among the age-in-place senior population; and
- (3) Expand affordable rental housing in the community.

(B) *Administrative review.* All junior accessory dwelling unit applications shall be approved by the Director of Planning and Development and a permit issued within 60 days upon presentation of complete application to provide a junior accessory dwelling unit if the plans conform to the standards and criteria provided in division (D) and (E) of this section. If the junior accessory dwelling unit is being proposed in conjunction with a new single-family dwelling, the Director may delay acting on the permit application until the City acts on the permit application for the new single-family dwelling. The City shall grant a delay if requested by the applicant.

(C) *Junior accessory dwelling unit standards.* The following standards and criteria shall apply to the creation of a junior accessory dwelling unit:

- (1) A maximum of one junior accessory dwelling unit shall be permitted per residential lot containing a single-family dwelling. Junior accessory dwelling units do not count towards the density requirements of the general plan or zoning ordinance.
- (2) The property owner shall occupy either the main single-family dwelling or the junior accessory dwelling unit.

(3) The junior accessory dwelling unit or the main single-family dwelling may be rented, provided the terms is least 30 days or more, but the junior accessory dwelling unit shall not be sold or owned separately from the single-family dwelling.

(4) The junior accessory dwelling unit must be created within the existing walls of an existing single-family dwelling.

(5) The junior accessory dwelling unit shall not exceed 500 square feet in size.

(6) The junior accessory dwelling unit shall include a separate entrance from the main entrance to the single-family home. An interior entry to the main living area shall be required if the junior accessory dwelling unit shares sanitary facilities with the single-family home. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.

(7) The junior accessory dwelling unit shall include a food preparation area, requiring and limited to the following components:

(a) A sink with a maximum width and length dimensions of 16 inches and a maximum waste line diameter of 1.5 inches;

(b) A cooking facility with appliances that do not require electrical service greater than 120 volts or natural or propane gas; and

(c) A food preparation counter and storage cabinets which do not exceed six feet in length.

(8) No additional off-street parking is required beyond that required for the main single-family dwelling. The main single-family dwelling must meet the current off-street parking standard in effect at the time the junior accessory dwelling unit is approved.

(9) Utility service. A separate water connection or meter, and a separate sewer service connection are not required for a junior accessory dwelling unit. Water and sewer service for the junior accessory dwelling unit is shared with the main single-family dwelling unit.

(10) The junior accessory dwelling unit shall comply with all applicable building standards and shall be subject to permit and inspection fees to ensure such compliance. Fire sprinklers shall be required if they are required in the existing or proposed single-family residence.

(11) For the purposes of applying any fire or life protection ordinance or regulation, or providing service water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered to be a separate or new dwelling unit.

APPROVED:

ITEM NO.:

(12) Prior to obtaining a building permit for the junior accessory dwelling unit, a deed restriction, in a form satisfactory to the City Attorney, shall be recorded with the County Recorder to evidence and give notice of the requirements of this section.

(D) The City shall not require the correction of a legal, nonconforming zoning conditions for approval of a junior accessory dwelling unit.

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Urgency Ordinance or of Chapter 155, 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 Urgency Ordinance irrespective of the fact that any one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 6. The City Clerk shall certify to the adoption of this Urgency Ordinance, and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

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

PASSED and ADOPTED this _____ day of _____, 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Juanita Trujillo, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

City Council Meeting

ITEM NO. 10

December 12, 2019

NEW BUSINESS

Introduction of Ordinance No. 1111 – An Ordinance Revising Provisions of the Code of Santa Fe Springs Relating to City Commissions and Committees, and a Resolution Affirming Certain Existing Committees, Consolidating Certain Committees into a New Community Services Advisory Committee, and Setting Rules for All Committees

RECOMMENDATION(S)

- Read by title only, waive further reading, and introduce Ordinance No. 1111 amending the Code of Santa Fe Springs to revise existing provisions and include new provisions relating to City commissions and committees.
- Adopt Resolution No. 9657 affirming certain existing advisory committees, establishing a new Community Services Advisory Committee, setting rules for all advisory committees, and repealing previous committee by-laws.

The City has a number of commissions and committees. Some of these commissions and committees have been codified in the Code of Santa Fe Springs, and others do not have a clear record of creation. The City Council has adopted a separate set of by-laws for each committee over the years, the last adoption occurring in June of 2017. Many of the provisions in the by-laws are the same for all committees, but some are different, and there are also some differences with the rules for commissions. This has caused confusion for staff as well as commissioners and committee members, and has resulted in inconsistency in the application of rules and inefficiency in the operation of these bodies.

Key City staff involved in the operation of commissions and committees have worked with the City Attorney to propose resolutions to address the issues faced by commissions and committees. The City Attorney has prepared the attached draft ordinance and resolution that contain the staff recommendations for improved operation of the commissions and committees, as well as related updates and clean-up changes to the Code of Santa Fe Springs.

If adopted, the draft ordinance would codify the following rules for all commissions and committees:

- **Creation:** The City Council may establish city commissions and committees by ordinance or resolution. Those commissions and committees will only have the powers and duties granted by the City Council.
- **Eligibility:** A person must be a resident or have an established business interest in the city in order to serve on a commission or committee. To serve on a youth-based commission or committee, a person must be a resident or attend school in the city. This ensures that those serving have ties to the city.
- **Appointments:** Beginning in 2021, appointments to commissions and committees shall be made in January. Currently, appointments are made in July. This change will take place after next year's elections to align appointment of commissioners

- and committee members with City Council terms.
- **Term:** The term of service for any individual appointed to a commission or committee shall be two years. Currently, there are varying terms of service. This change will create consistency and establish a good length of time for a person to serve on a commission or committee. There are no term limits, so any person could be reappointed by a Council member.
 - **Limit:** The same individual may serve on no more than three commissions or committees, or any combination thereof, at any given time. Currently, there is no limit to the number of commissions or committees one person can be on at the same time. This limit would help to ensure broader public participation on commissions and committees.
 - **Absences:** This seems to be an area of confusion for many, which has resulted in inconsistent application and lack of quorum issues. Currently, there are different standards depending on the commission or committee. If adopted, the ordinance would provide that if a person is absent from three meetings in a year, or two meetings in a year if the body meets quarterly as opposed to monthly, that person will be deemed to have resigned from the body. The person can reapply to be on a commission or committee after six months. This creates a consistent rule for everyone and removes the confusion of having excused versus unexcused absences, or consecutive versus nonconsecutive absences, or extended leave of absences. The policy behind this is that a member should be able to serve on his or her commission or committee, to ensure that quorum is met and the body has the full benefit of participation by its members. If the member cannot serve, for whatever reason, then another person may be given the opportunity to serve, and that member may reapply after six months has passed if she or he can commit to service.
 - **Tardiness:** Any commissioner or committee member who is more than fifteen minutes late to a meeting will be marked absent. This rule would encourage members to be on time and remove confusion at meetings as to whether a person is going to show up, whether quorum will be met, etc.
 - **Removal:** Every individual appointed to a commission or a committee serves at the pleasure of the City Council and may be removed at any time by the City Council member who appointed that individual or by a 4/5 vote of the City Council. Where a City Council member leaves office before the expiration of his or her term, his or her successor to serve the remainder of the term may remove his or her appointed commissioners and committee members and may appoint other commissioners and committee members. This was not previously codified to apply to all commissions and committees.

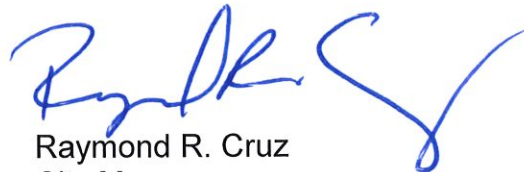
If adopted, the draft resolution would establish the following for all committees:

- Repeal and replace the existing by-laws for the committees. This will consolidate all the rules relating to the committees into one resolution and reduce unnecessary duplication, as well as confusion over differences between various by-laws.
- Reaffirm and set forth the purpose, membership, and meeting schedule of the following committees: Parks and Recreation Advisory Committee, Senior Citizens Advisory Committee, and Youth Leadership Committee. The purpose, membership,

and meeting schedules are carried over from the existing by-laws, with minor updates to reflect current practices. Meeting schedules have been simplified to state whether a committee meets monthly or quarterly, and that such meetings will take place "as business requires." This provides flexibility for a committee to "go dark" during periods where there is no business that warrants a meeting.

- Consolidate the following committees into a new Community Services Advisory Committee: Beautification, Historical, and Family and Human Services. The new advisory committee would have 20 members, meet quarterly, and would encompass the scope of all the consolidated committees. The idea behind this consolidation is to combine committees with limited purposes to provide a broader purpose for committee member engagement. The existing committees sometimes may not have enough business to warrant a meeting, limiting the participation of its members. In the past, combining the Community Program Committee, which had a very limited purpose, with the Parks and Recreation Committee was a positive change that resulted in a more robust committee. Members of the existing committees will be invited to apply for appointment to the Community Services Advisory Committee.
- Establish rules that will apply to all advisory committees (Section 3 of the attached draft resolution, beginning at the bottom of page 3). Many of these rules are carried over from the existing by-laws. New rules include the ability of City Council members to appoint emeritus members, and clarification on the creation of temporary subcommittees. These rules omit the language in the existing by-laws relating to the appointment of a Council liaison to committees.

Additionally, the draft ordinance changes the title of Chapter 32 of the Code of Santa Fe Springs from "Commissions and Authorities" to "Commissions and Committees." It also amends the code sections relating to the Planning Commission and the Advisory Traffic Commission to be consistent with the new provisions for commissions and committees and updates existing language to reflect the current practice of direct appointments by the City Council. Lastly, the ordinance removes outdated language in the Code relating to an Industrial Development Authority and an Oil Field Advisory Committee, which are no longer active.



Raymond R. Cruz
City Manager

Attachments:

1. ORDINANCE NO. 1111 – AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING CHAPTER 32 (COMMISSIONS AND AUTHORITIES) OF TITLE III, SECTION 38.45 OF CHAPTER 38 OF TITLE III, CHAPTER 70 OF TITLE VII, AND CHAPTER 117 OF TITLE XI OF THE CODE OF SANTA FE SPRINGS RELATING TO CITY COMMISSIONS AND COMMITTEES
2. RESOLUTION NO. 9657 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA AFFIRMING CERTAIN EXISTING ADVISORY COMMITTEES, ESTABLISHING A NEW COMMUNITY SERVICES ADVISORY COMMITTEE, SETTING RULES FOR ADVISORY COMMITTEES, AND REPEALING PREVIOUS COMMITTEE BY-LAWS

ATTACHMENT 1

APPROVED:
ITEM NO.:

ORDINANCE NO. 1111

AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING CHAPTER 32 (COMMISSIONS AND AUTHORITIES) OF TITLE III, SECTION 38.45 OF CHAPTER 38 OF TITLE III, CHAPTER 70 OF TITLE VII, AND CHAPTER 117 OF TITLE XI OF THE CODE OF SANTA FE SPRINGS RELATING TO CITY COMMISSIONS AND COMMITTEES

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

SECTION 1. Chapter 32 (Commissions and Authorities) of Title III of the Code of Santa Fe Springs is renamed "Commissions and Committees."

SECTION 2. Section 32.02 (Composition; Appointment; Terms; Vacancies) of Chapter 32 of Title III of the Code of Santa Fe Springs is deleted in its entirety and replaced with following:

The Planning Commission shall consist of five members who shall be qualified electors of the city. Each member of the City Council shall appoint one person to the Planning Commission.

SECTION 3. Section 32.05 (Termination of Membership for Absence from Meetings; Absence for Cause Defined) of Chapter 32 of Title III of the Code of Santa Fe Springs is hereby repealed.

SECTION 4. Sections 32.30 and 32.31 of Chapter 32 of Title III of the Code of Santa Fe Springs relating to the Industrial Development Authority are hereby repealed.

SECTION 5. Sections 32.30 through 32.39 are hereby added to Chapter 32 of Title III of the Code of Santa Fe Springs to read as follows:

RULES GOVERNING ALL COMMISSIONS AND COMMITTEES

§ 32.30 CREATION.

The City Council may establish city commissions and committees in accordance with applicable law and by ordinance or resolution. The powers and duties of commissions and committees are limited to those granted by the City Council.

§ 32.31 ELIGIBILITY.

Except as otherwise provided in this code, in order to serve on a commission or committee, an individual must be a resident or have an established business interest in the city. In order to serve on a youth-based commission or committee, an individual must be a resident or attend school in the city.

1ST READING:
2ND READING:

§ 32.32 APPLICATIONS.

Application forms for appointment to a commission or committee shall be made available in the City Clerk's Office. A completed application form submitted to the City Clerk is a minimum requirement to be considered for appointment. Applications shall be valid for six months.

§ 32.33 APPOINTMENTS.

Beginning in 2021, appointments to commissions and committees shall be made in January.

§ 32.34 TERM.

The term of service for any individual appointed to a commission or committee shall be two years. Any individual appointed to fill an unexpired term shall serve for the unexpired portion of that term. All commission and committee members shall continue in office until their successors are appointed.

§ 32.35 LIMIT.

The same individual may serve on no more than three commissions or committees, or any combination thereof, at any given time.

§ 32.36 ABSENCES.

If an individual appointed to a commission or committee that meets on a monthly basis is absent from three meetings within a year, that individual shall be deemed to have resigned from the commission or committee. If an individual appointed to a commission or committee that meets on a quarterly basis is absent from two meetings within a year, that individual shall be deemed to have resigned from the commission or committee. An individual who has been deemed to have resigned due to such absences will be eligible to apply to serve on a commission or committee no earlier than six months after such resignation.

§ 32.37 TARDINESS.

Any individual appointed to a commission or a committee who is more than fifteen minutes late to a meeting will be treated as absent from that meeting.

§ 32.38 REMOVAL.

Every individual appointed to a commission or a committee serves at the pleasure of the City Council and may be removed at any time by the City Council member who appointed that individual or by a 4/5 vote of the City Council. Where a City Council member leaves office before the expiration of

his or her term, his or her successor to serve the remainder of the term may remove his or her appointed commissioners and committee members and may appoint other commissioners and committee members.

§ 32.39 ADDITIONAL RULES AND REGULATIONS.

The City Council may establish additional rules and regulations governing city commissions and committees that are consistent with the provisions of this code.

SECTION 6. Section 38.45 of Chapter 38 of Title III of the Code of Santa Fe Springs is hereby amended as follows:

A. Subsection (A) of Section 38.45 is deleted in its entirety and replaced with the following:

(A) The Heritage Arts Advisory Committee (HAAC) is hereby created as a committee appointed by the City Council to advise on the city's Heritage Artwork in Public Places Program. The HAAC shall consist of a maximum of nine voting and six non-voting members who may be reappointed at the discretion of the City Council and shall include the following unless otherwise directed by the City Council:

- (1) A member of the Planning Commission.
- (2) A member of the Chamber of Commerce and Industrial League.
- (3) A member of the Community Services Advisory Committee.
- (4) The City Manager or designee, in a nonvoting capacity.
- (5) The Director of Community Services or designee, in a nonvoting capacity.
- (6) The Director of Planning and Development or designee, in a nonvoting capacity.

B. Subsection (C) of Section 38.45 is deleted in its entirety and replaced with the following:

(C) The terms of five voting members shall expire in even numbered years and the terms of four appointed voting members shall expire in odd numbered years.

C. Subsection (D) is added to Section 38.45 to read as follows:

(D) The HAAC shall be subject to those provisions of Chapter 32 of this code applying to all commissions and committees, and any other rules the City Council may adopt, unless such rules or provisions are inconsistent with this chapter.

SECTION 7. Section 70.40 of Chapter 70 of Title VII of the Code of Santa Fe Springs is hereby deleted in its entirety and replaced with the following:

§ 70.40 ESTABLISHED; COMPOSITION; APPOINTMENT OF MEMBERS.

There is hereby established an Advisory Traffic Commission consisting of five lay members appointed by the City Council, as well as the City Traffic Engineer and the Chief of Police or their respective designees, who shall be non-voting members of the Commission. The lay members shall select from among themselves a chairperson and a vice-chairperson to serve as such for a one-year term.

SECTION 8. Section 70.43 of Chapter 70 of Title VII of the Code of Santa Fe Springs is hereby deleted in its entirety and replaced with the following:

Each member of the City Council shall appoint one lay person to the Traffic Commission.

SECTION 9. Sections 117.170, 117.171, 117.172, and 117.173 of Chapter 117 of Title XI of the Code of Santa Fe Springs relating to the Oil Field Advisory Committee are hereby repealed.

SECTION 10. Any provision of the Code of Santa Fe Springs inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 11. If any section, subsection, phrase, or clause of this Ordinance is for any reason held to be unconstitutional, such decision will not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses may be declared unconstitutional.

SECTION 12. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

APPROVED:
ITEM NO.:

PASSED and ADOPTED this ____ day of _____, 2020, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Juanita Trujillo, Mayor

Janet Martinez, CMC, City Clerk

ATTACHMENT 2

APPROVED:
ITEM NO.:

RESOLUTION NO. 9657

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA AFFIRMING CERTAIN EXISTING ADVISORY COMMITTEES, ESTABLISHING A NEW COMMUNITY SERVICES ADVISORY COMMITTEE, SETTING RULES FOR ADVISORY COMMITTEES, AND REPEALING PREVIOUS COMMITTEE BY-LAWS

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

SECTION 1. The City Council affirms the establishment of the following advisory committees to the City Council and sets forth the following provisions for each:

CITY OF SANTA FE SPRINGS PARKS & RECREATION ADVISORY COMMITTEE

Purpose: The purpose of this Committee shall be:

- To advise the City Council on the types of programs that would best meet the recreational needs of the people of all ages and interests.
- To provide more public participation in policy making as to recreation programs.
- To evaluate the effectiveness of recreation programs and park facilities.
- To assist in policy formation regarding conservation, nature, open spaces, and cultural development.
- To provide cultural and educational events and activities, both with City facilities and other establishments (e.g., trips, concerts, plays, historical events, art shows).

Membership: This Committee shall be comprised of no more than twenty-five (25) members appointed by the City Council from a cross section of the various segments of the community. Each City Council Member shall have up to five (5) direct appointments. Twenty-two of the members must be residents of the City.

Meeting Schedule: This Committee shall meet on a monthly basis as business requires.

CITY OF SANTA FE SPRINGS SENIOR CITIZENS ADVISORY COMMITTEE

Purpose: The purpose of this Committee shall be to advise, plan, and conduct projects that will foster mutual understanding between the senior population of the City and the City Council in order to improve the well-being of the seniors in the City and the community at large.

Membership: The Committee shall be comprised of no more than twenty five (25)

members appointed by the City Council. Members must be 50 years of age or older. Each City Council Member shall have up to five (5) direct appointments.

Meeting Schedule: This Committee shall meet on a monthly basis as business requires.

CITY OF SANTA FE SPRINGS SISTER CITY COMMITTEE

Purpose: The purpose of this Committee shall be to plan and conduct projects which will foster mutual understanding and goodwill between the citizenry of the City and the citizenry of any foreign city duly designated by the City Council as a "Sister City" of the City.

Membership: The Committee shall be composed of no more than 25 members appointed by the City Council from a cross section of eligible persons. Each City Council Member shall have up to five (5) direct appointments.

Meeting Schedule: This Committee shall meet on a monthly basis as business requires.

CITY OF SANTA FE SPRINGS YOUTH LEADERSHIP COMMITTEE

Purpose: The purpose of this Committee shall be to foster greater involvement of youth in the community and in municipal government. The Committee shall study problems, activities, and concerns of the youth population, especially as they relate to municipal programs or projects of the City and make recommendations to the City Council as needed.

Membership: The committee shall be comprised of no more than 20 members appointed by the City Council from a cross section of youth residing in the City. Each City Council member shall have up to four (4) direct appointments. Committee members must be between the ages of 13 and 18 years of age during their terms. No more than two (2) immediate family members may participate on the Committee during any appointed term.

Meeting Schedule: This Committee shall meet on a monthly basis as business requires.

SECTION 2. The City Council hereby establishes a Community Services Advisory Committee as follows:

CITY OF SANTA FE SPRINGS COMMUNITY SERVICES ADVISORY COMMITTEE

Purpose: The purpose of this Committee shall be to advise the City Council in the promotion of beautification and cultural history of the City, and of social services that would benefit the City population. This purpose includes:

(A) Beautification:

- To prepare suggestions for policy determination by the City Council concerning

beautification in the City.

- To recommend programs it deems advisable for recognizing individuals, groups, organizations, or companies that have improved or are working toward beautifying their homes, businesses, industries, property or area.
- To make recommendations for educational programs concerning City beautification to be conducted in the schools, service clubs, PTA groups, and other community organizations.

(B) Historical:

- To collect factual data on the Native American, European and Spanish-Mexican history and culture as it is woven together into the fabric of Santa Fe Springs' daily life.
- To share these resources with the schools and citizens in order to supplement any curriculum that may need historical data concerning the Santa Fe Springs area.
- To chronicle and display the diverse cultural influences and impacts on the City and its population.

(C) Family and Human Services:

- To advise the City Council on human services needs that exist in the community and also work with City staff on improving and developing social services programs.
- To evaluate existing services/programs and make recommendations as needed to improve services.

Membership: This Committee shall be comprised of no more than twenty (20) members appointed by the City Council from a cross-section of eligible persons. Each City Council member shall have up to four (4) direct appointments.

Meeting Schedule: This Committee shall meet on a quarterly basis as business requires.

SECTION 3. The following rules shall govern all advisory committees of the City, whether established by ordinance or resolution:

- A. All committees shall comply with the Ralph M. Brown Act (Government Code §§ 54950 *et seq.*).
- B. All committees serve as advisory bodies to the City Council. The jurisdiction of each committee is limited to the purpose and duties set forth herein. Unless otherwise granted by the City Council, no committee shall have the power or authority to commit City funds.
- C. In January of each year, each committee shall appoint a chairperson and a vice-chairperson to serve for a one-year period. The chairperson shall preside at committee meetings and represent the committee at various functions. The vice-chairperson shall assume the chairperson's duties in the absence of the

chairperson.

- D. In the absence of both the chairperson and vice-chairperson at a meeting, the voting members of the committee shall select amongst themselves an acting chairperson for that meeting.
- E. Each committee may propose changes to its meeting schedule or governing rules, subject to approval by the City Council.
- F. Each committee member shall be entitled to one vote, except for emeritus members.
- G. The City Council may appoint any number of emeritus members to any committee. An emeritus member shall serve as a non-voting member of the committee.
- H. Each committee shall have a secretary, who shall be a member of City staff assigned that function. The duties of the secretary shall include: 1) preparing minutes for each meeting; 2) keeping an accurate record of attendance and notifying the City Clerk of absences that violate the City's code; 3) providing staff assistance as required for the conduct of the committee's business; and 4) acting as the principal staff advisor to the committee.
- I. Each committee shall report to the City Council as requested by the City Council.
- J. Each committee may establish one or more temporary subcommittees if deemed necessary or beneficial by that committee, so long as a subcommittee is composed solely of less than a quorum of the committee, serves a single or limited purpose, and is not perpetual. Such subcommittee will be deemed dissolved once its purpose is completed.

SECTION 4. This Resolution repeals and supersedes all committee by-laws previously adopted by the City Council.

APPROVED and ADOPTED this 12th day of December, 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Juanita Trujillo, Mayor

Janet Martinez, CMC, City Clerk



NEW BUSINESS

Authorization to Modify Certain Labor-Related Changes with Respect to the Senior Planner Position as Contained Within the City's Adopted Fiscal Year 2019-20 City Budget

RECOMMENDATION:

- Approve the Proposed Labor-Related Changes as Contained Within the Staff Report.

BACKGROUND

Within the Position Summary of the approved FY 2011-2012 approved City budget, twenty-two (22) positions were listed within the Planning Department. With the dissolution of redevelopment in 2012 and other contributing factors, by FY 2013-2014, the Position Summary of the FY 2013-2014 approved budget, reflected four (4) positions within the Planning Department, an 81.8% reduction in staff.

To address the reduction in staff, at the City council, on February 22, 2013, Staff issued a Request for Proposal (RFP) for Planning Services on an As-Needed Basis and at the July 25, 2013 City Council meeting, the Lilley Planning Group was awarded the contract to provide As-Needed Planning Services. The contract was extended for an additional two years, until July 30, 2017, at the City Council meeting of June 22, 2017. Notwithstanding, on April 28, 2017, Staff issued another RFP, and through that process recommended the contract be awarded to Sagecrest Planning + Environmental. Staff recommended Sagecrest for two reasons: (1) there would be no disruption of services since the existing three contract planners would be retained and, (2) there would be a cost savings of \$52,000.

At the City Council meeting of June 27, 2019, the City's fiscal year 2019-20 budget and related items, was adopted. A number of labor related changes were included in the budget, primarily to address the changing landscape of CalPERS regulations concerning the use of contractors and CalPERS retirees. As it related to Planning, added positions included an Assistant Planner, Associate Planner, and Senior Planner. Thereafter, the City's Human Resources department openly recruited for the aforementioned positions. The three contract employees and the City's Planning intern applied for the various positions.

An independent panel of planning professionals from the surrounding cities conducted the initial interview: all four, along with other outside candidates, were rated within Tier I: Very Highly Recommended. A job offer of Senior Planner was made to one of the existing contract planner. She is the City's wireless expert, and is currently working on several projects of importance to the City, including an Active Transportation plan, Enhanced Infrastructure Financing District, amending the City billboard ordinance, updating the General Plan, and creating definitions to address current issues with

trucking/logistic uses. Unfortunately, despite Staffs', best effort, she decided to remain with Sagecrest.

Because of the myriad of projects, and their importance, that she is currently working on, Staff is recommending that she continue to work on those specified projects for a determinant time. Doing so would allow for some continuity and would also allow for a period of transition. Staff is also recommending that the Senior Planner position be downgraded to an Associate Planner position, at an annual savings of \$5,000. Since the Senior Planner, Associate Planner, and Assistant Planner positions were already budgeted and approved with the adoption of the 2019-20 budget, no additional budgetary adjustments are required. The only difference, administratively, would be that the City approved, fiscal year 2019-20 budget, reflected a Senior Planner, an Associate Planner and an Assistant Planner, but the positions to be filled would be two Associate Planners and one Assistant Planner. If approved, Staff would continue the recruitment for these positions. Although the Senior Planner position would be downgraded, it would remain within the salary schedule as a future position and/or a future promotional opportunity.

FISCAL IMPACT:

There would be an annual savings of \$5,000.

INFRASTRUCTURE IMPACTS:

There are no infrastructure impacts.



Raymond R. Cruz
City Manager



City of Santa Fe Springs

City Council Meeting

ITEM NO. 12

December 12, 2019

NEW BUSINESS

Resolution No. 9655– Request for Parking Restriction on Bora Drive west of Marquardt Avenue

RECOMMENDATION

- Adopt Resolution No. 9655, which would prohibit the parking of vehicles weighing over 6,000 pounds on both sides of Bora Drive to a point 820 feet west of Marquardt Avenue and implement a tow-away zone within the same limits for vehicles that violate the restriction.

BACKGROUND

The Traffic Commission at their meeting of November 21, 2019, reviewed the attached report for the proposed parking restriction. The Commission voted 4 to 0 to recommend to the City Council for consideration and approval the proposed "No Parking Vehicles Over 6000 Pounds" restriction on Bora Drive west of Marquardt Avenue and the provision for a tow-away zone as stated herein.

Staff recommends implementation of the parking restriction as requested by the following businesses that have frontage on Bora Drive:

1. Brown Pacific, Inc.
2. Holiday Porcelain Enamel
3. Master Powder Coating
4. L & R Automotive Supplies
5. Bora Business Center
6. Your Car Specialists

The addition of a tow-away provision will facilitate enforcement and deter the disregard of the parking restriction.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachments:

Attachment No. 1: Resolution No. 9655

Attachment No. 2: Traffic Commission Report

Report Submitted By:

Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to read "Noe Negrete".

Date of Report: December 4, 2019

ATTACHMENT 1

APPROVED:
ITEM NO.:

RESOLUTION NO. 9655

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, RESTRICTING PARKING AND STOPPING OF VEHICLES AND ESTABLISHMENT OF A TOW-AWAY ZONE ON PORTIONS OF SPRING AVENUE

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

Section 1: Pursuant to the provisions of Chapter 75, Schedule II of the City Code, the following locations are designated as places where no person shall stop, stand or park a vehicle weighing in excess of 6,000 pounds at any time and is hereby established as a tow-away zone:

Both sides of Bora Drive beginning at Marquardt Avenue to a point 820 feet westerly which is the terminus of Bora Drive

When signs are posted giving notice thereof, any vehicle which is parked or left standing in violation of the provisions of this Resolution, shall be removed pursuant to the provisions of Vehicle Code Section 22651 (n).

Juanita Trujillo, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

ATTACHMENT 2



City of Santa Fe Springs

Traffic Commission Meeting

November 21, 2019

TRAFFIC ENGINEER'S REPORT

Request for Parking Restriction on Bora Drive west of Marquardt Avenue

RECOMMENDATION

That the Traffic Commission recommend to the City Council to approve the request to install a "No Parking Vehicles Over 6000 Pounds" parking restriction with a provision for the towing of vehicles that violate the restriction on the both sides of Bora Drive west of Marquardt Avenue be approved.

BACKGROUND

A request has been submitted to the City to install a parking restriction along Bora Drive west of Marquardt Avenue. The affected businesses include the following:

BUSINESS

Brown Pacific, Inc.
Holiday Porcelain Enamel
Master Powder Coating
L & R Automotive Supplies
Bora Center
Your Car Specialists

ADDRESS

13639, 13650 Bora Drive
13710 Bora Drive
13721 Bora Drive
13731 Bora Drive
13556-13666 Bora Drive
13907, 13903 Marquardt Avenue

These businesses are experiencing problems as a result of the long-term parking on Bora Drive by large out-of-area trucks and semi-trucks with trailers. Employees and customers exiting the business parking lots on Bora Drive are unable to see on-coming traffic, along with the unavailability of street parking. There is speculation that the trucks belong to the residents of the adjacent residential area located on the east side of Marquardt Avenue, which is in the City of La Mirada. Consequently, the business operators are requesting a parking restriction that would prohibit the parking of vehicles over 6,000 Pounds along both sides of Bora Drive west of Marquardt Avenue.

Bora Drive is a flat, industrial cul-de-sac that runs in an east-west direction from Marquardt Avenue west to a point 800 feet west of Marquardt Avenue. Built in 1968, Bora Drive has a curb-to-curb width of 40 feet, which is wide enough for one lane of traffic in each direction with room for a parking lane on both sides of the street. Currently, there is unrestricted parking permitted on both sides of Bora Drive from Marquardt Avenue to its westerly terminus. There is no centerline striping on Bora Drive, and the eastbound Bora Drive traffic is controlled by a STOP sign at Marquardt Avenue. The Average Daily Traffic (ADT) for Bora Drive is approximately 400 to 500 vehicles per weekday. Most of the surrounding development zone is light industry and manufacturing category.

Report Submitted By:

Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to be "N. Negrete", is written over the printed name.

Date of Report: November 14, 2019

City staff is recommending that the Traffic Commission recommend to the City Council to approve the request to install a "No Parking Vehicles over 6,000 Pounds" parking restriction on both sides of Bora Drive from Marquardt Avenue to its westerly terminus.

Additionally, the provision for the towing of vehicles that violate the parking restriction will achieve greater compliance with the parking restriction and will alleviate the need for consistent enforcement.



Noe Negrete
Director of Public Works

Attachments:

Attachment No. 1: Location Map

Attachment No. 2: Correspondence from Brown Pacific, Inc.



BORA DRIVE W/O MARQUARDT AVE
(REQUEST FOR NO PARKING VEHICLES OVER 6000 POUNDS)

Thomas R. Lopez

From: Dalila Flores <dalila@masterpowdercoating.com>
Sent: Tuesday, November 05, 2019 3:32 PM
To: Thomas R. Lopez
Cc: info@masterpowdercoating.com; Noe Negrete; Robert A. Garcia (Engineering)
Subject: Re: 6000 Pound Parking Restriction on Bora drive

Importance: High

Hello

We are not appose to the restriction. We appreciate you guys taking action on this matter.

On Nov 4, 2019, at 8:59 AM, Thomas R. Lopez <ThomasLopez@santafesprings.org> wrote:

We have been contacted by most of the businesses located on Bora Drive west of Marquardt Avenue regarding the need for a "NO PARKING VEHICLES OVER 6000 POUNDS" parking restriction. The request is being fueled by, what I understand, is the constant, long-term parking of large trucks along Bora Drive for days or weeks at a time. It is believed that the trucks belong to the residents of the La Mirada area located east of Marquardt Avenue and they are using Bora Drive and Marquardt Avenue as a truck parking-storage area.

If you are opposed to the 6000 Pound parking restriction, we will exclude your frontage from the restricted area. If you are not opposed, we will include your frontage within the restricted area. If you do not respond to this email within 7 calendar days, we will assume that you are not opposed to the restriction and will include you frontage in the restricted area. If you have any questions please call me. I'm available Mondays, Wednesdays, and Thursdays between 7:30 AM – 1:30 PM.

Tom Lopez | Traffic Engineer
City of Santa Fe Springs | Public Works Engineering
11710 Telegraph Road | Santa Fe Springs, CA 90670
(562) 868-0511, Ext 7342 | (562) 409-7651 Fax
tomlopez@santafesprings.org | www.santafesprings.org

Follow us... [Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#)

The City of Santa Fe Springs encourages you to be environmentally friendly. Save paper and print this email only if necessary.

*** City of Santa Fe Springs Email Disclaimer ***

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error please notify the sender immediately and delete this e-mail from your system. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the organization. Finally,

the recipient should check this e-mail and any attachments for the presence of viruses.
The city accepts no liability for any damages caused by a virus transmitted by this e-mail.

City of Santa Fe Springs, 11710 E. Telegraph Road, Santa Fe Springs, CA,
USA, www.santafesprings.org

Thank You

Dalila Flores

VP of Operations

NACE Coating Inspector Level 2- Certified, Cert. No. 44964

Master Powder Coating, Inc.

13721 Bora Drive

Santa Fe Springs, Ca 90670

562-457-8777 Cell

562-863-4135 Office

562-677-9797 Fax

Email: dallila@masterpowdercoating.com

www.masterpowdercoating.com

ISO9001:2015

CERTIFIED QUALITY MANAGEMENT SYSTEM

Sandblasting, High Protective Coatings, Powder Coating and Metallizing



City of Santa Fe Springs

City Council Meeting

December 12, 2019

NEW BUSINESS

Resolution No. 9656 – Request for Parking Restrictions during Certain Hours on Florence Avenue west of Hathaway Drive

RECOMMENDATION

- Adopt Resolution No. 9656 to implement a parking restriction for street sweeping purposes between the hours of 11:00 a.m. and 4:00 p.m. on Tuesdays on the north side of Florence Avenue from Hathaway Drive to a point 400 feet westerly.

BACKGROUND

The Traffic Commission at their meeting of November 21, 2019, reviewed the attached report for implementing a parking restriction between the hours of 11:00 a.m. and 4:00 p.m. on Tuesdays on the north side of Florence Avenue from Hathaway Drive to a point 400 feet west of Hathaway Drive to keep the street clear of vehicles for unobstructed street sweeping purposes. The Commission voted 4 to 0 to recommend to the City Council for consideration and approval of the proposed parking restriction.

Staff recommends implementing the parking restriction request from PS Business Parks, which owns the building at 11947 Florence Avenue.

Raymond R. Cruz
City Manager

Attachments:

Attachment No. 1: Resolution No. 9656

Attachment No. 2: Traffic Commission Report

Report Submitted By:

Noe Negrete
Director of Public Works

Date of Report: December 3, 2019

RESOLUTION NO. 9656

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS,
CALIFORNIA, ESTABLISHING RESTRICTIONS ON PARKING FOR STREET
SWEEPING PURPOSES**

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

Section 1. Pursuant to the provision of Section 72.19 of the City Code, when authorized signs are in place giving notice thereof, no person shall stop, stand or park any vehicle upon the street hereinafter designated between the hours of 11:00 a.m. and 4:00 p.m. on Tuesdays designated for any purpose other than the loading or unloading of passengers or materials:

North Side of Florence Avenue from Hathaway Drive to a point 400 feet westerly

APPROVED and ADOPTED this 12th day of **December 2019**.

Juanita Trujillo, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

ATTACHMENT 2



City of Santa Fe Springs

Traffic Commission Meeting

November 21, 2019

TRAFFIC ENGINEER'S REPORT

Street Sweeping Parking Restrictions on Florence Avenue west of Hathaway Drive

RECOMMENDATION

That the Commission recommend to the City Council to approve a street sweeping parking restriction on the north side of the Florence Avenue from Hathaway Drive to a point 400 feet westerly on Tuesday between the hours of 11:00 am and 4:00 pm.

BACKGROUND

PS Business Parks, the new owners for the four-building complex on the northwest corner of Florence Avenue and Hathaway Drive submitted a request for the installation of a street sweeping restriction on the north side of Florence Avenue between Hathaway Drive and a point 400 feet west of Hathaway Drive. Some vehicles tend to park long-term at this location, thus restricting access to the street sweeper, creating a perpetual build-up of trash in the gutter along Florence Avenue. The requested restriction would be in effect on Tuesdays between the hours of 11:00 AM and 4:00 PM.

Florence Avenue is a major arterial highway that runs in an east-west direction from Carmenita Road to Orr and Day Road and beyond. Florence Avenue has a curb-to-curb width of 80 feet, which is wide enough for two lanes of traffic in each direction with room for a parking lane. Two-way left-turn yellow striping separates the lanes. The 2016 Average Daily Traffic (ADT) for this section of Florence Avenue is 32,250 vehicles per weekday, with a current posted speed limit of forty (40) miles per hour, and the 85th percentile speed or critical speed was found to be thirty-eight (38) miles per hour. Currently, the north side of Florence Avenue has permitted parking from Hathaway Drive to a point 400 feet west of Hathaway Drive. On the south side of Florence Avenue, there are various sections of "No Stopping Any Time" as well as street sweeping parking restrictions that are in effect on Wednesdays between the hours of 11:00 AM and 4:00 PM. The surrounding development is the Hathaway House and Museum located to the west and light industrial-type development to the east. Across Florence Avenue is the Villa Santa Fe Apartment Complex and the Costa Azul Apartment Complex.

Staff is recommending that the Traffic Commission recommend to the City Council to approve the request from PS Business Parks to install a "No Parking Street Sweeping, Tuesdays 11:00 AM to 4:00 PM" parking restriction along their Florence Avenue frontage beginning at Hathaway Drive and extending to a point 400 feet west of Hathaway Drive be approved.

Noe Negrete
Director of Public Works

Attachments:

Attachment No. 1: Location Map

Attachment No. 2: Correspondence from PS Business Parks

Report Submitted By:

Noe Negrete
Director of Public Works

Date of Report: November 14, 2019



PROPOSED NO PARKING STREET SWEEPING TUESDAY 11AM – 4PM

(NORTH SIDE OF FLORENCE AVENUE W/O HATHAWAY DRIVE)

Thomas R. Lopez

From: Clark Pickford <cpickford@psbusinessparks.com>
Sent: Wednesday, November 06, 2019 11:03 AM
To: Thomas R. Lopez
Cc: Elva Chavez
Subject: 11947 E. Florence Ave, Santa Fe Springs, CA 90670 - Request for parking restriction for street sweeping/cleaning

Hi Tom,

Thank you so much for your time recently and for following up on our issue. I really appreciate your proactive approach to reach out to me this morning. As discussed, the 11947 E. Florence Ave building at the Hathaway property in Santa Fe Springs has a small section of street parking located directly in front of the building. We think this area could greatly benefit from a parking restriction sign so that the curb can be swept on a regular basis. The surrounding areas are pristine in appearance and we aim to keep our new property at the same level. Would you kindly consider this request on behalf of PS Business Parks?

Thanks again for your help,
-Clark Pickford – 248-767-4445 cell



Clark Pickford | Associate Property Manager
22722 Lambert Street, Suite 1707 | Lake Forest, CA 92630
t. 949.454.7662 f. 949.454.7664



www.psbusinessparks.com

This e-mail may contain confidential or proprietary material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient, or authorized to receive the information from the recipient, please contact the sender by reply e-mail and delete all copies of this message.



City of Santa Fe Springs

City Council Meeting

ITEM NO. 14

December 12, 2019

NEW BUSINESS

Marquardt Avenue 16" Water Main Relocation – Award of Contract

RECOMMENDATION

- Accept the bids;
- Award a contract to J.A. Salazar Construction & Supply Corp. of La Habra, California, in the amount of \$78,850.00; and
- Authorize the Mayor to execute the Agreement with JA Salazar Construction & Supply Corp.

BACKGROUND

The Marquardt Avenue 16" Water Main Relocation project encompasses the boundaries from Rosecrans Avenue to 500' South on Marquardt Avenue. The project consists of removing a portion of the existing 16" water main and the construction of a relocated water main to avoid any conflicts with the Rosecrans Avenue/Marquardt Grade Separation project. Specifically, the water main relocation will avoid conflict with a new Southern California Edison (SCE) steel transmission pole. The project includes the removal and disposal of interfering portions of existing 16" water main, furnishing and installing 16" ductile iron pipe via trenching, installing a new fire hydrant, along with all shoring required at designated locations per plans. Included in this project is all trenching, trench shoring, and furnishing and installing fittings, valves, all appurtenances, and all pipe pressure testing and disinfection within the project area.

The City received a total of eight bids on November 19, 2019. City staff reviewed each bid proposal and determined them to be compliant with the project specifications. The low bidder for the project was J.A. Salazar Construction & Supply Corp. of La Habra, California, in the amount of \$78,850.00.

The following represents the bids received and the amount of each bid:

<u>Company Name</u>	<u>Bid Amount</u>
J.A. Salazar Construction & Supply Corp.	\$ 78,850.00
GRFCO, Inc.	\$ 93,500.00
Stephan Doreck Equipment Rentals, Inc.	\$ 102,945.00
Cedro Construction	\$ 111,021.00 *
CHI Construction	\$ 121,075.00
SRD Engineering, Inc.	\$ 148,324.00
Valverde Construction	\$ 150,440.00
Christensen Brothers General Engineering	\$ 161,620.00

**The bid proposal received from *Cedro Construction's was publicly read at \$113,163.00.*

Report Submitted By:

Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to be "N", is written over the printed name of Noe Negrete.

Date of Report: December 4, 2019

The Department of Public Works has reviewed the bids and determined the low bid submitted by J.A. Salazar Construction & Supply Corp., in the amount of \$78,850.00 is approximately 21% below the Engineer's Estimate of \$100,000.00, and their bid is responsive and responsible.

LEGAL REVIEW

The City Attorney's office has reviewed the proposed agreement.

FISCAL IMPACT

The Marquardt Avenue 16" Water Main Relocation project is approved and funded by the Metropolitan Transportation Authority (MTA). The City will be reimbursed for the project costs after the project is complete.

INFRASTRUCTURE IMPACT

The 16" water main relocation is part of the early action utility relocation work for the Rosecrans/Marquardt Grade Separation project.



Raymond R. Cruz
City Manager

Attachments:

Attachment No. 1: Agreement

CITY OF SANTA FE SPRINGS
CONTRACT AGREEMENT
FOR
MARQUARDT AVENUE
16" WATER MAIN RELOCATION
IN THE CITY OF SANTA FE SPRINGS

This Contract Agreement is made and entered into the above-stated project this **12th** of **December, 2019** BY AND BETWEEN the City of Santa Fe Springs, as AGENCY, and **JA Salazar Construction & Supply Corp.** as CONTRACTOR in the amount of **\$78,850.00**.

WITNESSETH that AGENCY and CONTRACTOR have mutually agreed as follows:

ARTICLE I

The contract documents for the aforesaid project shall consist of the Notice Inviting Sealed Bids, Instructions to Bidders, Proposal, General Specifications, Standard Specifications, Special Provisions, Plans, and all referenced specifications, details, standard drawings, CDBG contract provisions and forms, and appendices; together with this Contract Agreement and all required bonds, insurance certificates, permits, notices, and affidavits; and also including any and all addenda or supplemental agreements clarifying, or extending the work contemplated as may be required to ensure its completion in an acceptable manner. All of the provisions of said contract documents are made a part hereof as though fully set forth herein.

ARTICLE II

For and in consideration of the payments and agreements to be made and performed by AGENCY, CONTRACTOR agrees to furnish all materials and perform all work required for the above-stated project, and to fulfill all other obligations as set forth in the aforesaid contract documents.

ARTICLE III

CONTRACTOR agrees to receive and accept the prices set forth in the Proposal as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid contract documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.

ARTICLE IV

AGENCY hereby promises and agrees to employ, and does hereby employ, CONTRACTOR to provide the materials, do the work and fulfill the obligations according to the terms and conditions herein contained and referred to, for the prices aforesaid, and hereby contracts to pay the same at the time, in the manner, and upon the conditions set forth in the contract documents. No work or portion of the work shall be paid for until it is approved for payment by the City Engineer. Payment made for completed portions of the work shall not constitute final acceptance of those portions or of the completed project.

ARTICLE V

CONTRACTOR acknowledges the provisions of the State Labor Code requiring every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that code and certifies compliance with such provisions. Contractor further acknowledges the provisions of the State Labor Code requiring every employer to pay at least the minimum prevailing rate of per diem wages for each craft classification or type of workman needed to execute this contract as determined by the Director of Labor Relations of the State of California. The Contractor is required to pay the higher of either the State or Federal Wages.

ARTICLE VI

Except as to the sole or active negligence or willful misconduct of the AGENCY and notwithstanding the existence of insurance coverage required of CONTRACTOR pursuant to this contract, CONTRACTOR shall save, keep defend, indemnify, hold free and harmless AGENCY, its officers, officials, employees, agents and volunteers from and against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify, save and hold harmless AGENCY, its officers, officials, employees, agents and volunteers from any and all claims, demands, suits, actions or proceedings of any kind or nature, including, but not by way of limitation, all civil claims, workers' compensation claims, and all other claims resulting from or

arising out of the acts, errors or omissions of CONTRACTOR, its employees and/or authorized subcontractors, whether intentional or negligent, in the performance of this Agreement.

This indemnification provision is independent of and shall not in any way be limited by the Insurance Requirements of this Agreement. AGENCY approval of the Insurance contracts required by this Agreement does not in any way relieve the CONTRACTOR from liability under this section.

AGENCY shall notify CONTRACTOR of the receipt of any third party claim related to this Agreement within seven (7) business days of receipt. The City is entitled to recover its reasonable costs incurred in providing the notification. (Public Contracts Code Section 9201)

ARTICLE VII

AGENCY shall comply with Pub Cont. Code §20104.50 as follows:

20104.50.

(a) (1) It is the intent of the Legislature in enacting this section to require all local governments to pay their contractors on time so that these contractors can meet their own obligations. In requiring prompt payment by all local governments, the Legislature hereby finds and declares that the prompt payment of outstanding receipts is not merely a municipal affair, but is, instead, a matter of statewide concern.

(2) It is the intent of the Legislature in enacting this article to fully occupy the field of public policy relating to the prompt payment of local governments' outstanding receipts. The Legislature finds and declares that all government officials, including those in local government, must set a standard of prompt payment that any business in the private sector which may contract for services should look towards for guidance.

(b) Any local agency which fails to make any progress payment within 30 days after receipt of an undisputed and properly submitted payment request from a contractor on a construction contract shall pay interest to the contractor equivalent to the legal rate set forth in subdivision (a) of Section 685.010 of the Code of Civil Procedure.

(c) Upon receipt of a payment request, each local agency shall act in accordance with both of the following:

(1) Each payment request shall be reviewed by the local agency as soon as practicable after receipt for the purpose of determining that the payment request is a proper payment request.

(2) Any payment request determined not to be a proper payment request suitable for payment shall be returned to the contractor as soon as practicable, but not later than seven days, after receipt. A request returned pursuant to this paragraph shall be accompanied by a document setting forth in writing the reasons why the payment request is not proper.

(d) The number of days available to a local agency to make a payment without incurring interest pursuant to this section shall be reduced by the number of days by which a local agency exceeds the seven-day return requirement set forth in paragraph (2) of subdivision (c).

(e) For purposes of this article:

(1) A "local agency" includes, but is not limited to, a city, including a charter city, a county, and a city and county, and is any public entity subject to this part.

(2) A "progress payment" includes all payments due contractors, except that portion of the final payment designated by the contract as retention earnings.

(3) A payment request shall be considered properly executed if funds are available for payment of the payment request, and payment is not delayed due to an audit inquiry by the financial officer of the local agency.

(f) Each local agency shall require that this article, or a summary thereof, be set forth in the terms of any contract subject to this article.

ARTICLE VIII

CONTRACTOR affirms that the signatures, titles and seals set forth hereinafter in execution of this Contract Agreement represent all individuals, firm members, partners, joint venturers, and/or corporate officers having principal interest herein.

IN WITNESS WHEREOF, the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Contract Agreement to be executed in triplicate by setting hereunto their name, titles, hands, and seals as of the date noted above.

**CONTRACTOR – JA Salazar Construction
& Supply Corp.**

By: _____

Joe Salazar, President

ADDRESS

THE CITY OF SANTA FE SPRINGS

By: _____

JUANITA TRUJILLO, MAYOR

ATTEST:

JANET MARTINEZ, CITY CLERK

APPROVED AS TO FORM:

IVY M. TSAI, CITY ATTORNEY

(Contractor signature must be notarized with proper acknowledgement attached.)



City of Santa Fe Springs

City Council Meeting

ITEM NO. 15

December 12, 2019

NEW BUSINESS

Go Rio Program AB2766 Funds to Subsidize Bus Passes to City Residents Attending Rio Hondo College - Agreement Renewal

RECOMMENDATION

- Approve the agreement with Rio Hondo College to provide AB2766 Funds for Subsidized Bus Passes through the 2022 Fiscal Year; and
- Authorize the City Manager to execute the agreement on behalf of the City.

BACKGROUND

On September 27, 2018, the City Council renewed an agreement between the City and Rio Hondo Community College District to assist with the Go Rio Program. The agreement provides \$2,062.40 each fiscal year of the City's AB2766 funds to subsidize bus passes issued to the City of Santa Fe Springs residents for access to transportation to the College. The agreement was for a period commencing on July 1, 2017 and ending on June 30, 2019.

Rio Hondo is requesting that the City renew the agreement for another three year period commencing on July 1, 2019, and ending on June 30, 2022. According to the program's data, approximately forty (40) City residents currently use this program. The cost of providing services to our residents is \$4,124.80 per year. They are requesting the City pay half of the cost of \$2,062.40 a year for the upcoming three years.

The AB2766 Motor Vehicle Subvention Program is a funding source for cities and counties that encourage the development of measures or projects that result in the reduction of motor vehicle emissions. The Go Rio program is eligible to receive AB2766 funds and is a worthwhile program that directly benefits the residents of Santa Fe Springs, by providing access to higher education through reliable transportation and reducing emissions, thus providing cleaner air for our region.

Staff recommends that the City renew the agreement for the requested three year period.

LEGAL REVIEW

The City Attorney's office has reviewed the AB2766 Funding Agreement.

FISCAL IMPACT

There is no Fiscal Impact on the City since AB2766 funds are regulated and are only applicable for programs that reduce vehicle emissions. Currently, the City does not provide any programs that fit the criteria. Consequently, until such a program is created, the City will accumulate funds.

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment:

Attachment No. 1: AB2766 Funding Agreement

Report Submitted By:

Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to read "Noe Negrete".

Date of Report: December 5, 2019

AGREEMENT NO: _____

**COMMUNITY SERVICES AGREEMENT
FY 2019-2020; FY 2020-21; FY 2021-22**

Date Approved: December 12, 2019

Amount of Grant: \$6,187.20 (\$2,062.40 for three successive years)

Organization: Rio Hondo College

THIS AGREEMENT, entered on this 12th day of December 2019 by and with the **CITY OF SANTA FE SPRINGS**, hereinafter referred to as "CITY", and the **RIO HONDO COMMUNITY COLLEGE DISTRICT**, hereinafter referred to as "CONTRACTOR". The parties hereto agree as follows:

1. Scope of Services. CONTRACTOR is to perform all services set forth in **Exhibit "A"** of this Contract. CONTRACTOR represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. CONTRACTOR further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

2. Time of Performance. Said services of CONTRACTOR are to commence as of July 1, 2019 and shall be completed June 30, 2022.

3. Fee: Compensation to CONTRACTOR for the total services to be rendered pursuant to this Agreement shall not exceed \$6,300 (\$2,100 for each year) and the

disbursement of funds shall be made according to Section 4 of this contract.

4. Payment. Payments by the CITY to the CONTRACTOR shall be paid in three equal installments of \$2,062.40 each for a total of \$6,187.20 payable 30 days after receipt of the annual report. If the annual report is not filled out completely or accurately, payment will not be made.

Payments will be made to the CONTRACTOR at the following address:

Attn: Dr. Russell Castañeda-Calleros,
Director of Government & Community Relations
Rio Hondo Community College District
3600 Workman Mill Road
Whittier, CA 90601

5. Maintenance and Availability of Records. CONTRACTOR shall establish and maintain, on a current basis, a project records file and an adequate accounting system in accordance with generally accepted accounting principles and standards. CONTRACTOR shall retain all records for at least three years. CONTRACTOR shall make available for inspection its performance, financial and all other records pertaining to the performance of this Contract to authorized CITY personnel and allow said personnel to inspect and monitor its facilities and program conditions, including the interview of CONTRACTOR'S staff and program participants as required to enable the CITY to fulfill their obligations to insure compliance with all applicable laws.

6. Program Report. Annually, or as frequent as may reasonably be determined by the CITY, the CONTRACTOR shall provide the CITY, a report on the status of the services to be performed pursuant to this agreement. The CONTRACTOR shall, no later than thirty (30) days after the close of the school year, provide the CITY with a status and summary of the previous quarter's caseload and activities. The due dates for the annual

performance report will be June 30th. Failure to submit the required reports may result in the termination of this Agreement.

7. Independent Contractor. CONTRACTOR'S relationship to CITY in performance of this Agreement is that of an independent contractor. The personnel performing services under this Agreement shall at all times be under CONTRACTOR'S exclusive direction and control and shall be employees of CONTRACTOR and not employees of CITY.

8. Assignability. The CONTRACTOR shall not assign any interest in this Agreement, and shall not transfer any interest in the same (whether by assignment or transfer), without the prior written consent of the CITY hereto. However, claims for money due or to become due to the CONTRACTOR from the CITY under this Contract may be assigned to a bank, trust company, or other financial institution without such approval; notice of any such assignment or transfer shall be furnished promptly to the CITY.

9. Termination of Agreement. This Agreement may be terminated by City without cause upon five-(5) days prior written notice and by CONSULTANT without cause upon thirty (30) days prior written notice. CITY shall be responsible for payment for work performed prior to the time such notice is given, but not for work performed after the notice is given, unless such work is requested in writing by CITY after the notice of termination.

10. Indemnification and Insurance. CONTRACTOR shall indemnify, defend and save harmless the CITY, its officers, agents and employees from and against any and all claims and losses whatsoever accruing or resulting to any and all persons, firms or corporations furnishing or supplying work, services, materials or supplies in connection with the performance of this Contract, and from any and all claims and losses accruing or

resulting to any person, firm, or corporation for damage, injury or death, arising out of or in connection with CONTRACTOR'S performance of this Contract. Without limiting CONTRACTOR'S indemnification, it is agreed that CONTRACTOR shall maintain in force at all times during the performance of this Contract a policy or policies of insurance covering its operations. CONTRACTOR shall furnish CITY with certificates evidencing the maintenance of such insurance coverage. CITY shall be given notice in writing at least thirty (30) days prior to cancellation or modification of any policy. CITY, its officers and employees, shall be named as additional insured on all policies of liability insurance. All policies of insurance shall be in a company authorized by law to transact insurance business in the State of California and shall include the following:

- a) General Liability - With a combined single limit of \$1,000,000.
- b) Automobile - If used in performing services hereunder, automobile insurance must be obtained in an amount equal to that required for general liability.
- c) Worker's Compensation - In compliance with California Worker's Compensation laws.

The insurance provided by CONTRACTOR shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City, its officers, employees, agents or volunteers, shall be in excess of CONTRACTOR's insurance and shall not contribute with it.

All insurance coverage provided pursuant to this Agreement shall not prohibit CONTRACTOR, and CONTRACTOR's employees, agents or subcontractors, from waiving the right of subrogation prior to a loss. CONTRACTOR hereby waives all rights of subrogation against the City. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of City, CONTRACTOR shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or CONTRACTOR shall procure a bond guaranteeing payment of losses and expenses.

Procurement of insurance by CONTRACTOR shall not be construed as a limitation of CONTRACTOR's liability or as full performance of CONTRACTOR's duties to indemnify, hold harmless and defend under Section 10 of this Agreement.

11. Equal Opportunity in Program Benefits. CONTRACTOR shall not deny service to or otherwise discriminate against any person on the grounds of race, color, religion, creed, sex, national origin, marital status, physical handicap, medical condition or age.

12. Reimbursement. CONTRACTOR'S obligation to reimburse CITY of misuse of funds shall survive the termination or expiration of this Contract.

13. Conflict of Interest. No member, official or employee of the City shall have any personal interest, direct or indirect, in this Contract nor shall any member, official or employee participate in any decision relating to the Contract which affects his or her personal interests of any corporation, partnership or association in which it is, directly or indirectly, interested.

14. Equal Opportunity Employment Practices Provision.

- a) CONTRACTOR certifies and represents that, during the performance of the Contract, the CONTRACTOR will adhere to equal opportunity employment practices to assure that applicants and employees are treated equally and are not discriminated against because of their race, religious creed, color, national origin, ancestry, handicap, sex or age.
- b) CONTRACTOR agrees that it will, in all solicitations or advertisements for applicants for employment placed by or on

behalf of the CONTRACTOR, state that it is an "Equal Opportunity - Affirmative Action Employer" or that all qualified applicants will receive consideration for employment without regard to their race, religious creed, color, national origin, ancestry, handicap, sex or age.

- c) CONTRACTOR agrees to provide the CITY with access to and, if requested to do so by the CITY, provide copies of all of its records pertaining or relating to its employment practices, to the extent such records are not confidential or privileged under State and Federal law.
- d) CONTRACTOR agrees to recruit vigorously and encourage businesses owned by persons who are members of a protected class to bid on its subcontract.
- e) Nothing contained in this Contract shall be construed in any manner so as to require or permit any act which is prohibited by law.

15. Ownership Of Written Product. All reports, documents or other written material ("written products") developed by CONTRACTOR in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon its use or dissemination by City. CONTRACTOR may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by CONTRACTOR.

16. NOTICES. Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: i) the day of delivery if delivered by hand, facsimile or overnight courier service during CONTRACTOR's and City's regular

Rio Hondo College

Agreement No. _____

Page 7 of 8

business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

To City:

Ray Cruz
City Manager
City of Santa Fe Springs
11710 E. Telegraph Rd.
Santa Fe Springs, CA 90670
(562) 868-0511 ext. 7510
rcruz@santafesprings.org

To Contractor:

Dr. Arturo Reyes
Superintendent/President
Rio Hondo Community College District
3600 Workman Mill Road
Whittier, CA 90601
(562) 463-7268
areyes@riohondo.edu

(Signatures on Next Page)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate on this ____ day of September, 2018.

**RIO HONDO COMMUNITY
COLLEGE DISTRICT**

CITY OF SANTA FE SPRINGS

By _____
Dr. Arturo Reyes
Superintendent/President

By _____
Raymond R. Cruz
City Manager

Date: _____

Date: _____

ATTEST:

APPROVED AS TO FORM:

Janet Martinez, CMC
City Clerk

Ivy M. Tsai
City Attorney

Date: _____

Date: _____



City of Santa Fe Springs

City Council Meeting

ITEM NO. 16

December 12, 2019

NEW BUSINESS

Florence Avenue Widening - Authorization to Advertise for Construction Bids

RECOMMENDATION

- Approve the Plans and Specifications; and
- Authorize the City Engineer to advertise for construction bids.

BACKGROUND

The Florence Avenue Widening project limits are from Orr & Day Road to Pioneer Boulevard. The primary project objective is to accommodate approximately one-half mile of three lanes of travel in the Westbound and Eastbound directions on Florence Avenue between Orr & Day Road to Pioneer Boulevard. The widening will be accomplished by narrowing the existing frontage and center median islands near Pioneer Boulevard. The project consists of the removal and replacement of existing median frontage trees, construction of a new landscaped median bioswale, and removal of existing asphalt concrete pavement surface and the placement of new asphalt concrete pavement thereon. Additionally, the project includes the removal and replacement of curb and gutter, sidewalks, curb ramps, bus pads, relocation of catch basins and the installation of storm water screen covers. Lastly, a new traffic signal will be installed at Ringwood Avenue/Lake Center Park Lane and Florence Avenue, which will facilitate vehicular turn movements and pedestrian access.

The estimated construction cost of the Florence Avenue Widening Project is \$2,500,000. The total project cost including construction, engineering and inspection, and contingency is \$3,200,000. The estimate is derived from the most current cost of similar street rehabilitation projects. The total project cost breakdown is itemized below:

<u>ITEM</u>	<u>BUDGET</u>
Construction	\$ 2,500,000
Design	\$ 235,000
Engineering	\$ 100,000
Inspection	\$ 100,000
Contingency	\$ 265,000
Total Construction Cost:	\$ 3,200,000

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

Report Submitted By:

Noe Negrete

Director of Public Works

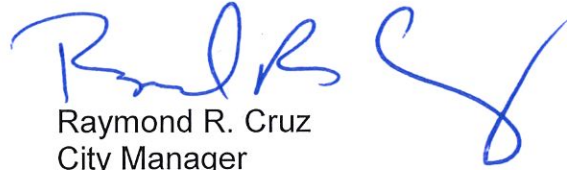
Date of Report: December 4, 2019

FISCAL IMPACT

The Florence Avenue Widening project is fully funded by the Los Angeles County Metropolitan Transportation Authority (METRO) from the I-605 Corridor Hot Spots Interchanges Improvements using Measure R Funds.

INFRASTRUCTURE IMPACT

The proposed Florence Avenue Widening project will increase vehicle capacity by adding one additional lane of travel in the Westbound and Eastbound directions from Orr & Day Road to Pioneer Boulevard.



Raymond R. Cruz
City Manager

Attachments:
None



City of Santa Fe Springs
City Council Meeting

ITEM NO. 17
December 12, 2019

NEW BUSINESS

Authorize the Purchase of Vehicles by Piggybacking off Sourcewell Cooperative Contract No.120716-NAF

RECOMMENDATION

- Authorize the purchase of (1) New 2020 Ford Escape Hybrid from National Auto Fleet Group for \$30,323.87 per attached quote ID 19849.
- Authorize the purchase of (1) New 2020 Ford Ranger from National Auto Fleet Group for \$28,823.70 per attached quote ID 20500R1.
- Authorize the purchase of (1) New 2020 Ford Explorers from National Auto Fleet Group for \$39,664.19 per attached quote ID 18397R1
- Authorize the purchase of (1) New 2020 Ford F-550 with 11' Dump Body from National Auto Fleet Group for \$67,069.33 per attached quote ID 12076R1
- Authorize the Director of Purchasing Services to issue a purchase order to National Auto Fleet Group in the amount of \$165,881.09 for the purchase of these vehicles.

BACKGROUND

Replacement vehicles are budgeted annually to replace those that have reached the end of their mileage and/or service-use life cycle. In the Fiscal Year 2019-20 Budget the City Council approved for the replacement and purchase of vehicles that have met the replacement criteria. Of those being replaced the new Ford Escape Hybrid will be used by Fire-Rescue in the Environmental Division; the new Ford Ranger will be used by the Public Works Inspector; the new Explorer will be used by the Director of Police Services. In addition a new dump truck will be added to the fleet; the dump truck will be used primarily by the Public Works Department in the Streets & Grounds Division. The table below matches the new vehicles with those being replaced. Units 835 & 567 will continue to be utilized in the fleet as pool vehicles, unit 689 will be sent to auction after the new vehicle arrives.

Unit	Year	Dept.	Current Model	Mileage	Replaced With
835	2006	Fire	Ford/Escape Hybrid	54,025	Ford Escape Hybrid
689	2009	PW	Ford/F-150	144,103	Ford Ranger
567	2013	Police	Ford/Explorer	102,966	Ford Explorer
NEW	N/A	PW	N/A – New Vehicle	N/A	Ford F-550 Dump

FISCAL IMPACT

The City Council approved in the Fiscal Year 2019/20 Budget, \$187,000 for the purchase of the above vehicles. The total of \$165,881.09 for this purchase realizes a savings of \$21,118.91 from the Council approved budgeted amount. The quoted amounts include all taxes, fees, and delivery.



City of Santa Fe Springs
City Council Meeting

December 12, 2019

A handwritten signature in blue ink, appearing to read "Raymond R. Cruz".

Raymond R. Cruz
City Manager

Attachment

1. Sourcewell Cooperative Contract Vendor Quotes



National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

8/20/2019

Quote ID: 19849

Order Cut Off Date: TBA

paul martinez
city of santa fe springs
finance

11710 TELEGRAPH RD

Santa Fe Springs, California, 90670

Dear paul martinez,

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

One (1) New/Unused (2020 Ford Escape (U0B) SE Sport Hybrid FWD,) and delivered to your specified location, each for

	One Unit
Contract Price	\$27,434.50
Tax (10.5000 %)	\$2,880.62
Tire fee	\$8.75
Total	\$30,323.87

- per the attached specifications.

This vehicle(s) is available under the Sourcwell (Formerly Known as NJPA) Contract 120716-NAF . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

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

Sincerely,

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



2020 FORD ESCAPE SE SPORT HYBRID~

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

Fax: (831) 480-8497

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

Email: Fleet@nationalautofleetgroup.com

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

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

Vehicle Configuration Options

ENGINE	
Code	Description
99Z	ENGINE: 2.5L IVCT ATKINSON CYCLE I-4 HYBRID, (STD) ✓
TRANSMISSION	
Code	Description
445	TRANSMISSION: ECVT, (STD) FWD ✓
PRIMARY PAINT	
Code	Description
YZ	OXFORD WHITE ✓
PAINT SCHEME	
Code	Description
	STANDARD PAINT ✓
SEAT TYPE	
Code	Description
4H	DARK EARTH GRAY, HEATED UNIQUE CLOTH FRONT BUCKET SEATS, -inc: 10-way power driver seat (includes power lumbar and power recline) and 4-way manual front passenger (fore/aft w/manual recline) ✓
OPTION PACKAGE	
Code	Description
201A	EQUIPMENT GROUP 201A

17" BLACK PAINTED ALUMINUM WHEELS.

2020 Fleet/Non-Retail Ford Escape SE Sport Hybrid FWD

WINDOW STICKER

2020 Ford Escape SE Sport Hybrid FWD		
CODE	MODEL	MSRP
U0B	2020 Ford Escape SE Sport Hybrid FWD	\$28,255.00
OPTIONS		
99Z	ENGINE: 2.5L IVCT ATKINSON CYCLE I-4 HYBRID, (STD)	\$0.00
445	TRANSMISSION: ECVT, (STD)	\$0.00
YZ	OXFORD WHITE	\$0.00
—	STANDARD PAINT	\$0.00
4H	DARK EARTH GRAY, HEATED UNIQUE CLOTH FRONT BUCKET SEATS, -Inc: 10-way power driver seat (includes power lumbar and power recline) and 4-way manual front passenger (fore/aft w/manual recline)	\$0.00
201A	EQUIPMENT GROUP 201A	\$0.00
Please note selected options override standard equipment		
SUBTOTAL		\$28,255.00
Advert/ Adjustments		\$0.00
Manufacturer Destination Charge		\$1,195.00
TOTAL PRICE		\$29,450.00
Est City: N/A MPG		
Est Highway: N/A MPG		
Est Highway Cruising Range: N/A mi		

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Standard Equipment

MECHANICAL

Engine: 2.5L iVCT Atkinson Cycle I-4 Hybrid
Transmission: eCVT
2.91 Axle Ratio
GVWR: TBD
50-State Emissions System
Engine Auto Stop-Start Feature
Transmission w/Driver Selectable Mode and Oil Cooler
Front-Wheel Drive
Battery w/Run Down Protection
Gas-Pressurized Shock Absorbers
Front And Rear Anti-Roll Bars
Electric Power-Assist Speed-Sensing Steering
Quasi-Dual Stainless Steel Exhaust w/Chrome Tailpipe Finisher
14.2 Gal. Fuel Tank
Strut Front Suspension w/Coil Springs
Short And Long Arm Rear Suspension w/Coil Springs
Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake
Brake Actuated Limited Slip Differential

EXTERIOR

Wheels: 17" Ebony Black Painted Aluminum
Tires: 225/65R17 AS BSW
Spare Tire Mobility Kit
Clearcoat Paint
Body-Colored Front Bumper w/Metal-Look Rub Strip/Fascia Accent and Black Bumper Insert
Black Rear Bumper w/Metal-Look Bumper Insert
Gray Bodyside Cladding and Gray Wheel Well Trim
Black Side Windows Trim
Body-Colored Door Handles
Black Power Heated Side Mirrors w/Convex Spotter and Manual Folding
Fixed Rear Window w/Fixed Interval Wiper and Defroster
Variable Intermittent Wipers
Deep Tinted Glass
Fully Galvanized Steel Panels
Lip Spoiler
Black Grille
Liftgate Rear Cargo Access
Tailgate/Rear Door Lock Included w/Power Door Locks
LED Brakelights
Autolamp Fully Automatic Aero-Composite Halogen Daytime Running Auto High-Beam Headlamps w/Delay-Off

ENTERTAINMENT

Radio: AM/FM Stereo -inc: 6 speakers, speed compensated volume and SiriusXM radio w/a 6 month prepaid subscription, Note: SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates, Fees and taxes apply, To cancel you must call SiriusXM at 1-866-635-2349, See SiriusXM Customer Agreement for complete terms at www.siriusxm.com , All fees and programming subject to change, Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc SiriusXM service is not available in Alaska and Hawaii.
Radio w/Seek-Scan, Clock, Steering Wheel Controls and Radio Data System
Integrated Roof Antenna
SYNC 3 Communications & Entertainment System -inc: enhanced voice recognition, 8" LCD capacitive touchscreen in center stack w/swipe capability, AppLink, 911 Assist, Apple CarPlay, Android Auto compatibility and 2 smart-charging USB ports
2 LCD Monitors In The Front

INTERIOR

8-Way Driver Seat
Passenger Seat
60-40 Folding Split-Bench Front Facing Manual Reclining Fold Forward Seatback Cloth Rear Seat
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer, Traction Battery Level, Power/Regen, Traction Battery Temperature, Trip Odometer and Trip Computer
Power Rear Windows and Fixed 3rd Row Windows
Leather Steering Wheel
Front Cupholder
Rear Cupholder
Compass
Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
Keypad
Proximity Key For Doors And Push Button Start
Remote Releases -Inc: Power Fuel
FordPass Connect -inc: 4G LTE Wi-Fi hotspot that connects up to 10 devices (includes a complimentary trial subscription of 3 months or 3 gigabytes - whichever comes first, Wireless service plan required after trial subscription ends, Visit www.att.com/ford to start complimentary trial and sign up for a wireless service plan), Remote start w/specific time scheduling, lock and unlock, locate parked vehicle and check vehicle status (service for 1 year from the vehicle sale date as recorded by the dealer)
Cruise Control w/Steering Wheel Controls
HVAC -inc: Underseat Ducts and Console Ducts
Automatic Air Conditioning
Illuminated Locking Glove Box
Driver Foot Rest
Full Cloth Headliner
Cloth Door Trim Insert
Metal-Look Gear Shift Knob
Interior Trim -inc: Metal-Look Instrument Panel Insert, Metal-Look Door Panel Insert, Metal-Look Console Insert and Chrome/Metal-Look Interior Accents
Heated Unique Cloth Front Bucket Seats -inc: 10-way power driver seat (includes power lumbar and power recline) and 4-way manual front passenger (fore/aft w/manual recline)
Day-Night Rearview Mirror
Driver And Passenger Visor Vanity Mirrors w/Driver And Passenger Illumination, Driver And Passenger Auxiliary Mirror
Full Floor Console w/Covered Storage, Mini Overhead Console w/Storage and 3 12V DC Power Outlets

Front Map Lights
Fade-To-Off Interior Lighting
Full Carpet Floor Covering -inc: Carpet Front And Rear Floor Mats
Carpet Floor Trim
Cargo Area Concealed Storage
Cargo Features -inc: Spare Tire Mobility Kit
Cargo Space Lights
FOB Controls -inc: Trunk/Hatch/Tailgate
Instrument Panel Bin, Interior Concealed Storage, Driver / Passenger And Rear Door Bins and Audio Media Storage
Power 1st Row Windows w/Driver 1-Touch Down
Delayed Accessory Power
Power Door Locks w/Autolock Feature
Systems Monitor
Trip Computer
Outside Temp Gauge
Analog Display
Seats w/Cloth Back Material
Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
1 Seatback Storage Pocket
Front Center Armrest and Rear Center Armrest
Securilock Anti-Theft Ignition (pats) Engine Immobilizer
3 12V DC Power Outlets
Air Filtration

SAFETY

AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Ford Co-Pilot360 - Blind Spot Information System (BLIS) Blind Spot Sensor
Ford Co-Pilot360 - Automatic Emergency Braking (AEB) and Cross-Traffic Alert
Ford Co-Pilot360 - Lane-Keeping Assist Lane Keeping Assist
Ford Co-Pilot360 - Lane-Keeping Assist Lane Departure Warning
Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags
Safety Canopy System Curtain 1st And 2nd Row Airbags
Airbag Occupancy Sensor
Driver Knee Airbag
Mykey System -inc: Top Speed Limiter, Audio Volume Limiter, Early Low Fuel Warning, Programmable Sound Chimes and Beltminder w/Audio Mute
Rear Child Safety Locks
Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
Back-Up Camera



National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

[855] 289-6572 • [831] 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

9/24/2019

9/25/2019 Re-Configured

Quote ID: 20500 R1

Order Cut Off Date: TBA

paul martinez
city of santa fe springs
finance

11710 TELEGRAPH RD

Santa Fe Springs, California, 90670

Dear paul martinez,

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

One (1) New/Unused (2020 Ford Ranger (R1E) XL 2WD SuperCab 6' Box 126.8" WB,) and delivered to your specified location, each for

	One Unit
Contract Price	\$26,076.88
Tax (10.5000 %)	\$2,738.07
Tire fee	\$8.75
Total	\$28,823.70

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell (Formerly Known as NJPA) Contract 120716-NAF**. Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

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

Sincerely,

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



GMC

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

Fax: (831) 480-8497

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

Email: Fleet@nationalautofleetgroup.com

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

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

Vehicle Configuration Options

ENGINE

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

99H	ENGINE: 2.3L ECOBOOST, -inc: auto start-stop technology (STD)
-----	---

TRANSMISSION

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

44U	TRANSMISSION: ELECTRONIC 10-SPEED SELECTSHIFT AUTO, (STD)
-----	---

WHEELS

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

64A	WHEELS: 16" SILVER STEEL, (STD)
-----	---------------------------------

TIRES

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

---	TIRES: P255/70R16 A/S BSW, (STD)
-----	----------------------------------

PRIMARY PAINT

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

YZ	OXFORD WHITE
----	--------------

PAINT SCHEME

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

---	STANDARD PAINT
-----	----------------

SEAT TYPE

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

SH	EBONY, FRONT VINYL BUCKET SEATS, -inc: manual 4-way adjustable driver/passenger w/manual lumbar, flow-through console and floor shifter
----	---

AXLE RATIO

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

---	3.73 AXLE RATIO, (STD)
-----	------------------------

ADDITIONAL EQUIPMENT

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

53R	TRAILER TOW PACKAGE, -inc: towing capability up to TBD lbs and 4-pin/7-pin wiring harness, Class IV Trailer Hitch Receiver
-----	--

153	FRONT LICENSE PLATE BRACKET, -inc: Standard in states requiring 2 license plates and optional to all others
-----	---

86S	TOUGH BED SPRAY-IN BEDLINER
-----	-----------------------------

16E	CARPET FLOORING W/FLOOR MATS
-----	------------------------------

17C	TRAY STYLE FLOOR LINER
-----	------------------------

OPTION PACKAGE	
----------------	--

Code	Description
100A	EQUIPMENT GROUP 100A BASE

2020 Fleet/Non-Retail Ford Ranger XL 2WD SuperCab 6' Box 126.8" WB

WINDOW STICKER

2020 Ford Ranger XL 2WD SuperCab 6' Box 126.8" WB

CODE	MODEL	MSRP
R1E	2020 Ford Ranger XL 2WD SuperCab 6' Box 126.8" WB	\$24,410.00
OPTIONS		
99H	ENGINE: 2.3L ECOBOOST, -inc: auto start-stop technology (STD)	\$0.00
44U	TRANSMISSION: ELECTRONIC 10-SPEED SELECTSHIFT AUTO, (STD)	\$0.00
64A	WHEELS: 16" SILVER STEEL, (STD)	\$0.00
—	TIRES: P255/70R16 A/S BSW, (STD)	\$0.00
YZ	OXFORD WHITE	\$0.00
—	STANDARD PAINT	\$0.00
SH	EBONY, FRONT VINYL BUCKET SEATS, -inc: manual 4-way adjustable driver/passenger w/manual lumbar, flow-through console and floor shifter	\$0.00
—	3.73 AXLE RATIO, (STD)	\$0.00
53R	TRAILER TOW PACKAGE, -inc: towing capability up to TBD lbs and 4-pin/7-pin wiring harness, Class IV Trailer Hitch Receiver	\$495.00
153	FRONT LICENSE PLATE BRACKET, -inc: Standard in states requiring 2 license plates and optional to all others	\$0.00
86S	TOUGH BED SPRAY-IN BEDLINER	\$495.00
16E	CARPET FLOORING W/FLOOR MATS	\$145.00
17C	TRAY STYLE FLOOR LINER	\$160.00
100A	EQUIPMENT GROUP 100A BASE	\$0.00

Please note selected options override standard equipment

SUBTOTAL	\$25,705.00
Advert/ Adjustments	\$0.00
Manufacturer Destination Charge	\$1,195.00
TOTAL PRICE	\$26,900.00

Est City: 21 (2019) MPG
Est Highway: 26 (2019) MPG
Est Highway Cruising Range: 468.00 mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Standard Equipment

MECHANICAL

Engine: 2.3L EcoBoost -inc: auto start-stop technology
Transmission: Electronic 10-Speed SelectShift Auto
3.73 Axle Ratio
GVWR: 6,050 lbs
50-State Emissions System
Transmission w/Driver Selectable Mode
Rear-Wheel Drive
70-Amp/Hr 700CCA Maintenance-Free Battery w/Run Down Protection
150 Amp Alternator
Towing Equipment -inc: Trailer Sway Control
Trailer Wiring Harness
1860lbs. Maximum Payload
Gas-Pressurized Shock Absorbers
Front Anti-Roll Bar
Electric Power-Assist Speed-Sensing Steering
18 Gal. Fuel Tank
Single Stainless Steel Exhaust
Short And Long Arm Front Suspension w/Coil Springs
Leaf Rear Suspension w/Leaf Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front Vented Discs, Brake Assist and Hill Hold Control

EXTERIOR

Wheels: 16" Silver Steel
Tires: P255/70R16 A/S BSW
Regular Box Style
Steel Spare Wheel
Full-Size Spare Tire Stored Underbody w/Crankdown
Clearcoat Paint
Black Front Bumper w/Black Rub Strip/Fascia Accent
Black Rear Step Bumper
Black Wheel Well Trim
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Manual Side Mirrors w/Convex Spotter and Manual Folding
Fixed Rear Window
Light Tinted Glass
Variable Intermittent Wipers
Galvanized Steel/Aluminum Panels

Black Grille
Reverse Opening Rear Doors
Tailgate Rear Cargo Access
Manual Tailgate/Rear Door Lock
Autolamp Fully Automatic Projector Beam Halogen Daytime Running Lights Preference Setting Headlamps w/Delay-Off
Cargo Lamp w/High Mount Stop Light

ENTERTAINMENT

Radio: AM/FM Stereo -inc: Bluetooth pass thru and 1 USB port
Radio w/Seek-Scan, Speed Compensated Volume Control, Aux Audio Input Jack, Steering Wheel Controls, Voice Activation and External Memory Control
Streaming Audio
Integrated Roof Antenna
4 Speakers
1 LCD Monitor In The Front

INTERIOR

Driver Seat
2-Way Passenger Seat -inc: Manual Lumbar Support
Removable Full Folding Bench Front Facing Fold-Up Cushion Rear Seat
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Voltmeter, Oil Pressure, Engine Coolant Temp, Transmission Fluid Temp, Trip Odometer and Trip Computer
Fixed Rear Windows
Front Cupholder
Rear Cupholder
Compass
Manual Air Conditioning
HVAC -inc: Underseat Ducts
Locking Glove Box
Interior Trim -inc: Cabback Insulator and Chrome Interior Accents
Full Cloth Headliner
Urethane Gear Shift Knob
Front Cloth Bucket Seats -inc: manual 4-way adjustable driver/passenger w/manual lumbar, flow-through console and floor shifter
Day-Night Rearview Mirror
3 12V DC Power Outlets
Fade-To-Off Interior Lighting
Full Vinyl/Rubber Floor Covering
Pickup Cargo Box Lights

Smart Device Remote Engine Start
Tracker System
Instrument Panel Bin, Dashboard Storage, Driver / Passenger And Rear Door Bins and 2nd Row Underseat Storage
Power 1st Row Windows w/Driver 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks
Trip Computer
Analog Display
Manual w/Tilt Front Head Restraints and Manual Adjustable Rear Head Restraints
Front Center Armrest
Securilock Anti-Theft Ignition (pats) Engine Immobilizer

SAFETY

AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Ford Co-Pilot360 - Pre-Collision Assist with Automatic Emergency Braking (AEB)
Tire Specific Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags
Safety Canopy System Curtain 1st And 2nd Row Airbags
Airbag Occupancy Sensor
Mykey System -inc: Top Speed Limiter, Audio Volume Limiter, Early Low Fuel Warning, Programmable Sound Chimes and Beltminder w/Audio Mute
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters and Pretensioners
Dynamic Hitch Assist Back-Up Camera



National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

4/16/2019

5/2/2019 Re-Configured

Quote ID: 18397 R1

Order Cut Off Date: TBA

paul martinez
city of santa fe springs
finance

11710 TELEGRAPH RD

Santa Fe Springs, California, 90670

Dear paul martinez,

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

Two (2) New/Unused (2020 Ford Explorer (K7D) XLT FWD,) and delivered to your specified location, each for

	One Unit	Extended Unit's (2)
Contract Price	\$35,887.28	\$71,774.56
Tax (10.5000 %)	\$3,768.16	\$7,536.32
Tire fee	\$8.75	\$17.50
Total	\$39,664.19	\$79,328.38

- per the attached specifications. Price includes 1 additional key(s).

This vehicle(s) is available under the **Sourcewell (Formerly Known as NJPA) Contract 120716-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

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

Sincerely,

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



GMC

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

Fax: (831) 480-8497

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

Email: Fleet@nationalautofleetgroup.com

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

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

Vehicle Configuration Options

ENGINE	
Code	Description
99H	ENGINE: 2.3L ECOBOOST I-4, -inc: auto start-stop technology (STD)

TRANSMISSION	
Code	Description
44T	TRANSMISSION: 10-SPEED AUTOMATIC W/SELECTSHIFT, -inc: active transmission warm-up (ATWU) (STD)

PRIMARY PAINT	
Code	Description
YZ	OXFORD WHITE

PAINT SCHEME	
Code	Description
—	STANDARD PAINT

SEAT TYPE	
Code	Description
86	EBONY, UNIQUE CLOTH CAPTAIN'S CHAIRS, -inc: 10-way power driver's seat w/power lumbar and recline, 4-way power front passenger seat w/manual recline and 4-way manually adjustable driver and front passenger head restraints (2-way up/down when dual-headrest rear seat entertainment system (50S) is ordered)

ADDITIONAL EQUIPMENT	
Code	Description
50M	SPLASH GUARDS (DEALER INSTALLED)
85W	CARGO MAT (DEALER INSTALLED)
50N	ROOF-RAIL CROSSBARS (DEALER INSTALLED)
153	FRONT LICENSE PLATE BRACKET
16N	FRONT & SECOND ROW FLOOR LINERS

OPTION PACKAGE	
Code	Description
200A	EQUIPMENT GROUP 200A

2020 Fleet/Non-Retail Ford Explorer XLT FWD

WINDOW STICKER

2020 Ford Explorer XLT FWD

CODE	MODEL	MSRP
K7D	2020 Ford Explorer XLT FWD	\$36,675.00
OPTIONS		
99H	ENGINE: 2.3L ECOBOOST I-4, -Inc: auto start-stop technology (STD)	\$0.00
44T	TRANSMISSION: 10-SPEED AUTOMATIC W/SELECTSHIFT, -Inc: active transmission warm-up (ATWU) (STD)	\$0.00
YZ	OXFORD WHITE	\$0.00
—	STANDARD PAINT	\$0.00
86	EBONY, UNIQUE CLOTH CAPTAIN'S CHAIRS, -Inc: 10-way power driver's seat w/power lumbar and recline, 4-way power front passenger seat w/manual recline and 4-way manually adjustable driver and front passenger head restraints (2-way up/down when dual-headrest rear seat entertainment system (50S) is ordered)	\$0.00
50M	SPLASH GUARDS (DEALER INSTALLED)	\$205.00
85W	CARGO MAT (DEALER INSTALLED)	\$100.00
50N	ROOF-RAIL CROSSBARS (DEALER INSTALLED)	\$325.00
163	FRONT LICENSE PLATE BRACKET	\$0.00
16N	FRONT & SECOND ROW FLOOR LINERS	\$120.00
200A	EQUIPMENT GROUP 200A	\$0.00

Please note selected options override standard equipment

SUBTOTAL	\$37,425.00
Advert/ Adjustments	\$0.00
Manufacturer Destination Charge	\$1,095.00
TOTAL PRICE	\$38,520.00

Est City: N/A MPG
Est Highway: N/A MPG
Est Highway Cruising Range: N/A mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Standard Equipment

MECHANICAL

Engine: 2.3L EcoBoost I-4 -inc: auto start-stop technology
Transmission: 10-Speed Automatic w/SelectShift -inc: active transmission warm-up (ATWU)
3.58 Non-Limited-Slip Rear Axle Ratio
GVWR: TBD
50 State Emissions System Flexible Fuel Vehicle (FFV) system is standard equipment for vehicles with the 3.3L TI-VCT V6 engine.
Transmission w/Driver Selectable Mode
Rear-Wheel Drive
Engine Oil Cooler
Battery w/Run Down Protection
Towing Equipment -inc: Trailer Sway Control
Gas-Pressurized Shock Absorbers
Front And Rear Anti-Roll Bars
Electric Power-Assist Speed-Sensing Steering
19.2 Gal. Fuel Tank
Quasi-Dual Stainless Steel Exhaust
Strut Front Suspension w/Coil Springs
Multi-Link Rear Suspension w/Coil Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake

EXTERIOR

Wheels: 18" 5-Spoke Sparkle Silver-Painted Alum
Tires: P255/65R18 AS BSW -inc: mini spare
Steel Spare Wheel
Spare Tire Mounted Inside Under Cargo
Clearcoat Paint
Body-Colored Front Bumper w/Black Rub Strip/Fascia Accent
Body-Colored Rear Step Bumper w/Black Rub Strip/Fascia Accent
Black Side Windows Trim and Black Front Windshield Trim
Chrome Bodyside Insert, Black Bodyside Cladding and Black Wheel Well Trim
Body-Colored Door Handles
Black Power Heated Side Mirrors w/Manual Folding and Turn Signal Indicator
Fixed Rear Window w/Fixed Interval Wiper, Heated Wiper Park and Defroster
Deep Tinted Glass
Speed Sensitive Variable Intermittent Wipers
Galvanized Steel/Aluminum Panels
Lip Spoiler
Grille w/Chrome Bar

Power Liftgate Rear Cargo Access
Tailgate/Rear Door Lock Included w/Power Door Locks
Roof Rack Rails Only
Fully Automatic Aero-Composite Led Low/High Beam Auto High-Beam Daytime Running Lights Preference Setting Headlamps w/Delay-Off
LED Brakelights
Perimeter/Approach Lights
Laminated Glass

ENTERTAINMENT

Radio: AM/FM Stereo -inc: MP3 capability, 6 speakers, speed-compensated volume and SiriusXM radio w/a 6 month prepaid subscription, Service is not available in Alaska and Hawaii SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM Radio Inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com . All fees and programming.
Radio w/Seek-Scan, Clock, Aux Audio Input Jack and Steering Wheel Controls
Streaming Audio
Integrated Roof Antenna
SYNC 3 Communications & Entertainment System -inc: enhanced voice recognition, 8" LCD capacitive touchscreen in center stack w/swipe capability, AppLink, 911 Assist, Apple Car Play and Android Auto compatibility and 1 smart-charging multimedia USB port in the media hub,
Bluetooth Wireless Phone Connectivity
2 LCD Monitors In The Front

INTERIOR

8-Way Driver Seat
6-Way Passenger Seat
Bucket Folding Captain Front Facing Manual Reclining Tumble Forward Premium Cloth Rear Seat w/Manual Fore/Aft
Front Center Armrest and Rear Seat Mounted Armrest Outboard Only
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer, Trip Odometer and Trip Computer
Power Rear Windows and Fixed 3rd Row Windows
Fixed 50-50 Split-Bench Premium Cloth 3rd Row Seat Front, Manual Fold Into Floor and 2 Fixed Head Restraints
Leather Steering Wheel
Front Cupholder
Rear Cupholder
Compass
Keypad
Proximity Key For Doors And Push Button Start
Valet Function
Remote Entry w/Integrated Key Transmitter, Illuminated Entry, Illuminated Ignition Switch and Panic Button

Cruise Control w/Steering Wheel Controls
Voice Activated Dual Zone Front Automatic Air Conditioning
Rear HVAC w/Separate Controls
HVAC -inc: Underseat Ducts, Auxiliary Rear Heater and Headliner/Pillar Ducts
Illuminated Locking Glove Box
Driver Foot Rest
Interior Trim -inc: Piano Black Instrument Panel Insert, Metal-Look Door Panel Insert, Piano Black Console Insert and Chrome/Metal-Look Interior Accents
Full Cloth Headliner
Cloth Door Trim Insert
Unique Cloth Captain's Chairs -inc: 10-way power driver's seat w/power lumbar and recline, 4-way power front passenger seat w/manual recline and 4-way manually adjustable driver and front passenger head restraints (2-way up/down when dual-headrest rear seat entertainment system (50S) is ordered)
Day-Night Rearview Mirror
Driver And Passenger Visor Vanity Mirrors w/Driver And Passenger Illumination
Full Floor Console w/Covered Storage, Mini Overhead Console w/Storage, Rear Console w/Storage and 4 12V DC Power Outlets
Front And Rear Map Lights
Fade-To-Off Interior Lighting
Full Carpet Floor Covering -inc: Carpet Front And Rear Floor Mats
Carpet Floor Trim
Trunk/Hatch Auto-Latch
Cargo Area Concealed Storage
Cargo Space Lights
FOB Controls -inc: Trunk/Hatch/Tailgate
FordPass Connect -inc: 4G LTE Wi-Fi hotspot connects up to 10 devices (includes a complimentary trial subscription of 3 months or 3 gigabytes, whichever comes first, Wireless service plan required after trial subscription ends, Visit att.com/ford to start complimentary trial and sign up for a wireless service plan), remotely start, lock and unlock vehicle (includes service for 1 year from the vehicle sale date as recorded by the dealer), schedule specific times to remotely start vehicle (includes service for 1 year from the vehicle sale date as recorded by the dealer), locate parked vehicle and check vehicle status (includes service for 1 year from the vehicle sale date as recorded by the dealer), Note: Ford Telematics and data services prep included for fleet only: FordPass Connect 4G Wi-Fi modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts, Device enables telematics services through Ford or authorized providers, Activate at www.fleet.ford.com or call 833-FCS-Ford, (833-327-3673)
Driver / Passenger And Rear Door Bins
Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks w/Autolock Feature
Systems Monitor
Trip Computer
Outside Temp Gauge
Digital/Analog Display
Manual Adjustable Rear Head Restraints
2 Seatback Storage Pockets
Seats w/Premium Cloth Back Material

Securilock Anti-Theft Ignition (pats) Engine Immobilizer
--

Perimeter Alarm

Air Filtration

4 12V DC Power Outlets

SAFETY

Advancetrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)
--

ABS And Driveline Traction Control

Side Impact Beams

Dual Stage Driver And Passenger Seat-Mounted Side Airbags

Reverse Sensing System Rear Parking Sensors

Ford Co-Pilot360 - Blind Spot Information System (blis) Blind Spot Sensor

Ford Co-Pilot360 - Automatic Emergency Braking (aeb) and Cross-Traffic Alert
--

Ford Co-Pilot360 - Lane-Keeping Assist Lane Keeping Assist
--

Ford Co-Pilot360 - Lane-Keeping Assist Lane Departure Warning

Tire Specific Low Tire Pressure Warning

Dual Stage Driver And Passenger Front Airbags

Safety Canopy System Curtain 1st, 2nd And 3rd Row Airbags

Airbag Occupancy Sensor

Driver And Passenger Knee Airbag

Mykey System -Inc: Top Speed Limiter, Audio Volume Limiter, Early Low Fuel Warning, Programmable Sound Chimes and Beltminder w/Audio Mute

Rear Child Safety Locks

Outboard Front Lap And Shoulder Safety Belts -Inc: Height Adjusters and Pretensioners

Back-Up Camera w/Washer

11/20/2019

#678.

ORDER CODE 660A

Sell, service, and deliver letter



National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

11/20/2019

11/20/2019 Re-Configured

Quote ID: 12076 R1

Order Cut Off Date: TBA

Mr Paul Martinez
city of santa fe springs

12636 Emmens Way

Sante Fe Springs, California, 90670

Dear Paul Martinez,

NEIL CARROLL

1-855-289-6572.

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

One (1) New/Unused (2020 Ford Super Duty F-550 DRW (F5G) XL 2WD Reg Cab 169" WB 84" CA, CTEC 11' Eliminator Dump Body & Equipment (details enclosed).) and delivered to your specified location, each for

	One Unit
Contract Price	\$38,606.72
CTEC 11' Eliminator Dump Body & Equipment (details enclosed).	\$21,680.00
2 additional key(s)	\$400.00
Tax (10.5000 %)	\$6,372.11
Tire fee	\$10.50
Total	\$67,069.33

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell (Formerly Known as NJPA) Contract 120716-NAF**. Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

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

Sincerely,

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

Quoting Department
Account Manager
Fleet@NationalAutoFleetGroup.com
(855) 289-6572



GMC

Dump Bed 10'
144" WB - 14'

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

Fax: (831) 480-8497

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

Email: Fleet@nationalautofleetgroup.com

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

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

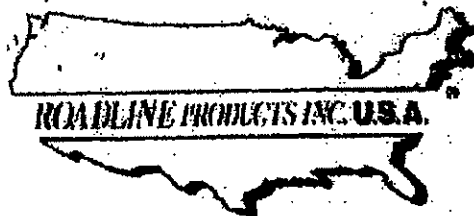
**CALIFORNIA TRUCK EQUIPMENT CO.**

12351 Bellflower Blvd, Downey CA 90242

PH - 562-803-4466 F - 562-803-8795

QUOTE

Sold To:		End User		ctec-truckbody.com		Quote Date	Quote #
						9/12/2019	11332
National Auto Fleet Group Neil 'Sourcewell' #120716 855-289-6572		City of Norwalk F-450 'Dump Truck' -or- City of Santa Fe Springs 11-08-19		Terms	Net 10		
				FOB	Norwalk		
				Rep	DH		
Model Cab	Fuel	Truck Available	Rear wheel	Bed width	Compartment depth	CA	
F-450	Gas	no	DRW	96"		84"	
PROUDLY PRODUCED - 100% - IN CALIFORNIA - USA							
Description						Qty	Total
*** Revised 11-20-19 *** 2020 Ford F-550 / Gasoline / 84" C.A. C-TEC to Furnish & Install; 11' Long Rugby Dump Body. 3-yd. cap. 'Fold Down Sides' Rugby SR-4020 Electric 12 Volt powered dump hoist. Mud Flaps & Dump Truck Safety Pkg. Painted Gloss WHITE, 100%. Two (2) ea. underbody chassis frame mounted Toolboxes @ 48" long ea. Class IV Receiver Tube Hitch. -7- prong electric trailer plug . Pull Tarps 'Super Shield' tarp cover. Semi automatic / spring rewind. All L.E.D. std FMVSS body clearance marker lights & Aux. upper rear Taillights. P.D.L & Delivery to The City of Norwalk. <i>City of Santa Fe Springs.</i> C-TEC to Install Ford Factory O.E.M. Back Up Camera 'PKG'.							
QUOTE VALID FOR 30 DAYS				Subtotal		\$21,680.00	
Order accepted by: _____ Date _____				Tax (9.5%)		\$0.00	
Print Name _____ PO # _____				Total		\$21,680.00	
ANY AND ALL WARRANTY WORK WILL BE DONE BY CTEC AT 12351 BELLFLOWER BLVD DOWNEY, CA - CTEC IS NOT RESPONSABLE FOR ANY WORK DONE BY 3RD PARTIES							



Main Office
 13253 Stanbridge Avenue
 Downey, California 90242
 Phone: (562) 803-4447
 Fax: (562) 803-6506

Manufacturing
 13065 Tom White Way, Suite D
 Norwalk, California 90650
 Phone: (562) 404-8889
 Fax: (562) 404-7349

Quick Quote

Quotation **Arrowboard Install**

Date **7/17/2019**

To **Damian**

Client Name **City of Norwalk**

Fax Number

From **Scott Givens**

Installation of New Arrow Board			
✓	1 Wanco 90 Degree Arrow Board - 30x80	5,700.00	5,700.00
	Installed on Dump Truck		
	Net 30 Days		\$5,700.00
	Norwalk		\$541.50
			\$0.00
			\$6,241.50

Approved
 By

Vehicle Configuration Options

ENGINE	
Code	Description
99N ✓	ENGINE: 7.3L 2V DEVCT NA PFI V8 GAS, (STD)
TRANSMISSION	
Code	Description
44G ✓	TRANSMISSION: TORQSHIFT 10-SPEED AUTOMATIC, -inc: selectable drive modes: normal, tow/haul, eco and deep sand/snow (STD)
TIRES	
Code	Description
TGJ ✓	TIRES: 225/70RX19.5G BSW A/P, -inc: Optional spare is 225/70Rx19.5G BSW A/P (STD)
PRIMARY PAINT	
Code	Description
Z1 ✓	OXFORD WHITE
PAINT SCHEME	
Code	Description
	STANDARD PAINT
SEAT TYPE	
Code	Description
AS ✓	MEDIUM EARTH GRAY, HD VINYL 40/20/40 SPLIT BENCH SEAT, -inc: center armrest, cupholder, storage and driver's side manual lumbar
AXLE RATIO	
Code	Description
X48 ✓	4.88 AXLE RATIO, (STD)
ADDITIONAL EQUIPMENT	
Code	Description
90L ✓	POWER EQUIPMENT GROUP, -inc: Deletes passenger side lock cylinder, upgraded door-trim panel, Accessory Delay, Advanced Security Pack, SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors, MyKey, owner controls feature, Power Locks, Remote Keyless Entry, Trailer Tow Mirrors w/Power Heated Glass, manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals, Power Front Side Windows, 1-touch up/down driver/passenger window
67B ✓	397 AMP ALTERNATORS
531	TRAILER TOW PACKAGE, -inc: aftermarket trailer brake wiring kit, Trailer brake controller not included, Note: Salespersons source book or Ford RV trailer towing guide should be

		consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability
76C	✓	EXTERIOR BACKUP ALARM (PRE-INSTALLED), -inc: Custom accessory
18B	✓	PLATFORM RUNNING BOARDS
942	✓	DAYTIME RUNNING LAMPS (DRL), -inc: The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) on/off cluster controllable
872		REAR VIEW CAMERA & PREP KIT, -inc: loose camera and wiring bundle
43C		110V/400W OUTLET, -inc: 1 in-dash mounted outlet
OPTION PACKAGE		
Code	Description	
660A	ORDER CODE 660A	

2020 Fleet/Non-Retail Ford Super Duty F-550 DRW XL 2WD Reg Cab 169" WB 84" CA

WINDOW STICKER

2020 Ford Super Duty F-550 DRW XL 2WD Reg Cab 169" WB 84" CA

CODE	MODEL	MSRP
F5G	2020 Ford Super Duty F-550 DRW XL 2WD Reg Cab 169" WB 84" CA	\$40,540.00
OPTIONS		
99N	ENGINE: 7.3L 2V DEVCT NA PFI V8 GAS, (STD)	\$0.00
44G	TRANSMISSION: TORQSHIFT 10-SPEED AUTOMATIC, -inc: selectable drive modes: normal, tow/haul, eco and deep sand/snow (STD)	\$0.00
TGJ	TIRES: 225/70RX19.5G BSW A/P, -inc: Optional spare is 225/70Rx19.5G BSW A/P (STD)	\$0.00
Z1	OXFORD WHITE	\$0.00
—	STANDARD PAINT	\$0.00
AS	MEDIUM EARTH GRAY, HD VINYL 40/20/40 SPLIT BENCH SEAT, -inc: center armrest, cupholder, storage and driver's side manual lumbar	\$0.00
X48	4.88 AXLE RATIO, (STD)	\$0.00
90L	POWER EQUIPMENT GROUP, -inc: Deletes passenger side lock cylinder, upgraded door-trim panel, Accessory Delay, Advanced Security Pack, SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors, MyKey, owner controls feature, Power Locks, Remote Keyless Entry, Trailer Tow Mirrors w/Power Heated Glass, manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals, Power Front Side Windows, 1-touch up/down driver/passenger window	\$915.00
67B	397 AMP ALTERNATORS	\$115.00
531	TRAILER TOW PACKAGE, -inc: aftermarket trailer brake wiring kit, Trailer brake controller not included, Note: Salespersons source book or Ford RV trailer towing guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability	\$45.00
76C	EXTERIOR BACKUP ALARM (PRE-INSTALLED), -inc: Custom accessory	\$140.00
18B	PLATFORM RUNNING BOARDS	\$320.00
942	DAYTIME RUNNING LAMPS (DRL), -inc: The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) on/off cluster controllable	\$45.00
872	REAR VIEW CAMERA & PREP KIT, -inc: loose camera and wiring bundle	\$415.00
43C	110V/400W OUTLET, -inc: 1 in-dash mounted outlet	\$175.00
660A	ORDER CODE 660A	\$0.00

Please note selected options override standard equipment

SUBTOTAL	\$42,710.00
Advert/ Adjustments	\$0.00
Manufacturer Destination Charge	\$1,595.00
TOTAL PRICE	\$44,305.00
Est City: MPG	
Est Highway: MPG	
Est Highway Cruising Range: 0.00 mi	

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Standard Equipment**MECHANICAL**

Engine: 7.3L 2V DEVCT NA PFI V8 Gas
Transmission: TorqShift 10-Speed Automatic -inc: selectable drive modes: normal, tow/haul, eco and deep sand/snow
4.88 Axle Ratio
GVWR: 18,000 lbs Payload Package
50-State Emissions System
Transmission w/Oil Cooler
Rear-Wheel Drive
78-Amp/Hr 750CCA Maintenance-Free Battery w/Run Down Protection
✓ HD 240 Amp Alternator
Towing Equipment -inc: Trailer Sway Control
Trailer Wiring Harness
11290lbs. Maximum Payload
HD Shock Absorbers
Front And Rear Anti-Roll Bars
Firm Suspension
Hydraulic Power-Assist Steering
40 Gal. Fuel Tank
Single Stainless Steel Exhaust
Dual Rear Wheels
Front Suspension w/Coil Springs
Leaf Rear Suspension w/Leaf Springs
4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs and Brake Assist
Upfitter Switches

EXTERIOR

Wheels: 19.5" Argent Painted Steel
Tires: 225/70Rx19.5G BSW A/P -inc: Optional spare is 225/70Rx19.5G BSW A/P
Clearcoat Paint
Black Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks
Black Fender Flares
Black Side Windows Trim and Black Front Windshield Trim
Black Door Handles
Black Manual Side Mirrors w/Manual Folding
Manual Extendable Trailer Style Mirrors
Fixed Rear Window
Light Tinted Glass

Variable Intermittent Wipers
Aluminum Panels
Front Splash Guards
Black Grille
Front License Plate Bracket
Fully Automatic Aero-Composite Halogen Auto High-Beam Daytime Running Lights Preference Setting
Headlamps w/Delay-Off
Cab Clearance Lights

ENTERTAINMENT

Radio: AM/FM Stereo w/MP3 Player -inc: 4 speakers
Radio w/Seek-Scan
Fixed Antenna
SYNC Communications & Entertainment System -inc: enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB-C port and steering wheel audio controls

INTERIOR

4-Way Driver Seat -inc: Manual Recline and Fore/Aft Movement
4-Way Passenger Seat -inc: Manual Recline and Fore/Aft Movement
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Engine Hour Meter, Trip Odometer and Trip Computer
FordPass Connect 4G LTE WiFi Mobile Hotspot Internet Access
Manual Air Conditioning
Illuminated Locking Glove Box
Interior Trim -inc: Chrome Interior Accents
Full Cloth Headliner
Urethane Gear Shift Knob
HD Vinyl 40/20/40 Split Bench Seat -inc: center armrest, cupholder, storage and driver's side manual lumbar
Day-Night Rearview Mirror
Passenger Visor Vanity Mirror
2 12V DC Power Outlets
Front Map Lights
Fade-To-Off Interior Lighting
Full Vinyl/Rubber Floor Covering
Underhood Lights
Smart Device Remote Engine Start
Instrument Panel Covered Bin and Dashboard Storage
Manual 1st Row Windows
Systems Monitor

Trip Computer
Outside Temp Gauge
Analog Display
Manual Adjustable Front Head Restraints
Air Filtration

SAFETY

Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Dual Stage Driver And Passenger Front Airbags w/Passenger Off Switch
Safety Canopy System Curtain 1st Row Airbags
Outboard Front Lap And Shoulder Safety Belts -inc: Height Adjusters



NEW BUSINESS

Adopt Salary Schedule Modifications to Comply with Minimum Wage Requirements, Add Job Classification 05100 (City Clerk), and Adjust Job Classification 72800 (Bus Driver I Hourly)

RECOMMENDATION

- Adopt the salary schedule changes outlined below and attached to be effective with the pay period starting December 23, 2019.
- Appropriate \$5,000.00 from available General Fund reserves to cover costs not already incorporated in the Fiscal Year 2019-20 Budget.

BACKGROUND

The City is required to maintain a publicly available City Council-approved salary schedule for each position within the City. As changes to the salary schedule are needed, the revisions are brought to the City Council for approval. Proposed changes to the salary schedule are outlined below and attached for the City Council's consideration.

Minimum Wage

California Senate Bill No. 3 (SB 3), approved in April 2016, increased the minimum hourly wage in several increments through January 1, 2022 and provides for an annual adjustment every January 1st thereafter. The adjustments to minimum wage under SB 3 are as follows:

<u>Effective Date</u>	<u>Minimum Wage</u>
January 1, 2017	\$10.50/hour
January 1, 2018	\$11.00/hour
January 1, 2019	\$12.00/hour
January 1, 2020	\$13.00/hour
January 1, 2021	\$14.00/hour
January 1, 2022	\$15.00/hour

In compliance with SB 3, the City has approved an updated salary schedule each of the past three years to reflect the new minimum wage. At this time, staff is recommending adjusting the hourly rates which are below \$13.00/hour up to \$13.00/hour. The last three rounds of minimum wage increases have resulted in a compaction of hourly rates between a number of job classifications. During the upcoming budget cycle, and in preparation for future minimum wage increases, staff anticipates proposing a modified rate structure that will address the compaction issues with other hourly rated and full-time positions. Staff will work with the City Council Budget Sub-committees to review more comprehensive changes to the hourly rated positions.

In addition, a modification is proposed to consolidate job classifications 754 and 755 into job classification 745 with the starting step at \$13.00/hour. The current hourly rates for all positions start below \$13.00/hour. The positions to be consolidated into a single job classification are detailed below:

<u>Job Classification</u>	<u>Position</u>
745	Library Services Aide
754	Community Services Leader I
755	Public Works Aide Office Aide Aquatics Aide

Attached to this report are the job classifications, positions, and current and proposed hourly rates which are recommended for adjustment.

Job Classification 72800 (Bus Driver I)

The City has experienced significant difficulty recruiting for the hourly position of Bus Driver I. The City recently completed a recruitment with very little response and the selected candidate ultimately turned down the position. The current starting step of \$15.00/hour is proposed to be increased to \$17.00/hour. Staff believes this will generate greater interest in the position and ultimately lead to less turnover. The rates for each proposed step are attached to this report.

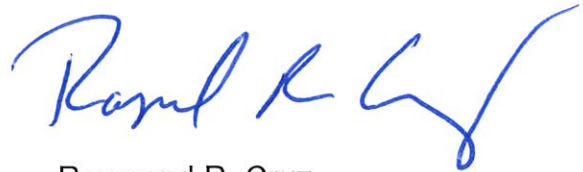
Job Classification 05100 (City Clerk)

A review of City salaries and comparison to other local agencies revealed a significant gap (approximately 27%) in the current salary for the City Clerk position. Based on the duties and function of this position, a new job classification is proposed to bring the position better in-line with comparable agencies. The proposed rates and steps are attached to this report.

FISCAL IMPACT

The budgetary impact of the minimum wage increase was taken into account when preparing the Fiscal Year (FY) 2019-20 budget and no adjustment is required. Due to vacancies in the Bus Driver I position, adequate budgetary funds are available to cover the additional cost associated with the higher hourly rates. The total additional cost associated with the Bus Driver I for FY 2019-20 will be dependent upon when the position is filled but is estimated to be less than \$7,500 per year. The additional cost associated with the City Clerk position is estimated to be approximately \$5,000 for the remainder for FY 2019-20. Staff recommends appropriating \$5,000 from the General Fund available reserves to cover

the additional cost.



Raymond R. Cruz
City Manager

Attachment:

1. Salary Schedule Detail for Affected Positions

PROPOSED SALARY SCHEDULE MODIFICATIONS

ATTACHMENT NO. 1

CLASS	POSITION(S)	CURRENT HOURLY RATES						PROPOSED HOURLY RATES					
		STEP						STEP					
		A-1	B-2	C-3	D-4	E-5	X-24	A-1	B-2	C-3	D-4	E-5	X-24
MINIMUM WAGE ADJUSTMENTS													
743	PUBLIC WORKS AIDE II	12.860	13.567	14.313	15.097	15.928		13.000	13.567	14.313	15.097	15.928	
745	LIBRARY SERVICES AIDE	12.717	13.353	14.020	14.720	15.457		13.000	13.353	14.020	14.720	15.457	
754*	COMMUNITY SERVICE LEADER I	12.664	13.298	13.963	14.661	15.395		13.000	13.353	14.020	14.720	15.457	
	PUBLIC WORKS AIDE OFFICE AIDE												
755*	AQUATICS AIDE	12.000	12.600	13.231	13.892	14.586		13.000	13.353	14.020	14.720	15.457	
798	RECREATION INSTRUCTOR						12.000						13.000
BUS DRIVER I													
728	BUS DRIVER I	15.000	15.825	16.695	17.614	18.582		17.000	17.935	18.921	19.962	21.06	

* - Job classifications 754 and 755 are proposed to be combined into job classification 745

CITY CLERK												
CLASS	STEP	CURRENT RATES					PROPOSED RATES					
		NON-PHYSICAL FITNESS			WITH PHYSICAL FITNESS		NON-PHYSICAL FITNESS			WITH PHYSICAL FITNESS		
		MONTHLY	BI-WEEKLY	HOURLY	MONTHLY	BI-WEEKLY	MONTHLY	BI-WEEKLY	HOURLY	MONTHLY	BI-WEEKLY	HOURLY
141 (OLD)	A-1	6196.087	2859.732	35.747	6527.805	3012.833	8174.123	3772.672	47.158	8,623.700	3980.169	49.752
051 (NEW)	B-2	6527.805	3012.833	37.660	6877.097	3174.045	8582.829	3961.306	49.516	9,054.885	4179.178	52.240
	C-3	6877.097	3174.045	39.676	7242.865	3342.861	9011.971	4159.371	51.992	9,507.629	4388.136	54.852
	D-4	7242.865	3342.861	41.786	7632.798	3522.830	9462.569	4367.340	54.592	9,983.010	4607.543	57.594
	E-5	7632.798	3522.830	44.035	8043.600	3712.431	9935.698	4585.707	57.321	10,482.161	4837.920	60.474



City of Santa Fe Springs

City Council Meeting

ITEM NO. 24A

December 12, 2019

PRESENTATION

Planning Department 2nd Annual Planning Month Photo Contest Winners

RECOMMENDATION

The Mayor may wish to call upon, Cuong Nguyen, Senior Planner, to assist with this presentation.

BACKGROUND

To help celebrate the month of October as National Community Planning Month, the Planning Department hosted several activities throughout the month, including the 2nd annual photo contest. The Planning Department invited everyone who live, work, or study in the City to submit a high-resolution photo capturing their favorite place or location in the City. Entries were encouraged to showcase unique perspectives which depict the vibrancy, vitality, and livability of the Santa Fe Springs community.

The contest began on September 16th and ended on November 8th. Staff reviewed all entries and identified photos that met all rules and submittal requirements (i.e. submission agreement and photo release forms). Thereafter, at the adjourned Planning Commission meeting on November 19, 2019, the Planning Commission collectively selected the 1st, 2nd and 3rd place winners.

Similar to last year, the winner of this year's photo contest will receive a \$100 cash prize, as well as, a feature in an upcoming City quarterly newsletter. As the runner ups, the second and third place winners will each receive a cash prize of \$50. It should be noted that the cash prizes were generously donated by the Director of Planning, Wayne Morrell and Code Enforcement Officer, Luis Collazo.

Raymond R. Cruz
City Manager

Attachment:

Photo submitted by the first, second, and third place winners.

**2019 PHOTO CONTEST
WINNER**



Photographer: Johnny Benavidez

2019 PHOTO CONTEST 2ND PLACE



Photographer: Laura Thress



2019 PHOTO CONTEST
3RD PLACE

Photographer: Margaret Soto



City of Santa Fe Springs

City Council Meeting

ITEM NO. 25A

December 12, 2019

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Beautification	1	Mora
Beautification	3	Rounds
Beautification	4	Rodriguez
Beautification	2	Zamora
Beautification	3	Trujillo
Family & Human Services	1	Mora
Family & Human Services	1	Rodriguez
Heritage Arts	1	Mora
Historical	3	Mora
Historical	3	Rodriguez
Historical	2	Zamora
Historical	1	Rounds
Historical	3	Trujillo
Parks & Recreation	1	Mora
Parks & Recreation	3	Zamora
Parks & Recreation	2	Trujillo
Senior	3	Mora
Senior	1	Zamora
Senior	1	Rodriguez
Senior	4	Trujillo
Sister City	1	Mora
Sister City	3	Rodriguez
Sister City	3	Zamora
Sister City	2	Rounds
Sister City	2	Trujillo
Youth Leadership Committee	1	Rounds
Youth Leadership Committee	1	Rodriguez

Applications Received: None

Recent Actions: Removals: AJ Hayes (Beautification), Adrian Romero (Parks & Rec). Appointments: Kayla Perez (Parks & Rec), Gabriel Romero (YLC), and Elizabeth Ford to (Parks & Rec).


Raymond R. Cruz
City Manager

Attachment(s):

1. Prospective Members
2. Committee Lists

Report Submitted by: Janet Martinez
City Clerk

Date of Report: December 4, 2019

Prospective Members for Various Committees/Commissions

Beautification

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 Residents appointed by City Council

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Mora	Juliet Ray	(20)
	Guadalupe Placencia	(21)
	Vacant	(20)
	Eileen Ridge	(21)
	Jeannie Hale	(21)
Zamora	Annette Ramirez	(20)
	Charlotte Zevallos	(20)
	Doris Yarwood	(20)
	Vacant	(21)
	Vacant	(21)
Rounds	Vacant	(20)
	Jeanette Lizaraga	(20)
	Mary Arias	(21)
	Vacant	(21)
	Vacant	(21)
Rodriguez	Manny Zevallos	(20)
	Vacant	(20)
	Vacant	(21)
	Vacant	(21)
	Vacant	(21)
Trujillo	Jacqueline Martinez	(20)
	Vacant	(20)
	Vacant	(21)
	Vacant	(21)
	Kay Gomez	(20)

**Indicates person currently serves on three committees*

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jun., 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
Mora	Martha Villanueva	(20)
	Vacant	(20)
	Miriam Herrera	(21)
Zamora	Gaby Garcia	(20)
	Tina Delgado	(21)
	Gilbert Aguirre	(21)
Rounds	Dolores Duran	(20)
	Janie Aguirre	(21)
	Peggy Radoumis	(21)
Rodriguez	Vacant	(20)
	Elena Lopez	(20)
	Hilda Zamora	(21)
Trujillo	Dolores H. Romero*	(20)
	Laurie Rios	(20)
	Bonnie Fox	(21)

Organizational Representatives: Nancy Stowe
(Up to 5) Evelyn Castro-Guillen
Elvia Torres
(SPIRITT Family Services)

**Indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Gus Velasco Neighborhood Center Room 1

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

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Mora	Vacant	6/30/2021
Zamora	Larry Oblea	6/30/2020
Rounds	Richard Moore	6/30/2021
Rodriguez	Francis Carbajal	6/30/2021
Trujillo	Laurie Rios	6/30/2021

Committee Representatives

Beautification Committee	Jacqueline Martinez	6/30/2019
Historical Committee	Sally Gaitan	6/30/2019
Planning Commission	Gabriel Jimenez	6/30/2019
Chamber of Commerce	Debbie Baker	6/30/2019

Council/Staff Representatives

Council Liaison	Bill Rounds
Council Alternate	Vacant
City Manager	Ray Cruz
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
Mora	Vacant	(20)
	Tony Reyes	(20)
	Vacant	(21)
	Vacant	(21)
Zamora	Francis Carbajal	(21)
	Vacant	(21)
	Vacant	(20)
	Larry Oblea	(20)
Rounds	Linda Vallejo	(20)
	Adrienne Matte	(20)
	Mark Scoggins*	(21)
	Vacant	(21)
Rodriguez	Vacant	(20)
	Vacant	(21)
	Vacant	(20)
	Sally Gaitan	(21)
Trujillo	Vacant	(20)
	Vacant	(20)
	Merrie Hathaway	(21)
	Vacant	(21)

**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
Mora	Joe Avila	(20)
	Vacant	(21)
	William Logan	(21)
	Ralph Aranda	(21)
	Kurt Hamra	(21)
Zamora	Michael Givens	(20)
	Vacant	(20)
	Frank Aguayo, Sr.	(20)
	Vacant	(21)
	Vacant	(21)
Rounds	Kenneth Arnold	(20)
	Mary Anderson	(20)
	Jeannette Lizarraga	(20)
	Tim Arnold	(21)
	Mark Scoggins*	(21)
Rodriguez	Kayla Perez	(20)
	Priscilla Rodriguez	(20)
	Lisa Garcia	(21)
	Sylvia Perez	(20)
	David Diaz-Infante	(21)
Trujillo	Dolores Romero	(21)
	Andrea Lopez	(20)
	Elizabeth Ford	(21)
	Vacant	(21)
	Vacant	(20)

**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	6/30/2019
	Ron Biggs	6/30/2019
Personnel Advisory Board	Neal Welland	6/30/2020
Firemen's Association	Jim De Silva	6/30/2019
Employees' Association	Johnny Hernandez	6/30/2020

PLANNING COMMISSION

updated 10/17/17

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

Mora

Ken Arnold

Rounds

Ralph Aranda

Rodriguez

Francis Carbajal

Trujillo

Frank Ybarra

Zamora

Gabriel Jimenez

SENIOR ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jun., 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
Mora	Paul Nakamura	(20)
	Astrid Shesterkin	(21)
	Vacant	(21)
	Vacant	(20)
	Vacant	(20)
Zamora	Dolores Duran	(20)
	Elena Lopez Armendariz	(20)
	Josefina Lara	(20)
	Amelia Acosta	(21)
	Vacant	(21)
Rounds	Sally Gaitan	(20)
	Bonnie Fox	(20)
	Gilbert Aguirre	(21)
	Lorena Huitron	(21)
	Janie Aguirre	(21)
Rodriguez	Yoko Nakamura	(20)
	Linda Vallejo	(20)
	Hilda Zamora	(21)
	Martha Villanueva	(20)
	Vacant	(20)
Trujillo	Eduardo Duran	(20)
	Vacant	(20)
	Vacant	(21)
	Vacant	(21)
	Vacant	(21)

**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
Mora	Martha Villanueva	(20)
	Vacant	(20)
	Laurie Rios	(21)
	Peggy Radoumis	(21)
	Francis Carbajal	(21)
Zamora	Charlotte Zevallos	(20)
	Vacant	(20)
	Vacant	(21)
	Doris Yarwood	(21)
	Vacant	(21)
Rounds	Manny Zevallos	(20)
	Susan Johnston	(20)
	Jacqueline Martinez	(20)
	Vacant	(20)
	Vacant	(21)
Rodriguez	Jeannette Wolfe	(20)
	Kayla Perez	(20)
	Vacant	(21)
	Vacant	(21)
	Vacant	(21)
Trujillo	Beverly Radoumis	(20)
	Andrea Lopez	(20)
	Vacant	(21)
	Marcella Obregon	(21)
	Vacant	(21)

**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

Mora

Bryan Collins

Rounds

Johana Coca

Rodriguez

Felix Miranda

Trujillo

Linda Vallejo

Zamora

Nancy Romo

*Albert Hayes removed on 7/19/17

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
Mora	Kharisma Ruiz	(20)
	Destiny Cornejo	(21)
	Zachary Varela	(20)
	Jazmine A. Duque	(21)
Zamora	Joseph Casillas	(20)
	Savanna Aguayo	(21)
	Valerie Melendez	(21)
	Christian Zamora	(21)
Rounds	Abraham Walters	(21)
	Aaron D. Doss	(21)
	Gabriel Romero	(20)
	Vacant	
Rodriguez	Angel M. Corona	(21)
	Jasmine Rodriguez	(21)
	Vacant	
	Jennifer Centeno Tobar	(21)
Trujillo	Bernardo Landin	(20)
	Isaac Aguilar	(21)
	Andrew Bojorquez	(20)
	Alan Avalos	(21)