NOTICE AND CALL OF SPECIAL MEETING OF THE SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING SUCCESSOR SUCCESSOR AGENCY, AND CITY COUNCIL

TO THE MEMBERS OF THE SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING SUCCESSOR, SUCCESSOR AGENCY CITY COUNCIL AND TO THE CITY CLERK:

NOTICE IS HEREBY GIVEN that a Special Meeting of the Santa Fe Springs PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING SUCCESSOR, SUCCESSOR AGENCY, AND CITY COUNCIL is hereby called to be held on

Thursday, January 30, 2014
at 4:30 p.m.

Council Chamber at City Hall,
11710 E. Telegraph Road, Santa Fe Springs, California, 90670

Juanita Trujillo, Mayor
City of Santa Fe Springs, California

1/23/14
Date

AGENDA

SPECIAL MEETING
OF THE SANTA FE SPRINGS
PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING SUCCESSOR SUCCESSOR AGENCY, AND CITY COUNCIL

Thursday, January 30, 2014
4:30 p.m.

Council Chamber at City Hall,
11710 E. Telegraph Road,
Santa Fe Springs, California, 90670

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

Public Comment: *The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. City Council will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. City Council will hear public comment on matters not listed on the agenda during the Oral Communications period.*
Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

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

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

1. **CALL TO ORDER**

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

STUDY SESSION

3. Water Quality Protection Program (WQPP)

This report is for information purposes only and does not require any action from the Water Utility Authority.

PUBLIC FINANCING 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 Public Financing Authority.

Approval of Minutes

A. Minutes of the December 12, 2013 Adjourned Public Financing Authority Meeting

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

Monthly Report

B. Monthly Report on the Status of Debt Instruments Issued through the Public Financing Authority

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

WATER UTILITY AUTHORITY

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 Water Utility Authority.

Approval of Minutes

A. Minutes of the December 12, 2013 Adjourned Water Utility Authority Meeting

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

Monthly Reports

B. Status Update of Water-Related Capital Improvement Projects

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

C. Monthly Report on the Status of Debt Instruments Issued through the Water Utility Authority

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

NEW BUSINESS

6. Test Pumping of Water Well No. 12 – Award of Contract

Recommendation: That the Water Utility Authority authorize the Director of Public Works to award a contract for Test Pumping Water Well No. 12 to General Pump Company of San Dimas, California in the amount of $46,988.00.

HOUSING SUCCESSOR

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

SUCCESSOR AGENCY

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

CITY COUNCIL

7. **CITY MANAGER REPORT**

8. **CONSENT AGENDA**

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

Approval Minutes

A. Minutes of the December 12, 2013 Regular City Council Meeting
Recommendation: That the City Council approve the minutes as submitted.

B. Minutes of the December 19, 2013 Adjourned City Council Meeting
Recommendation: That the City Council approve the minutes as submitted.

PUBLIC HEARING

9. Resolution No. 9432 – Approving and Adopting the City of Santa Fe Springs 2014-2021 Housing Element Update to the City's General Plan

Recommendation: That the City Council: 1). Open the Public Hearing to hear and consider the comments of persons speaking in regards to the City of Santa Fe Springs 2014-2021 Housing Element (with revisions) update of the General Plan; 2). Approve and adopt the 2014-2021 Housing Element (with revisions) update of the General Plan; and, 3). Adopt Resolution No. 9432, approving and adopting the 2014-2021 Housing Element (with revisions) update of the General Plan.

NEW BUSINESS

10. Declaration of Surplus Furniture and Equipment and Authorization of Donation to Community Organizations and Disposition of Remaining Items by Way of Public Auction

Recommendation: That the City Council: 1). Declare the furniture and equipment surplus as detailed in exhibit "A"; 2). Authorize the donation of surplus furniture and equipment to community organizations; and 3). Authorize the disposition of any remaining furniture and equipment by way of public auction.

11. Citywide Street and Parking Lot Sweeping Services – Award of Contract

Recommendation: That the City Council: 1). Award a contract to Nationwide Environmental Services, division of Joe's Sweeping, Inc. ("Nationwide") to provide Citywide Street and Parking Lot Sweeping Services; and 2). Authorize the Mayor to execute a Professional Services Agreement with Nationwide of Norwalk, California to provide Citywide Street and Parking Lot Sweeping Services for a fixed monthly fee of $10,600.00 and for a term beginning the effective date of the Agreement and ending June 30, 2017.

12. Citywide Graffiti Removal Services – Award of Contract

Recommendation: That the City Council: 1). Award a contract to American Sweeping Services to provide Citywide Graffiti Removal Services; and 2). Authorize the Mayor to execute a Professional Services Agreement with American Sweeping Services of Santa Fe Springs, California to provide Citywide Graffiti Removal Services.

13. I-5 Pre-Construction Mitigation Phase II – Telegraph Road, Orr & Day Road, Pioneer Boulevard and Florence Avenue "Resurfacing & Reconstruction" - Approval of Contract Change Order No. 1

Recommendation: That the City Council: 1). Approve Contract Change Order No. 1 in the amount of $91,329.72; and 2). Authorize the Director of Public Works to execute Contract Change Order No. 1.

14. Interstate 5 Water Main Relocation for the Carmenita Road Segment – Project Acceptance

Recommendation: That the City Council accept the Interstate 5 Water Main Relocation for the Carmenita Road Segment as complete.

15. Corrected Grant Deed for Property Located at 13939 Borate Street – Authorization to Execute

Recommendation: That the City Council authorize the City Manager to execute a Corrected Grant Deed conveying title to the property at 13939 Borate Street, Santa Fe Springs, back to Hospira, Inc.

16. Valley View Avenue Grade Separation Project – Status Update
This presentation is for information purposes only and does not require any action from the Council.

17. Fire-Rescue's Response Time Study after Re-opening Station Two and Engine 82
This presentation is for information purposes only and does not require any action from the Council.

18. Assembly Bill 109 Update
This presentation is for information purposes only and does not require any action from the Council.

Please note: ***Item Nos. 19 - 29 will commence in the 7:00 p.m. hour.***

19. **INVOCATION**

20. **PLEDGE OF ALLEGIANCE**

INTRODUCTIONS

21. Representatives from the Chamber of Commerce

22. Representatives from the Youth Leadership Committee

23. **ANNOUNCEMENTS**

PRESENTATIONS

24. 2013 Neighborly Elf Christmas Basket Program – Recognition of Donors and Volunteers

25. 2013 Holiday Home Decorating Contest Winners

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

26. Committee Appointments

27. ORAL COMMUNICATIONS

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

28. EXECUTIVE TEAM REPORTS

29. 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.

Anita Jimenez, CMC
Deputy City Clerk

January 23, 2014
Date

WATER STUDY SESSION

Water Quality Protection Program (WQPP)

RECOMMENDATION

This report is for information purposes only and does not require any action from the Water Utility Authority.

BACKGROUND

In the 1940's–1950's several businesses in the San Gabriel Valley were extensively using Volatile Organic Compounds (VOCs) (paints, solvents, degreasers, and in-metal cleaning processes) in daily operations. The VOCs included Trichloroethylene (TCE) and Tetrachloroethylene (PCE). Many of the businesses ended up with excess amounts of chemicals that were stored in drums on their property. Over time the storage drums developed leaks and also were illegally dumped onto surrounding grounds as a way to dispose of the excess chemicals. This allowed the VOCs to penetrate the soil and rapidly percolate into the groundwater supply. As a result of the VOCs in the groundwater system, approximately 25% of all the wells in the San Gabriel Valley are now contaminated. The groundwater within the San Gabriel Valley is referred to as the Main Basin and groundwater from the Main Basin naturally flows underground to the Central Basin via Whittier Narrows. Santa Fe Springs obtains its groundwater from the Central Basin. Many of the contaminated wells in the San Gabriel Valley currently utilize well head treatment system to eliminate VOCs prior to delivering water into the distribution system.

The Environmental Protection Agency (EPA) discovered the ground water contamination problem and rapid migration of the contamination in the San Gabriel Valley and declared the area a superfund site. This prompted the EPA to provide a quick solution to the migrating contamination and the result was to design and build the Whittier Narrows Operable Unit (WNOU). In 2002 the EPA completed construction of a groundwater extraction and treatment system in order to protect the drinking water resources in Whittier Narrows and the adjacent portion of the Central Basin from contamination emanating from the Main Basin. EPA's existing facilities include a treatment plant, extraction wells, monitoring wells, and pipelines. The facilities are located between the Whittier Narrows Dam to the South, the Pomona Freeway to the North, the Rio Hondo grounds to the West, and the San Gabriel River to the East. The WNOU was originally operated by the City of Whittier from 2002 to 2013 and current operations of the WNOU are under the San Gabriel Valley Water District.

Prior to the WNOU going online the EPA determined that the leading edge of the Main Basin contamination had traveled past the WNOU extraction wells and was heading towards the Central Basin via Whittier Narrows. The migration of the

contaminants is accomplished by the natural flow within the aquifers from the upper San Gabriel Valley Main Basin to the Central Basin. In order to protect the quality of ground water in the Central Basin, a Federal grant was provided to design and construct the Water Quality Protection Program (WQPP) facilities. The Grant was obtained under the leadership of Grace Napolitano and received by the Central Basin Municipal Water District to design and build the WQPP facilities to protect Groundwater in Central Basin.

WQPP began operations in December 2004 in accordance to the terms of Agreement No. C1168 (Exhibit A). The facilities are owned by Central Basin Municipal Water District (Central Basin) and operated under contract by the City of Whittier. The purpose of the WQPP is to safeguard the groundwater in the Central Basin from contaminants migrating from the Upper San Gabriel Basin by acting as a second line of defense to the Whittier Narrows Operational Unit (WNOU).

The WQPP consists of two wells that can produce on the average 2,000-3,000 gallons per minute. The original plant design pumps water into a set of primary pressure vessels with Granular Activated Carbon (GAC) as the media. The GAC removes the VOCs from the water meeting Public Health requirements. The plant was designed with redundant pressure vessels to ensure that the VOCs were being removed. The water is then treated with Sodium Hypochlorite (liquid Chlorine) for disinfectant purposes. The finished water then leaves the plant and is stored in the City of Whittier's 600,000 gallon clear well. WQPP water is blended with all water produced by the City of Whittier and then pumped up to the Whittier hills storage facilities for delivery. The winter blend is estimated at 20% WQPP water to 80% City of Whittier water, while the summer blend is estimated at 12.5% WQPP water to 87.5% City of Whittier water. The water is then distributed throughout the Whittier water system. The City of Santa Fe Springs receives water from the City of Whittier through the Whittier Connection at Chetle Avenue and Rivera Road. On an annual basis, the City receives 1,800 – 2,000 acre feet per year of water from the Whittier Connection.

WQPP operations are governed by the operational permit granted by the Department of Public Health (DOPH). The DOPH permit is based on the plant utilizing GAC to remove all VOCs and the treated discharge water of the plant must register a Non Detect (ND) on all sampled VOCs. At times trace amounts of VOCs enter the plant in the range of 1-2 Parts per Billion (PPB) and the resulting treated discharge water is ND. The treated discharge water then enters the City of Whittier's clear well. The current Maximum Contaminant Level (MCL) for the VOCs, TCE and PCE is 5.0 PPB.

WQPP facility construction and operations were envisioned to be funded entirely by the federal government via the Bureau of Reclamation and was to last a period of ten years. Construction funding fell far short of what was needed and as a result, annual operations could only be funded for three years. In June of

2007, the City of Santa Fe Springs, Pico Rivera, Whittier, and Central Basin developed an MOU to keep the WQPP in operation covering the annual operation and maintenance (O&M) costs by increasing the O&M costs from forty ($40) dollars an acre foot to two hundred and fifty dollars ($250) per acre foot of water utilized by each agency.

From Santa Fe Springs a minimum of nineteen hundred acre feet (1,900 ac-ft) of potable water will be extracted as ground water consumption at an amount of five hundred eighteen dollars ($518) per metered acre foot as compared to purchasing surface water from the Metropolitan Water District (MWD) at a rate of one thousand thirty eight dollars ($1,038) per acre foot.

For 2014, the WQPP will be governed by the Amendment No. 8 to the MOU between the Central Basin Municipal Water District, the City of Whittier, the City of Pico Rivera, and, should the City Council decide to approve, the City of Santa Fe Springs. The Amendment No. 8 will terminate on December 31, 2014. However, any party of the MOU that wishes to withdraw may do so at any time by providing a thirty day written notice. This year, an engineering report will be developed by a consultant that will examine the operation, and sustainability of the WQPP. The analysis will include the cost and benefits of continuing to have the operation managed by the Central Basin Municipal Water District, feasibility of dividing the WQPP system into components and transferring operation and ownership to individual agencies, and overall impacts if the program was to be terminated.

Staff anticipates bringing Amendment No. 8 to the next Water Utility Meeting for review and consideration. Because of the complexity and sensitivity of the issues outlined above, a Study Session has been scheduled to allow for more in-depth review prior to the item coming to the Council for its consideration.

For Thaddeus McCormack

Thaddeus McCormack
Executive Director

Attachments:
1. Agreement No. C1168 - Exhibit A
2. MOU June 25, 2007 – Exhibit B

EXHIBIT A

AGREEMENT NO. C1168
between
CENTRAL BASIN MUNICIPAL WATER DISTRICT
and
THE CITY OF SANTA FE SPRINGS
for the
CENTRAL BASIN WATER QUALITY
PROTECTION PLAN

As of November 20, 2001, the CENTRAL BASIN MUNICIPAL WATER DISTRICT, herein "District," and CITY OF SANTA FE SPRINGS, herein "Producer," agree as follows:

Section 1. PURPOSE.

Beginning in the 1940's, hundreds of businesses in the San Gabriel Valley used large quantities of volatile organic compounds ("VOCs"), such as carbon tetrachloride, PCE, TCE, and other chemicals for degreasing, metal cleaning, and other purposes. These chemicals were released through the ground by a combination of on-site disposal, careless handling, leaking tanks and pipes and other means. These releases resulted in a large amount of contamination to the groundwater basin underlying the San Gabriel Valley. Consequently, during the past fifteen years, more than one-quarter of the water supply wells in the San Gabriel Valley have been found to be contaminated.

Groundwater in the Main San Gabriel Basin flows into the Central Basin near the Whittier Narrows. District and Producer are concerned about this VOC contamination spreading into the Central Basin and contaminating wells therein. The purpose of this agreement is to allow District to intercept contaminated water, treat that water to remove all VOCs and then deliver the treated water to Producer.

Section 2. DEFINITIONS FOR PURPOSES OF THIS AGREEMENT.

The following terms are defined for purposes of this Agreement:

(a) "Water rights" means those rights to pump water from the Central Basin set forth in the Judgment rendered in *Central and West Basin Water Replenishment District v. Charles E. Adams, et al.,* Los Angeles Superior Court Case No. 786656.

(b) "Implementation plan" means the Preliminary Design Report prepared by CH2Mhill January 2001.

(c) "Project Water" means groundwater that will be treated for VOC contamination by the project proposed in this agreement and delivered to Producer as potable water.

(d) "District" means Central Basin Municipal Water District.

(e) "PCE" means perchloroethylene.

(f) "TCE" means trichloroethylene.

(g) " Producer" means City of Santa Fe Springs

Section 3. TERM.

This agreement shall be effective as of the date first above written and, unless earlier terminated as set forth in Section 17 herein, shall remain effective for a period of ten (10) years from such date, or until such earlier time as the remediation is complete as determined by the District. If the District does not determine remediation is complete within ten (10) years, this agreement may be renewed for such subsequent period as the parties may mutually agree.

Section 4. DESIGN, CONSTRUCTION AND OPERATION.

District will be responsible for: cost, administration and implementation of design and construction of treatment facilities, extraction wells, distribution pipelines and appurtenances; and operation and maintenance of treatment facilities, extraction wells, distribution pipelines and appurtenances. District shall engage in a competitive bid process in connection with the award of any contracts for such design, construction, operation and maintenance functions. District shall decide questions, which may arise as to the quality or acceptability of work, performed in designing and constructing all treatment facilities, and as to the manner of performance and rate in progress of the work.

Subject to the competitive bid requirement set forth in the foregoing paragraph, District may enter into an agreement with a reputable and responsible operator for the operation of the treatment facilities, extraction wells and distribution pipelines. The

treatment facilities may be air stripping or granular activated carbon to remove VOCs from the groundwater.

Section 5. WATER RIGHTS.

(a) The Producer shall convey to the District, at no cost to the District, the amount of Producer's water pumping rights set forth on Exhibit A hereto, to facilitate the program. Said conveyance of Producer's water pumping rights, shall not include any storage rights that Producer may have that is attributable to said water pumping rights. The District shall pump the conveyed rights and treat the pumped water at the District's facilities, and redistribute the treated water to Producer, at its cost and expense and at no cost to Producer, except as set forth in Section 9, below. District will provide usage data to Producer and Producer shall report the amounts pumped pursuant to this program to the Central Basin Watermaster. Producer shall be responsible for payment of any taxes or assessments imposed by reason of such amounts pumped. District will notify Producer seven (7) days in advance of scheduled outages. District shall notify Producer immediately of any unscheduled outages, and provide Producer at least two (2) hours to reconfigure the operation of its system before Project Water delivery to Producer is terminated.

(b) The quantities of water delivered to Producer by District shall be determined by measurements taken by meter(s) installed at the points of delivery to Producer. The meter(s) shall be maintained and calibrated by District in accordance with AWWA standards and shall be tested and calibrated at least annually. The results of such calibrations shall be furnished to Producer.

If inaccuracies in the meter(s) result in a shortfall of water delivered from District's facilities, District is responsible for making up the shortfall in the following calendar year. If meter inaccuracies result in District delivering more water to Producer than required by this agreement, the pumping rights conveyed under subdivision (a) shall be adjusted accordingly in the then current water year.

(c) District will ensure that Producer will not incur a growth charge as a result of increasing its commitment to the Project by 600 Acre-feet per year when Producer resumes importing from MWD at the end of the Project.

Section 6. PRODUCER OBLIGATIONS.

Producer shall take an amount of Project Water as set forth in Exhibit A attached hereto. If District is unable for any reason to deliver Project Water per Exhibit A to Producer, Producer can pump from its wells to make up the deficiency created by District's inability to deliver Project Water and Producer shall receive from District a prorated portion of the water rights transferred under Section 5(a), above, based on thirty (30) day months at the respective amounts for the months specified in Paragraph 1(a) of Exhibit A hereto, including any increased deliveries thereunder.

Section 7. DISTRIBUTION.

Distribution of the treated water to Producer shall be as set forth in Exhibit A attached hereto. District shall be responsible for the design, construction and operation of the distribution system and shall pay all costs incurred in relation thereto. The point(s) of delivery and delivery conditions for delivery of Project Water to Producer shall be as set forth in Exhibit A hereto.

Section 8. WATER EXCHANGE AGREEMENT.

Producer shall notify District of water exchange agreements to accommodate participation in the program.

Section 9. PRICE.

The initial cost of Project Water, including the costs of pumping, treating and delivery of such water to the point(s) of delivery set forth on Exhibit A, will be $40.00 per acre-foot. At its first meeting in June of each year, District's Board of Directors will adjust the rate for Project Water, with such adjustment to become effective July 1 each year. Rate changes shall reflect actual changes in the costs of pumping only, but shall not exceed the change in the Los Angeles-Riverside-Orange County Consumer Price Index for All-Urban Consumers (CPI-U) (1982-84 base) for the most recent twelve (12) months. District shall invoice Producer on a monthly basis for Project Water delivered in the prior month and Producer shall pay such invoices within thirty (30) days of the date of the invoice.

Section 10. WATER QUALITY.

(a) Project Water delivered by District pursuant to this program will meet all applicable state and federal drinking water requirements and water quality standards, and failure to provide such water shall be grounds for termination by Producer pursuant to Section 17, below. TCE and PCE will be treated to non-detect (ND). ND is 0.05 micrograms per liter or less. Project Water delivered to Producer shall be chlorinated in accordance with written instructions provided by Producer to conform to the disinfection requirements of Producer's distribution system.

(b) If a different contaminant appears in the water pumped to District's treatment facilities, District may suspend this program indefinitely to evaluate treatment options for the new contaminant. District shall promptly notify Producer in writing of such suspension and the expected duration of the suspension. During such suspension, Producer may utilize a prorated portion of the water rights transferred under Section 5(a), above, based on thirty (30) day months at the respective amounts for the months specified in Paragraph 1(a) of Exhibit A hereto, including any increased deliveries thereunder.

Section 11. PERMITS.

If necessary, Producer shall seek amendment to its Department of Health Services Operations Permit to facilitate implementation of this program. District shall provide Producer with technical support needed to assist in amending Producer's permit. District shall prepare and submit all other permits and environmental documentation for the project. Producer agrees to assist District in this effort.

Section 12. CEQA/NEPA.

District shall be considered the lead agency for CEQA documentation and the Army Corps of Engineers shall be considered the lead agency for NEPA documentation.

Section 13. MUTUAL INDEMNIFICATION.

Each party to this agreement agrees to defend, indemnify and hold harmless the other party and their governing bodies, officers, employees and agents from and against any loss, injury, liability or damages to proportionate extent thereof, arising from any

omissions or negligent acts of any party's employees, agents or subcontractors, arising out of the design, construction and operation of the project; provided, however, that Producer shall in no way be liable, and shall be fully indemnified by District, for any loss, injury, liability or damages resulting from the quality of water supplied to Producer through the project.

Section 14. DEFAULT.

(a) Should Producer fail to meet its obligations in this agreement, the District shall mail to Producer a notice specifying such failure and demanding correction within thirty days of the date of the notice. Unless the default is cured, the District may, in addition to any other remedies, terminate this agreement by providing written notice of termination pursuant to Section 17, below.

(b) District shall be compensated for services provided and costs incurred as of the termination. To the extent of its proportionate participation in the project, Producer shall reimburse District for the prorated amount of any fixed costs incurred by District to distribute Project Water to Producer as defined in Section 9 of this agreement. District shall cooperate with Producer to mitigate damages by approving the assignment of this agreement to another party using groundwater in the vicinity.

Section 15. ASSIGNMENT.

Producer shall not assign this agreement in whole or in part to any other person, company or entity without first obtaining the prior written consent of District to do so, which consent shall not be unreasonably withheld by District.

Section 16. NOTICES.

Any notices hereunder shall be deemed sufficient if given by one party to the other party in writing and delivered in person or deposited in the United States mail in a sealed envelope, certified and with postage charges prepaid, addressed as follows:

If to District:

Central Basin Municipal Water District
Attention Darryl G. Miller, General Manager
17140 South Avalon Blvd., Suite 210
Carson, CA 90746

If to Producer:

City of Santa Fe Springs
Attention John Price, Director of Public Works
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679

Section 17. TERMINATION.

(a) District can terminate this agreement upon sixty (60) days prior written notice due to failure to receive Federal funding, the presence of untreatable contaminants or other circumstances that render the District unable to fulfill its obligations under this agreement.

(b) Producer may terminate this agreement after written notice and opportunity to cure in the following instances:

(1) Failure by District to provide Project Water meeting the water quality standards set forth in Section 10, above, after receipt of five (5) days' written notice from Producer and opportunity to cure; provided, however, that Producer need only given such notice and opportunity to cure for the first two instances where the Project Water fails to meet the applicable water quality standards, after which Producer may terminate this Agreement on twenty-four (24) hours' written notice.

(2) Subject to the situations described in Sections 5(b) and 10(b), above, failure by District to provide the quantities of Project Water as set forth Exhibit A hereto, after thirty (30) days from the date of written notice from Producer and District has not in that time developed a remedy acceptable to Producer in its reasonable discretion to resolve the shortfall in Project Water.

(3) Any other material breach of this agreement by District and failure to cure such breach within thirty (30) days' written notice from Producer.

(c) In the event Producer terminates this agreement under subdivision (b), above, Producer shall regain for the then current water year the prorated portion of its pumping rights for that year based on thirty (30) day months at the respective amounts

for the months specified in Paragraph 1(a) of Exhibit A hereto, including any increased deliveries thereunder.

Section 18. ATTORNEY FEES.

Should any party hereto bring or defend a lawsuit to enforce any provision hereof, or assert any provision in defense of a lawsuit brought by the other party and prevail therein, or should any litigation be commenced between the parties hereto concerning or involving this agreement, the prevailing party shall be entitled to recover from the other party its reasonable attorneys' fees and costs incurred in such litigation.

Section 19. ENTIRE AGREEMENT.

This agreement and its exhibits identified herein contain the entire agreement between the parties with respect to the subject matter hereof, and any agreements or representations respecting the subject matter hereof or the duties of either party in relation thereto, which agreements or representations are not expressly set forth in this agreement, are null and void. The parties hereto represent and warrant, each to the other, that they have relied on no statements, representations or agreements by or with the other or agencies thereof, other than as contained herein.

Section 20. CALIFORNIA LAW.

This agreement shall be construed in accordance with and governed by the laws of the State of California.

Section 21. ACTS OF GOD.

Should any of the facilities constructed by the District experience damage determined to have been proximately caused by earthquakes in excess of a magnitude of 3.5 on the Richter Scale, flood, fire, tidal wave, or any other natural disaster, then this agreement may be terminated without any liability to District.

Section 22. INSURANCE.

District will employ contractors to design, construct and operate the proposed facilities. Each contractor used by District in this project shall provide District with general liability insurance, business automobile liability insurance, professional liability insurance (if applicable for any design work) and workers' compensation insurance in compliance with California law. District will ensure that each contractor it hires to design, construct and operate the project shall name District and each Producer as an additional insured on its policy(ies).

District shall also obtain environmental liability insurance in the amount of $1,000,000 per occurrence for bodily injury, personal injury and property damage arising out of the delivery of Project Water, and shall name Producer as additional insured.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed on the date first written above.

APPROVED:
CENTRAL BASIN MUNICIPAL
WATER DISTRICT

By: _____
Daryl Miller, General Manager

ATTEST:

By: _____
_____ Secretary

APPROVED AS TO FORM:

By: _____
Lemieux and O'Neill, District Counsel
for Central Basin Municipal Water District

APPROVED:
CITY OF SANTA FE SPRINGS

By: _____
John Price, Director of Public Works

ATTEST:

By: _____

APPROVED AS TO FORM:

By: _____
Steve Skolnik, City Attorney

EXHIBIT A
CENTRAL BASIN MUNICIPAL WATER DISTRICT
WATER QUALITY PROTECTION PLAN AGREEMENT

1. Quantity of Water to be Delivered; Transfer of Water Pumping Rights.

   (a) For each water year that the agreement is in effect, Producer shall convey to the District pursuant to Section 5(a) of the agreement the base amount (the "Base Amount") of 1800 acre-feet of water rights per water year. The Base Amount is calculated by Producer's anticipated needs for Project Water at an average rate of 150 acre-feet per month for each month of the water year.

   (b) District shall produce and deliver to Producer Project Water conforming to the Base Amount described in subdivision (a), above. The parties agree that the Base Amount is based on the Producer's estimated needs and if Producer's actual demand for Project Water increases it may notify District of the need for such additional Project Water and shall transfer (as memorialized by appropriate written documentation) to District such additional water rights as are needed to accomplish the additional pumping by District to meet Producer's increased needs, subject to Producer representing and warranting that it is entitled to transfer such additional water rights. Producer shall provide at least seven (7) days' written notice to District of such increased need.

   (c) In the event the agreement is terminated at any time prior to its expiration, District shall reconvey to Producer the unused water rights for the then current water year. The amount of such rights to be reconveyed shall be determined on the basis of a thirty (30) day month in accordance with the monthly amounts set forth in subdivision (a), above and including any additional deliveries requested by Producer thereunder.

2. Delivery Point and Hydraulic Grade Line.

The point of delivery from the District's treatment facilities to the Producer's distribution system shall be at Producer's interconnection with the City of Whittier at Chetle Avenue and Rivera Road. The wheeling charges with the City of Whittier shall be borne by Central Basin. The hydraulic grade line of the Project Water delivered to Producer at the aforementioned point of delivery shall be at a minimum of 65 psi. Pressure regulation shall also be provided by District at the point of delivery of the Project Water to allow adjustment of the delivered water pressure to match the requirements of Producer's distribution system. The parties may add additional delivery points if they mutually agree with respect to the location of such facilities.

EXHIBIT B

Memorandum of Understanding (MOU)
Among
the Central Basin Municipal Water District, City of Whittier, City of Pico Rivera, and City of Santa Fe Springs
Regarding the Re-Commissioning of the Water Quality Protection Plan

As of June 25, 2007, the Central Basin Municipal Water District (hereinafter "CBMWD"), City of Whittier (hereinafter "Whittier"), City of Pico Rivera (hereinafter "Pico Rivera"), and City of Santa Fe Springs (hereinafter "Santa Fe Springs") hereby agree as follows:

Purpose:

CBMWD, Whittier, Pico Rivera, and Santa Fe Springs desire to re-commission the Water Quality Protection Plan (hereinafter "WQPP") under Obligations as described below.

Definitions:

BANKED WATER shall mean the positive difference between the amount of WQPP water provided to Whittier and the combined amount of water transferred to Pico Rivera and Santa Fe Springs as part of the WQPP Project.

DEFICIT WATER shall mean the negative difference between the amount of WQPP water provided to Whittier and the combined amount of water transferred to Pico Rivera and Santa Fe Springs as part of the WQPP Project.

Obligations:

1) CBMWD, Whittier, Pico Rivera and Santa Fe Springs agree that the term of this MOU will be three (3) months, with said term commencing on the day the WQPP begins to provide water suitable for public consumption and concluding 90 calendar days thereafter or on September 30, 2007, whichever date is later;

2) CBMWD and Whittier agree to amend terms within the provisions of Agreement No. C 1167 "Central Basin Water Quality Protection Plan" dated January 1, 2002 to be consistent with the Obligations described herein this MOU;

3) CBMWD and Pico Rivera agree to amend terms within the provisions of Agreement No. C 1180 "Central Basin Water Quality Protection Plan" dated December 17, 2001 to be consistent with the Obligations described herein this MOU;

4) CBMWD and Santa Fe Springs agree to amend terms within the provisions of Agreement No. C 1168 "Central Basin Water Quality Protection Plan" dated November 20, 2001 to be consistent with the Obligations described herein this MOU;

5) CBMWD will make all reasonable efforts to operate WQPP to deliver a "target effluent flow rate" of 2,900 gpm (measured as an average over a 24-hour, 7-day a week basis). CBMWD will change this "target effluent flow rate" only 1) upon the written request (electronic mail is sufficient) by either Santa Fe Springs or Pico Rivera or 2) if CBMWD or Whittier deems it necessary for operational

reasons. CBMWD, Whittier, Pico Rivera, and Santa Fe Springs acknowledge that due to the nature of operating a water system, there will be some variance between the "target effluent flow rate" and the actual effluent flow rate;

6) Whittier desires to purchase no WQPP water during the term of this MOU, but will purchase up to 4 acre-feet, if needed, in order to balance water quantities as a result of the transfer of BANKED WATER or DEFICIT WATER as described herein. CBMWD, Whittier, Pico Rivera, and Santa Fe Springs acknowledge that there will be BANKED WATER or DEFICIT WATER, but never both simultaneously;

7) In the event that there is BANKED WATER at the end of this MOU, Santa Fe Springs and Pico Rivera will each take and pay for half of the BANKED WATER. CBMWD, Whittier, Pico Rivera, and Santa Fe Springs acknowledge that it is not practical to transfer the exact amount of water. As a result, Whittier will purchase up to 4 acre-feet of water, if needed, in order to balance water quantities;

8) In the event that there is DEFICIT WATER at the end of this MOU, CBMWD will deposit additional WQPP water in an amount equal to or up to 4 acre-feet above the quantity of DEFICIT WATER. Alternatively, Whittier at its sole discretion and at no cost to CBMWD, Santa Fe Springs, or Pico Rivera may decline taking the additional WQPP water and cover the DEFICIT WATER out of Whittier's water supply;

9) Whittier, Pico Rivera, and Santa Fe Springs will pay to CBMWD $250 per acre-foot for WQPP water;

10) Based on an estimated total of 1125 acre-feet of WQPP water to be provided by CBMWD, Santa Fe Springs and Pico Rivera agree to "take or pay" WQPP water in the amount of 425 acre-feet per 90 days and 700 acre-feet during the 90-day term of this MOU, respectively. If the actual term of this MOU is greater or less than 90 days, the "take or pay" amount of water will be proportionally adjusted. Santa Fe Springs and Pico Rivera acknowledge that the "take or pay" amounts of water is a significant factor in keeping the CBMWD's WQPP operational costs at a reasonable enough level such that CBMWD is able to sell WQPP water at $250 per acre-foot;

11) CBMWD, Whittier, Pico Rivera, and Santa Fe Springs acknowledge that Whittier is not committing to any "take or pay" amount of WQPP water as Whittier has elected to rely on other sources of water to supply its system. Whittier further acknowledges that this non-commitment to a "take or pay" amount of WQPP water does not relieve Whittier of the obligation to purchase up to 4 acre-feet to balance water quantities related to BANKED WATER or DEFICIT WATER as described herein this MOU;

12) The water that is flushed to waste in the process to start-up WQPP, which CBMWD has estimated to be 200 acre-feet, will be charged against the water rights of Pico Rivera and Santa Fe Springs in the amount of 50% and 50%, respectively, of the actual quantity of water that is flushed to waste in the start-up process. CBMWD will reimburse, at cost, to Pico Rivera and Santa Fe Springs the Replenishment Assessment incurred by Pico Rivera and Santa Fe Springs in

amounts equivalent to the actual quantity of water that is flushed to waste in the start-up process. The reimbursement will be based on the WRD Replenishment Assessment rate in effect at that time and shall be in the form of a credit in the monthly water bill. The start-up process is expected to commence on or about June 25, 2007. CBMWD, Whittier, Pico Rivera and Santa Fe Springs acknowledge that no water rights will be charged against Whittier in said flush to waste start-up process;

13) On or about August 31, 2007, CBMWD, Whittier, Pico Rivera, and Santa Fe Springs will jointly assess status of WQPP to determine whether or not the facility stays in operation;

14) Whittier, Pico Rivera, and Santa Fe Springs agree to work with CBMWD to pursue additional grant funding for the operations of WQPP. At a minimum, the level of support shall be in the form of providing a Letter of Support. Any additional support beyond the said minimum is at the sole discretion of each individual city; and

15) CBMWD, Whittier, Pico Rivera, and Santa Fe Springs agree that by September 30, 2007, if there are no changes (i.e. budgetary constraints, no JPA, no new funding sources/partners), WQPP will be demolished according to USBR guidelines.

Except as provided herein, the provisions of Agreement Nos. 1167, 1180, and 1168 are affirmed.

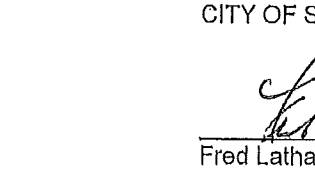
SIGNATURES ON THE FOLLOWING PAGE

In witness whereof, the parties hereto have caused this MOU to be executed the date first written above.

CITY OF PICO RIVERA

_____ Date: _____
Chuck Fuentes, City Manager

CITY OF SANTA FE SPRINGS



Date: 6/25/07
Fred Latham, City Manager

CITY OF WHITTIER

_____ Date: _____
Steve Helvey, City Manager

CENTRAL BASIN MUNICIPAL WATER DISTRICT

_____ Date: _____
Art Aguilar, General Manager

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

December 12, 2013

1. CALL TO ORDER

Mayor Moore called the meetings to order at 6:00 p.m.

2. ROLL CALL

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

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, City Attorney; Wayne Morrell, Director of Planning; Noe Negrete, Director of Public Works; Dino Torres, Director of Police Services; Maricela Balderas, Director of Community Services; Jose Gomez, Asst. City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

The Deputy City Clerk announced that members of the Public Financing Authority and Water Utility Authority receive $150 for their attendance at meetings.

CITY COUNCIL

3. INVOCATION

Pastor Ray Loo gave the Invocation.

4. PLEDGE OF ALLEGIANCE

Councilmember Rounds led the Pledge of Allegiance.

Mayor Moore introduced distinguished guests in the audience.

NEW BUSINESS

5. Resolution No. 9430 – Declaring the Results of the November 5, 2013 General Municipal Election

Recommendation: That the City Council adopt Resolution No. 9430 reciting the fact of the General Municipal Election held on November 5, 2013, and declaring the results and such other matters as provided by law.

The City Attorney stated that the County of Los Angeles administers the City's election. The City received the election results from the County late last month. It is required that the City Council pass a resolution accepting the election results.

Mayor Pro Tem Trujillo moved Item 5; Councilmember Rios seconded the motion which passed by the following roll call vote: Rios, Rounds, Sarno, Trujillo, Moore.

PRESENTATION

6. Administration of Oaths of Office and Presentation of Certificates of Election

Recommendation: That the Mayor call upon the Deputy City Clerk to administer the Oaths of Office to the Councilmembers-Elect and present them with Certificates of Election.

The Deputy City Clerk administered the Oath of Office to Mayor Richard Moore and presented his Certificate of Election. Mayor Moore thanked his family and other supporters.

The Deputy City Clerk administered the Oath of Office to Councilmember Jay Sarno and presented his Certificate of Election. Councilmember Sarno's wife, Christina, pinned his Councilmember pin on him. Councilmember Sarno thanked his family and other supporters.

The Deputy City Clerk administered the Oath of Office to Mayor Pro Tem Juanita Trujillo and presented his Certificate of Election. Mayor Pro Tem Trujillo thanked her family and other supporters.

PUBLIC FINANCING AUTHORITY

7. CONSENT AGENDA

Approval of Minutes

A. Minutes of the November 26, 2013 Regular Public Financing Authority Meeting

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

Monthly Report

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

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

The Deputy City Clerk announced that there was a correction to the minutes of November 26, 2013: the minutes stated that the Housing Successor, Successor Agency, and City Council meetings were adjourned to December 12, 2013. The minutes should have read: the Water Utility and Public Financing meetings were adjourned to December 12, 2013. Director Rounds moved the approval of Items 7A, as amended, and 7B; Director Rios seconded the motion which passed by the following roll call vote: Rios, Rounds, Trujillo, Moore. Councilmember Sarno abstained because he was not at the Nov. 26 meeting.

WATER UTILITY AUTHORITY

8. CONSENT AGENDA

Approval of Minutes

A. Minutes of the November 26, 2013 Regular Water Utility Authority Meeting

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

Monthly Report

B. Status Update of Water-Related Capital Improvement Projects

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

C. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority

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

Vice Chair Trujillo moved the approval of Items 8A, as amended, 8B & 8C; Director Rounds seconded the motion which passed by the following roll call vote: Rios, Rounds, Trujillo, Moore. Councilmember Sarno abstained because he was not at the Nov. 26 meeting.

NEW BUSINESS

9. Equipping Water Well No. 12 – Award of Contract

Recommendation: That the Water Utility Authority: 1). Accept the bids and award a contract to Kana Engineering Group, Inc. from Rancho Cucamonga, California, in the amount of $2,094,394.00; and 2). Authorize the City Engineer to execute a contract with Kana Engineering to Equip Water Well No. 12.

Director Rounds moved the approval of Item 9; Vice Chair Trujillo seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

HOUSING SUCCESSOR

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

SUCCESSOR AGENCY

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

CITY COUNCIL

11. CITY MANAGER REPORT

The City Manager congratulated Councilmember Sarno, Mayor Moore, and Mayor Pro Tem Trujillo. He reported that City recently paid the Department of Finance $15 million in Redevelopment Funds. Of that amount, $9 million was paid under protest. This was necessary in order for the City to receive a certificate of completion which will allow the spending of $18 million of unspent bond funds.

The Council Subcommittee will meet next week on Capital Improvement Projects projects.

The City Manager attended a hearing at the Air Quality Management District regarding the recent odor issues at Ridgeline. He was pleased that the AQMD was clear about the fact that they will not allow the order to be disregarded, however, progress has not been made as quickly as the City would like.

12. CONSENT AGENDA

Approval Minutes

A. Minutes of the November 13, 2013 Adjourned City Council Meeting
Recommendation: That the City Council approve the minutes as submitted.

B. Minutes of the November 26, 2013 Regular City Council Meeting
Recommendation: That the City Council approve the minutes as submitted.

Councilmember Rios moved the approval of Item 12A and 12B, as amended; Mayor Pro Tem Trujillo seconded the motion which passed by the following vote: Rios, Rounds, Trujillo, Moore. Councilmember Sarno abstained because he was not at the Nov. 13 nor Nov. 26 meetings.

ORDINANCES FOR PASSAGE

13. Ordinance No. 1048 – Zoning Ordinance Amendment-Density Bonuses and Affordable Housing Incentives

An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Title 15 and adding Section 155.625.1 to Chapter 155: Zoning, to establish the City's code provisions for density bonuses and affordable housing incentives in accordance with state density bonus law

Recommendation: That the City Council: 1). Find that the proposed amendment to the text of the City's Zoning Regulations relating to standards for Density Bonus/Affordable Housing Incentives is in compliance with the City's General Plan, the State's density bonus laws, and will help to implement the affordable housing goals contained within the City's 2014-2021 Housing Element; and 2). Pass the second reading and adopt Ordinance No. 1048, adding Section 155.625.1 to the Santa Fe Springs Municipal Code establishing Density Bonus and other incentives for Affordable Housing.

The City Attorney read the ordinances by title.
The Public Hearing was opened at 6:28 p.m. There being no one wishing to speak, the Public Hearing was closed.

Councilmember Rounds moved to approve all of the staff recommendations in Items 13, 14, and 15; and to waive further reading and adopt Ordinance Nos. 1048, 1049, and 1050. Councilmember Rios seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

14. Ordinance No. 1049 – Zoning Ordinance Amendment-Reasonable Accommodations for Disabled Persons

An Ordinance of the City Council of the City of Santa Fe Springs, California, Amending Santa Fe Springs Municipal Code Section 155.003 and adding Section 155.659 to Chapter 155: Zoning, to establish procedures for disabled persons to request a reasonable accommodation from the city's zoning and land use regulations.

Recommendation: That the City Council: 1). Find that the proposed text amendment to the City's Municipal Code would codify the process outlined in the 2014-2021 Housing Element

of the General Plan, and provide a mechanism through which the City can grant reasonable adjustments to its zoning and land use regulations to avoid unequal treatment towards individuals with disabilities; and 2). Find that the proposed text amendment to the City's Municipal Code is consistent with State and Federal fair housing laws and would comply with State Housing Element law and enable the City to receive certification of its Housing Element Update from HCD; and 3). Pass the second reading of Ordinance No. 1049, adding Section 155.659 to the Santa Fe Springs Municipal Code establishing procedures for disabled persons to request a reasonable accommodation from the City's zoning and land use regulations.

See Item 13.

15. Ordinance No. 1050 – Zoning Ordinance Amendment-Emergency Shelters and Transitional and Supportive Housing

An Ordinance Of The City Council Of The City Of Santa Fe Springs, California, Amending Santa Fe Spring Municipal Code Sections 155.003, 155.061, 155.091, 155.180, 155.181, and adding Section 155.629.1 to Chapter 155: Zoning, Relating To Emergency Shelters and Transitional and Supportive Housing

Recommendation: That the City Council: 1). Find that the proposed amendments to the text of the City's Zoning Regulations relating to the standards for Emergency Shelters, Transitional and Supportive Housing, are in compliance with the City's General Plan; 2). Find that the proposed amendments to the text of the City's Zoning Regulations establish definitions and development standards for new Emergency Shelters and Transitional and Supportive Housing uses in accordance with SB 2 and the policies and programs of the City's Housing Element; 3). Find that the ML, Limited Manufacturing, Administration and Research Zone, has been identified as the zone best suited for emergency shelters and that objective standards and operational guidelines have been established to prevent adverse impacts on surrounding properties; and 4). Pass the second reading and adopt Ordinance No. 1050 relating to Emergency Shelters, Transitional and Supportive Housing.

See Item 13.

16. Ordinance 1051 – Adopting the 2013 Edition of the California Fire Code and Repealing Ordinance 1020 of the City of Santa Fe Springs and All Other Ordinances and Parts of the Ordinances in Conflict Therewith

Recommendation: That the City Council waive further reading and adopt Ordinance No. 1051, adopting the 2013 California Fire Code including amendments to Chapter 93, Fire Prevention and Protection, of the Santa Fe Springs Code of Ordinances.

The City Attorney read the ordinance by title.

Mayor Pro Tem Trujillo moved to waive further reading and adopt Ordinance 1051; Councilmember Rios seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

ORDINANCE FOR INTRODUCTION

17. Ordinance No. 1052 – Amending the City Code by Adopting Changes to the Building, Electrical, Plumbing, Mechanical and Residential Code as Set Forth in the 2014 Edition of the Los Angeles County Code, Title 26, 27, 28, 29 and 30, Respectively (City of Santa Fe Springs)

Recommendation: That the City Council waive further reading and introduce Ordinance No. 1052.

The City Attorney read the ordinance by title.
The Public Hearing was opened at 6:32 p.m. There being no one wishing to speak, the Public Hearing was closed.
Councilmember Rios moved to waive further reading and introduce Ordinance 1052; Councilmember Rounds seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

UNFINISHED BUSINESS

18. Consideration of Appeal of Conditional Use Permit Case Number 694, Amendment #4

Recommendation: That the City Council consider an appeal of the Planning Commission's decision to provide a 60-day extension of time for CUP Case No. 694-4 and instead approved a one (1) year time extension to November 12, 2014, subject to the conditions of approval as contained within this staff report.

The City Attorney stated the Appeal came to the City Council at the November 26 meeting, at which the Council voted to schedule a Hearing. In the Hearing, the City Council can only consider the information that was provided to the Planning Commission in making their decision.

Mayor Moore opened the Public Hearing at 6:34 p.m.
Greg Nordbak stated that he and his partner, Shane Astani, were there to answer any questions the Council may have. There were no questions asked. Public Hearing was closed at 6:35 p.m.

Mayor Pro Tem Trujillo moved the approval of Item 18; Councilmember Rounds seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

NEW BUSINESS

19. City Hall South Section, Heating, Ventilation, and Air Conditioning System Upgrade – Final Payment

Recommendation: That the City Council approve the Final Progress Payment (less 5% Retention) to A & Y Construction Company of Arcadia, California, in the amount of $105,545.00 for the subject project.

Councilmember Rounds moved the approval of Item 19; Councilmember Rios seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

20. Approval of Utility Agreement No. 7UA-12062.1 with the State Department of Transportation for the Valley View Avenue / Interstate 5 Widening Project

Recommendation: That the City Council approve Utility Agreement No. 7UA-12062.1 between the State Department of Transportation and City of Santa Fe Springs for the Valley View Avenue / Interstate 5 (I-5) Freeway Widening Project, and authorize the Director of Public Works to execute the Agreement.

Councilmember Rounds moved the approval of Item 20; Councilmember Rios seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

Ed Decater of California Building Evaluation presented a Speaker's Card to the Deputy City Clerk for Item 9 after the Council had voted on the item. The Mayor asked if he still wished to address the Council. Mr. Decater stated that the bid documents for Item 9 stated that the selected bidder must have constructed several similar projects. After examining the selected bid, Mr. Decater believed that the General Contractor's license was only six months old and the projects listed as his references were three years old. He stated that the projects listed in the bid must have been done under a different license. Mr. Decatur asked the City Council to look into this issue.
Mayor Moore stated that he was sorry that Mr. Decatur did not speak prior to the item being voted on. Mayor Moore stated that he did review the bid documents thoroughly. The firm selected was a new company with new license, but he believed that this company does have the experience needed. The staff report included the information regarding the selected bidder. There was no motion to reopen Item 9.

Mayor Moore recessed the meetings 6:45 p.m.

Mayor Moore reconvened the meetings at 7:03 p.m.

Father Pedro gave the Invocation.

INTRODUCTIONS

21. Representatives from the Youth Leadership Committee
Members of the Youth Leadership Committee introduced themselves.

22. Representatives from the Chamber of Commerce
The Mayor introduced Chamber Representatives.

ANNOUNCEMENTS

23. Maricela Balderas called on the members of the Youth Leadership Committee to give the Community Announcements.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

24. Appointment/Reappointment of Commissioners to the Planning and Traffic Commissions

Councilmember Rios appointed Pauline Moore to the Traffic Commission.
Councilmember Rounds reappointed Susan Johnston to the Planning Commission and Ted

Radoumis to the Traffic Commission.
Councilmember Sarno appointed Joe Angel Zamora to the Planning Commission and Alma Martinez to the Traffic Commission.
Mayor Pro Tem Trujillo reappointed Frank Ybarra to the Planning Commission and Greg Berg to the Traffic Commission.

25. Committee Appointments
Councilmember Rios appointed Joe Saiza to the Beautification Committee.

26. ORAL COMMUNICATIONS
Mayor Moore opened Oral Communications at 7:13p.m.
There being no one wishing to speak, Mayor Moore closed Oral Communications at 7:13p.m.

26. EXECUTIVE TEAM REPORTS
Wayne Morrell reported on businesses in the SFS Plaza at Carmenita/Telegraph.
Noe Negrete reported that Gridley Road would be under construction next week and that geotech sampling will be taken.
Dino Torres reported that during the holidays, extra patrols will be in effect.
Mayor Moore asked Mr. Torres to provide reports to the Council on the effects of "early release" legislation.
Chief Crook reported that the Fire Department was having its annual toy drive.
Paul Martinez reported that the Finance Department would be conducting an inventory during furlough week.
Maricela Balderas reported that Las Posadas would be held at Heritage Park on Friday, December 13, and that Santa's Float is currently touring the neighborhoods.
Councilmember Rios commended Hilary Keith for Flamenco Dance program and thanked Carole Joseph for successfully conducting the Tree Lighting in the rain.
Councilmember Rounds congratulated fellow Councilmembers Trujillo, Moore, and Sarno for their elections.
Mayor Pro Tem Trujillo congratulated fellow Councilmembers Moore and Sarno.
Councilmember Sarno thanked everyone who came to the meeting and thanked staff for their support. He stated that he is looking forward to working with his fellow Councilmembers.
Mayor Moore congratulated Councilmembers Sarno and Trujillo.

27. ADJOURNMENT
At 7:30 p.m., Mayor Moore adjourned the Housing Successor, Successor Agency, and City Council meetings to Thursday, December 19 at 6:00 p.m.

_____
Juanita Trujillo, Mayor

ATTEST:

_____
Anita Jimenez, CMC
Deputy City Clerk

_____
Date

NEW BUSINESS

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

RECOMMENDATION

That the Public Financing Authority receive and file the report.

BACKGROUND

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

Consolidated Redevelopment Project 2001 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 12/31/13	None
Outstanding principal at 12/31/13	$17,050,000

Consolidated Redevelopment Project 2002 Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 12/31/13	None
Outstanding principal at 12/31/13	$7,190,000

Consolidated Redevelopment Project 2003 Taxable Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 12/31/13	None
Outstanding principal at 12/31/13	$3,225,000

Water Revenue Bonds, 2005 Series A

Financing proceeds available for appropriation at 12/31/13	None
Outstanding principal at 12/31/13	$2,630,000

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 12/31/13	None
Outstanding principal at 12/31/13	$33,844,429

Consolidated Redevelopment Project 2006-B Taxable Tax Allocation Bonds

Financing proceeds available for appropriation at 12/31/13	None
Outstanding principal at 12/31/13	$10,480,000

Consolidated Redevelopment Project 2007-A Tax Allocation Refunding Bonds

Financing proceeds available for appropriation at 12/31/13	None
Outstanding principal at 12/31/13	$40,170,000

Report Submitted By: Travis Hickey
Finance and Administrative Services

Date of Report: January 22, 2014

4B

Bond Repayment

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

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

Unspent Bond Proceeds

Unspent bond proceeds in the amount of $18,197,265 are held by the Successor Agency to the former Community Development Commission. Under the redevelopment dissolution legislation, unspent bond proceeds cannot be spent until a Finding of Completion is issued by the California Department of Finance (DOF). The Finding of Completion is available to successor agencies upon completion of required reports and payment of required balances to the Los Angeles County Auditor-Controller.

The Successor Agency received its FOC on December 5, 2013. The Successor Agency is in the process of examining which projects are eligible for funding with the unspent bond proceeds and will include projects on future Recognized Obligation Payment Schedules (ROPS) for approval. In addition to Successor Agency approval, the Oversight Board and DOF will need to approve any future use of the former CDC bond proceeds.

FOR THADDEUS McCORMACK

Thaddeus McCormack
City Manager/Executive Director

Report Submitted By: Travis Hickey
Finance and Administrative Services

Date of Report: January 22, 2014

Please See Item 4A

5A

City of Santa Fe Springs

Water Utility Authority Meeting — January 30, 2014

CONSENT AGENDA

Status Update of Water-Related Capital Improvement Projects

RECOMMENDATION
That the Water Utility Authority receive and file the report.

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

New Water Well Located Within Zone II (Well No. 12)
Kana Engineering Group, Inc. is currently under contract and will proceed with equipping the well in February 2014.

Abandonment of Water Well No. 4 and No. 309
General Pump Company is currently under contract and will begin the destruction of the two wells in February 2014.

Water Rate Study
RAFTELIS Financial Consultants, Inc. is currently under contract and gathering billing data for the water rate study analysis.

I-5 Water Main Relocation Project: Alondra Boulevard Segment
Alondra Boulevard: GRF Co., Inc., the City's contractor has completed all work on the Alondra Segment. Final payment and project acceptance will be brought to Council at a later date.

FISCAL IMPACT
All projects are fully funded through the Water CIP Fund and State Transportation Utility Agreements.

INFRASTRUCTURE IMPACT
A fully functioning water production well will provide a source of potable water within Zone II and enhance the reliability of the City's water system. The installation of new water mains due to the I-5 widening project will update and enhance the City's water system.

For Thaddeus McCormack

Thaddeus McCormack
Executive Director

Attachment:
None

Report Submitted By: Noe Negrete, Director, Department of Public Works — Date of Report: January 30, 2013

5B

NEW BUSINESS

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

RECOMMENDATION

That the Water Utility Authority receive and file the report.

BACKGROUND

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

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 12/31/13	None
Outstanding principal at 12/31/13	$6,890,000

In May 2013 the Water Utility Authority issued the 2013 Water Revenue Bonds in the amount of $6,890,000. The bonds refunded the existing 2003 Water Revenue Bonds (issued through the Public Financing Authority) and provided additional funds for water improvement projects in the amount of $2,134,339. The funds are 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.

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

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

For Thaddeus McCormack

Thaddeus McCormack
City Manager/Executive Director

Report Submitted By: Travis Hickey
Finance and Administrative Services

Date of Report: January 22, 2014

5C

City of Santa Fe Springs

Water Utility Authority Meeting — January 30, 2014

NEW BUSINESS

Test Pumping of Water Well No. 12 – Award of Contract

RECOMMENDATION

That the Water Utility Authority authorize the Director of Public Works to award a contract for Test Pumping Water Well No. 12 to General Pump Company of San Dimas, California in the amount of $46,988.00

BACKGROUND

The City Council, at their meeting of February 23, 2012 authorized staff to advertise for construction bids for the drilling, development, and testing of Water Well No. 12 (13939 Borate Street). Subsequently at the meeting of April 26, 2012 a contract was awarded to Best Drilling and Pump Inc. to develop Water Well No. 12. The Well was developed and the project was completed in January of 2013.

Since the completion of the development phase of the well, it has sat idle pending the commencement of the equipping phase. The duration of time the well has sat idle necessitates that the well be test pumped again, under similar conditions as during the initial development. Reasons that force the test pumping of the well are potential corrosive gas vapor build up, screen perforation damage, and structural deficiencies that may arise due to a new well being in an idle state for an extended period of time.

The equipping phase of the well project is to commence in February 2014 and prior to that phase the well must be test pumped at its developed capacity. Test pumping will ensure dependable operations as a water production well in the future and will detect potential negative impacts referenced above.

A Request for Bid was sent to four (4) potential contractors with only one contractor, General Pump Company submitting a bid. The scope of work includes, contractor mobilization, down hole camera work, chlorination, brushing, surging and pumping, and a full Title 22 of the effluent water.

The following represents the bids received and the amount of each bid:

Company	Bid Amount
General Pump Company	$46,988.00
Best Drilling and Pump Inc,	Non Responsive
Bakersfield Well and Pump Inc,	Non Responsive
Water Well Supply Inc,	Non Responsive

Report Submitted By: Noe Negrete, Director, Public Works — Date of Report: January 15, 2014

6

FISCAL IMPACT
Sufficient funding is available in the Water CIP fund to cover the amount of $46,988.00

INFRASTRUCTURE IMPACT
A newly developed water well within zone II will provide 1,500 – 2,000 gallons per minute of potable water for the area served south of Imperial Highway. The new well will provide potable water to industrial, commercial, and residential customers, and also provide for fire suppression needs, and supply one of the City's four (4) million gallon reservoirs.

FOR THADDEUS McCORMACK
Thaddeus McCormack
Executive Director

Attachments:
None

Report Submitted By: Noe Negrete, Director
Public Works

Date of Report: January 15, 2014

Please See Item 4A

8A

MINUTES OF THE ADJOURNED MEETINGS OF THE SANTA FE SPRINGS HOUSING SUCCESSOR, SUCCESSOR AGENCY AND CITY COUNCIL

December 19, 2013

1. CALL TO ORDER

Mayor Moore called the meetings to order at 6:00 p.m.

2. ROLL CALL

Present: Councilmembers Rios, Rounds, Sarno, Mayor Pro Tem Trujillo, Mayor Moore

Also present: Thaddeus McCormack, City Manager; Steve Skolnik, City Attorney; Wayne Morrell, Director of Planning; Noe Negrete, Director of Public Works; Dino Torres, Director of Police Services; Maricela Balderas, Director of Community Services; Jose Gomez, Assistant City Manager/Director of Finance; Mike Crook, Fire Chief; Anita Jimenez, Deputy City Clerk

HOUSING SUCCESSOR

There were no items on the Housing Successor Agenda for this meeting.

SUCCESSOR AGENCY

There were no items on the Successor Agency Agenda for this meeting.

CITY COUNCIL

3. CITY MANAGER REPORT

The City Manager wished every one a Happy Holiday season.

PRESENTATIONS

14. Assemblymember Ian Calderon Legislative Update

Mayor Moore introduced Assemblymember Ian Calderon who gave a budget update reflecting recent events in Sacramento. The Assemblymember reported that unemployment in California was down to 8.7% compared to this time last year when it was 10.6%. California businesses reported adding jobs for over 25 months in a row. Credit agencies have raised the California's credit rating and it is now the 8th largest economy in the world. The State Budget is balanced and has a $1.1 million rainy day fund. Education funding has also increased as well as Family Stabilization programs and Veteran-related programs. Assemblymember Calderon highlighted legislation which he carried: AB508 a Veterans-related bill; AB533 pertaining to child performers; and AB658 privacy regarding internet and mobile applications. He reported that AB109, the Early Prisoner Release bill, was passed prior to his and many of his current colleagues' election. Many now in office are not comfortable with this bill. As a result, the current legislature allocated $300 million this year and $400 million next year to keep these prisoners in jail, but the Court overturned their actions. However an extension was granted that will allow the legislature to look for alternatives.

Mayor Pro Tem Trujillo thanked Assemblymember Calderon for his efforts on the City's behalf.
Mayor Moore asked if there was anything similar to Redevelopment coming in the future. The Assemblymember stated that the legislature is frustrated by this sensitive issue, and added that he supports bringing back a similar program to increase development.

PUBLIC HEARING

4. Alcohol Sales Conditional Use Permit Case No. 63
Request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and wholesale distribution of alcoholic beverages at 13273 Barton Circle, in the M-1-PD, Light Manufacturing-Planned Development, Zone.
(Vinifera Imports).

Recommendation: That the City Council: 1). Approve Alcohol Sales Conditional Use Permit Case No. 63 subject to the Conditions of Approval contained within this report; and 2). Approve Alcohol Sales Conditional Use Permit (ASCUP) Case No. 63 subject to a compliance review in one (1) year to ensure the use is in strict compliance with the conditions of approval as contained within this staff report.

Mayor Moore opened the Public Hearing at 6:12 p.m. There being no one wishing to speak, the Public Hearing was closed at 6:12 p.m.

Councilmember Rios moved the approval of Item 4; Mayor Pro Tem Trujillo seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

ORDINANCE FOR PASSAGE

5. Ordinance No. 1052 – Amending the City Code by Adopting Changes to the Building, Electrical, Plumbing, Mechanical and Residential Code as Set Forth in the 2014 Edition of the Los Angeles County Code, Title 26, 27, 28, 29 and 30, Respectively (City of Santa Fe Springs)

Recommendation: That the City Council waive further reading and adopt Ordinance No. 1052.

The City Attorney stated that the item is presented for adoption; it was introduced at the last meeting. The City Attorney read the Ordinance by title and stated that the recommendation should be to waive further reading and adopt Ordinance No. 1052.

Councilmember Rios moved the approval of Item 5; Councilmember Rounds seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

NEW BUSINESS

6. Presentation and Consideration of the City's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ending June 30, 2013

Recommendation: That the City Council receive and file the City's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ending June 30, 2013.
Councilmember Rounds thanked staff for the intense work that is involved in preparing the

audit. Councilmember Rios asked if the auditors included any budget errors in the audit. Mr. Gomez stated that there was nothing that rose to the level of needing to be reported in our audit. Mr. Gomez gave credit to Assistant Treasurer Travis Hickey for his knowledge in auditing. Mayor Pro Tem Trujillo stated that she was pleased to see that our City is so transparent and credited staff for the clear explanation of the report. Mayor Moore stated that he was pleased to see an upward trend in sales tax for the City. He asked if the CIP Fund was shown in report. Mr. Hickey stated that these types of funds are listed on page 18. Mayor Moore asked if all the funds were unassigned. Mr. Hickey stated that the CIPs have been earmarked. The City Manager added that they have been assigned through Council action, but that there are no external restrictions; funds could be reassigned by Council if needed.

Mayor Pro Tem Trujillo moved the approval of Item 6; Councilmember Rounds seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

PRESENTATION

7. Presentation of Fiscal Year 2011-12 Certificate of Achievement for Excellence in Financial Reporting (CAFR Award) to the City Council

Linda Hurley, auditor for the City, presented the award to the City Council.

NEW BUSINESS

8. Authorize the Use of 2012 State Homeland Securities Grant (SHSGP) Funds for the Construction of a High Angle Rope Rescue Prop at the Homeland Regional Training Center

Recommendation: That the City Council award a contract in the amount of $70,400 to Custom Builders for the construction of the High Angle Rope Rescue Training Prop.

Mayor Pro Tem Trujillo moved the approval of Item 8; Councilmember Rios seconded the motion which passed by the following vote: Rios, Rounds, Sarno, Trujillo, Moore.

Mayor Moore recessed the meetings at 6:50 p.m.

Mayor Moore reconvened the meetings at 7:13 p.m.

9. INVOCATION

Mayor Pro Tem Trujillo gave the Invocation.

10. PLEDGE OF ALLEGIANCE

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

INTRODUCTIONS

11. Representatives from the Youth Leadership Committee

Members of the Youth Leadership Committee introduced themselves.

12. Representatives from the Chamber of Commerce

The Mayor introduced Liz Buckingham – Friendly Hills Bank and Susan Crowell – Health First Medical.

ANNOUNCEMENTS

13. Mayor Moore announced Councilmember Rios' birthday. The Masters of Harmony led the audience in singing Happy Birthday. The Masters of Harmony entertained the audience with festive songs and gave a donation to the Neighborly Elf Program.

Director of Community Services Maricela Balderas called on members of the Youth Leadership Committee to give the Community Announcements.

15. Introduction of New Santa Fe Springs Department of Fire Rescue Lateral Engineer
Chief Crook introduced Bryan Bingham.

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

16. Committee Appointments
None.

17. ORAL COMMUNICATIONS

Mayor Moore opened Oral Communications at 7:30 p.m. There being no one wishing to speak, Oral Communications were closed at 7:31 p.m.

18. EXECUTIVE TEAM REPORTS

Wayne Morrell reviewed the holiday building inspection schedule.
Noe Negrete reported that the spas will be removed from the Aquatic Center this weekend.
Dino Torres stated that the PSOs are vigilant in the shopping malls. He will have an AB109 presentation in January. The Float has run smoothly thus far. He reported that he is working with Neighborhood Center Staff to develop a list of presentations regarding senior safety.
Mike Crook –reported on a training activity held at Fire Headquarters. He reminded the audience that accidents increase over the holidays and to be safe.
Jose Gomez reported that the Finance staff will be working on an inventory as well as basic finance activities that need to occur over the holidays.
Marcela Balderas reported that 214 families received baskets through the Neighborly Elf More than 100 volunteers, including members of LACADA, aided in this effort. Vans donated shoes, clothing, and staff time.
The Council commended staff on Las Posadas, the Neighborly Elf program, and the Fire Department brunch.
Mayor Pro Tem commended Mayor Moore for the great job he has done serving as Mayor over the past year.

ADJOURNMENT

At 7:47 p.m., the meetings were adjourned.

_____
Richard J. Moore, Mayor

ATTEST:

_____
Anita Jimenez, CMC
Deputy City Clerk

_____
Date

PUBLIC HEARING

Resolution No. 9432 – Approving and Adopting the City of Santa Fe Springs 2014-2021 Housing Element Update to the City's General Plan

RECOMMENDATIONS

That the City Council take the following actions:

1. Open the Public Hearing to hear and consider the comments of persons speaking in regards to the City of Santa Fe Springs 2014-2021 Housing Element (with revisions) update of the General Plan;

2. Approve and adopt the 2014-2021 Housing Element (with revisions) update of the General Plan; and

3. Adopt Resolution No. 9432, approving and adopting the 2014-2021 Housing Element (with revisions) update of the General Plan.

BACKGROUND

OVERVIEW OF THE HOUSING ELEMENT

State law requires each city and county to adopt a General Plan containing at least seven mandatory elements, including housing. Unlike the other General Plan elements, the Housing Element is subject to detailed statutory requirements and mandatory review by a State agency, the California Department of Housing and Community Development (HCD). Housing Elements have been mandatory portions of local General Plans since 1969. This reflects the statutory recognition that housing is a matter of statewide importance and cooperation between the government and the private sector is critical to attainment of the State's housing goals.

The Housing Element is the only element of the General Plan that the state must certify. The State requires that the City's Housing Element be updated periodically. In this cycle (2014-2021), jurisdictions are eligible for an eight-year Housing Element cycle, provided they comply with State Housing Law. For the 2014-2021 Housing Element planning period, HCD is encouraging local jurisdictions to use their existing Housing Element as a base and to update the Housing Element to reflect new statutory requirements and new demographic data. The City of Santa Fe Springs adopted its previous Housing Element update (2008-2014 Housing Element) on December 11, 2008. The State HCD certified the document on January 21, 2009, pursuant to State housing law requirements.

The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element include: 1) a housing needs assessment with population and household characteristics; 2) identification of constraints to providing housing; 3) an inventory of available sites for the provision of housing for all economic segments of the community; and 4) a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals and policies focus on the following issue areas:

1. Ensuring that housing is maintained and preserved,
2. Ensuring that a broad range of housing types is provided to meet the needs of both existing and future residents,
3. Providing increased opportunities for home ownership,
4. Ensuring that housing is sensitive to environmental and social needs; and
5. Promoting equal housing opportunity.

The 2014-2021 Housing Element update to the General Plan also identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

Major components of the 2014-2021 Housing Element consist of the following:

1. An analysis of the City's demographic, household, and housing characteristics and related housing needs (Section II)
2. A review of the potential markets, governmental, and infrastructure constraints to meeting Santa Fe Springs' identified housing needs (Section III)
3. An evaluation of residential sites, and financial and administrative resources available to address the City's housing goals (Section IV)
4. The Housing Plan for addressing identified housing needs, constraints, and resources; including housing goals, policies, and programs (Section V)

State Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or RHNA, to Southern California jurisdictions. Pursuant to the RHNA planning period, the City's Housing Element is an eight-year plan extending from 2014-2021. As defined by the recent Final Recommended RHNA, Santa Fe Springs need for the 2014-2021 period has been established at 324 new units, distributed among five household income categories of "extremely low," very low," "lower," "moderate," and "above moderate."

Table I: Regional Housing Needs Assessment 2014-2021

Income Level	% of AMI [1]	Units	Percent
Extremely Low	0-30	41	13%
Very Low	31-50	41	13%
Lower	51-80	50	15%
Moderate	81-120	53	16%
Above Moderate	120+	139	43%
Total		324	100%

Source: http://SCAG.ca.gov.gov/Housing/rhna.htm
*AMI = Area Median Income
*** An estimated half of the City's very low income housing needs (41 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target.

Santa Fe Springs plans to fulfill its share of regional housing needs using a combination of the following methods:

- Residential projects with development entitlements with post 12-31-2013 occupancy;
- Vacant residential sites, including sites owned by the Successor Agency (City) to be developed with affordable housing; and
- Development/sale of Housing Acquisition and Rehabilitation Program (HARP) properties for first-time homebuyers.

As previously mentioned, a major component of the Element is the Housing Plan that addresses identified housing needs, constraints, and resources; including housing goals, policies and programs. For the most part, the listed programs in the 2008-2014 Housing Element are a continuation of those contained in the current Housing Element (2014-2021), which are still relevant. Such programs include continuation of: the Property Maintenance Program (Program 2); Residential Rental Inspection Program (Program 3); Preservation of Assisted Rental Housing (Program 14); Social Service Program for Special Needs Group (Program 17); and Fair Housing Programs (Program 16).

Some programs seek to refine or update current programs. For example, the Affordable Housing Development Assistance Program (Program 9) was only partially effective in providing affordable housing. The City's Redevelopment Agency (RDA) was a source of funding for affordable housing programs in the City, which were required by California Redevelopment Law. Due to the elimination of Redevelopment in 2012, a more modest goal has been adopted for affordable housing development. The Property Maintenance Program (Program 2) has been refined and now includes a target goal of 60 residential inspections on an annual basis. The Second Dwelling Unit Program (Program 4) now has a target goal, based on past trends, to achieve at least three new second units during the planning period.

Three new programs were added: Housing Element Monitoring/Annual Report Program 9), Fee Deferrals and/or Waivers for Affordable Housing (Program 17), Zoning for Small Employee Housing (Program 18). The Element Monitoring/Annual Report Program requires Staff to submit an annual Housing Element progress report to HCD. The first report is due April 1, 2014. The Fee Deferrals and/or Waivers for Affordable Housing Program require Staff to inform affordable housing developers on available fee incentives in conjunction with affordable projects. Lastly, Zoning for Small Employee Housing (6 or fewer) requires the City to provide expanded housing options for employee housing consistent with the Employee Housing Act (H&S) 17021.5. This would be accomplished by a Code amendment within two years of adoption of the Housing Element.

Several necessary Code amendments also occurred during the 2008-2014 cycle: Ordinances 1048, 1049, and 1050. Ordinance No. 1048 established provisions for density bonuses and affordable housing incentives in accordance with state density bonus law. Ordinance 1049 established procedures for disabled persons to request a reasonable accommodation from the City's zoning and land use regulations. Ordinance 1050 established provisions for emergency shelters and transitional and supportive housing. These amendments were listed within the 2008-2014 Element as needing to occur prior to the end of the 2008-2014 planning cycle.

Review by California Department of Housing and Community Development (HCD)

City Planning staff and the City's Housing Element consultant, Ms. Karen Warner, coordinated with staff of the State Department of Housing and Community Development (HCD) regarding the draft Housing Element. Upon review of the document, HCD staff requested that the City make several changes to the draft document. Those changes are attached and are highlighted in yellow. Please note that the entire draft document with changes was not sent to HCD; only the highlighted changes were. As a result, there are now two parts to the 2014-2021 Element: the original draft document and highlighted changes. Since it is still possible to receive comments on the Element, the documents will not be combined until after the City Council meeting on January 30, 2014.

After reviewing the revision made by Ms. Karen Warner, HCD provided a letter to the City dated December 23, 2013, (See Attachment) indicating that, with the additional revisions, the draft element meets the statutory requirements of State housing element law. This finding was based on, among other reasons, the amended zoning ordinance (Ordinance No. 1050) to permit year-round emergency shelter(s) without discretionary action pursuant to Government Code Section 65583(a) (4) (A). The element will comply with State Housing Element law when adopted and submitted to the Department.

To remain on an eight-year planning cycle, the City must adopt its Housing Element within 120 calendar days from the statutory due date of October 15, 2013, for SCAG localities. If adopted after this date, the City will be required to revise the Housing Element every four years until adopting at least two consecutive revisions by the statutory deadline.

PUBLIC INPUT

Section 65583(c) (7) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The City of Santa Fe Springs solicited input from the public throughout the Housing Element process, during development of the draft element, during public review of the draft element, and during the adoption process.

Two noticed Public Hearing/Study Sessions occurred during the development of the 2014-2021 Housing Element update: the first on September 23, 2013 before the Planning Commission, and the second on September 26, 2013 before the City Council. The purpose of these Study Sessions was to provide background information on the Element, discuss goals and objectives for the update, and to seek input from the public. Notification of the Hearings was provided in the local newspaper and posted on the City's website. In addition, direct notification was provided to local stakeholders including: non-profit housing providers active in the City; affordable housing complexes in Santa Fe Springs; service agencies representing special needs and lower income populations; realtors; and adjacent jurisdictions.

Upon completion of the draft Housing Element, the City circulated a Notice of Availability to a variety of interested organizations. The Notice defined a review and comment period, and identified locations for review of the draft document, including City Hall, the City Library, the Gus Velasco Neighborhood Center, and the Betty Wilson Senior Center. In addition, the draft Housing Element was placed on the City's website. The draft was also sent to the State Department of Housing and Community Development (HCD) for review and comment. Upon receipt of input from HCD, Public Hearings were held before the Planning Commission and City Council during adoption of the Element.

Public input received through the City's outreach effort included:

- Suitability of affordable housing for families on the City-owned Lakeland/Laurel site, particularly given the adjacency of the Carmela Elementary School and Amelia/Mayberry Park.
- City has adequate affordable housing for seniors, and instead needs to attract more young families and nurture them to grow along with the City.
- Given the loss of Redevelopment Housing funds and greater reliance on outside programs, City should provide links to County housing programs on its website.
- City should encourage second units as a way to provide lower-cost housing for seniors, family members, and renters.

The City's Housing Element is responsive to the input received from the public. Program 8, Affordable Housing Development Assistance, includes an objective to emphasize the provision of affordable housing for families on the two City-owned housing sites at the northeast and northwest corners of Laurel Avenue and Lakeland Road. The Element commits the City to placing links on its website and disseminating brochures for a variety of County programs for which eligible Santa Fe Springs residents can participate, including first-time homebuyer, residential rehabilitation, fair housing, and Section 8 rental assistance programs (refer to Housing Element programs 5, 6, 7, 12 and 19). The City also continues to encourage second units, as presented in Program 10 in the Element.

PUBLIC HEARING NOTIFICATION

This matter was set for Public Hearing in accordance with the requirements of the Government Code Section 65905 and the requirements of Sections 155.860 through 155.866 of the City's Municipal Code. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on January 10, 2014, and published in a newspaper of general circulation (Whittier Daily News) on January 10, 2014, as required by the State Zoning and Development Laws and by the City's Zoning Regulations.

ENVIRONMENTAL REVIEW

The City of Santa Fe Springs 2014-2021 Housing Element was analyzed for potential environmental impacts pursuant to the California Environmental Quality Act (CEQA). An Initial Study addressing the following environmental issue areas was prepared: land use and planning, biological resources, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, aesthetics, noise, population and housing, public services, recreation, transportation/traffic, utilities and service systems, greenhouse gases, and mandatory findings of significance. The project, being a policy document and not a specific physical development, was found to have no potential environmental impacts, and a Negative Declaration (ND) is proposed.

The IS/ND was circulated for public comment from December 19, 2013 through January 17, 2014, and four agency comment letters were received during that period: The Native American Heritage Commission (NAHC), The California Public Utility Commission (CPUC), The California Department of Fish and Wildlife (CDFW), and the Los Angeles County Sanitation Districts (LACSD). For the Planning Commission meeting of January 21, 2014, the staff report included responses to the comment letters from NAHS and CPUC and the comment letters from both agencies as attachments.

Because staff received the comment letters from CDFW and LACSD after the staff report for the Planning Commission was already prepared and distributed to the Planning Commissioners, staff did not include a response to CDFW and LACSD within the staff report for the Planning Commissioners. However, at the Planning Commission meeting of January 21, 2014, staff provided the Planning Commissioners with a copy of the comment letters from CDFW and LACSD along with verbal responses. Notwithstanding, Staff prepared a written response to CDFG within the staff report for the City Council. The verbal responses given at the Planning Commission meeting were in substantial conformance with the written responses contained within this staff report.

Responses to Comment Letters-Planning Commission of January 21, 2014

Based on consultation with Rincon Consultants, Inc, the firm that prepared the IS, staff prepared the following responses:

Response to NAHC: *The proposed project is the 2014-2021 Housing Element which does not include any specific development proposal and does not involve any land use designation or zone changes that would accommodate housing beyond what could already be developed in the City. As noted in the Initial Study, preparation of the City's General Plan EIR included a cultural resources records search for the City conducted by the Archaeological Information Center.*

The specific environmental effects of future housing development in the City would be evaluated on a case-by-case basis as individual projects are proposed. Any needed mitigation measures or conditions of approval would be identified at that time. Required measures may include, but are not limited, compliance with the CEQA Guidelines and the protection of Native American artifacts outlined in the California Health and Safety Code. As appropriate, any future archaeological surveys conducted in conjunction with individual development proposals will be coordinated with the NAHC and local Native American contacts.

Response to CPUC: The *2014-2021 Housing Element is a policy document and not a specific physical development. The potential environmental effects of any future development projects would be evaluated as part of the project-specific CEQA*

review, including rail safety. Notwithstanding, the 2014-2021 Housing Element currently includes several policies which address environmental safety.

Because staff received the comment letter from CDFW after the staff report for the Planning Commission was already prepared and distributed to the Planning Commissioners, staff did not include a response to DFG within the staff report. At the Planning Commission meeting of January 21, 2014, staff provided the Planning Commissioners with a copy of CDFW comment letter along with a response. Staff's response to CDFW is as follows:

Response to CDFW:
CDFW expresses concerns about whether subsequent projects under the Housing Element would be subject to further environmental review under CEQA, including specific concerns about potential impacts to native birds and bats due to removal of trees, structures, and other habitats. As noted in the draft IS-ND, the Housing Element is a policy document that does not involve any specific development proposal. In addition, the Element does not involve any zone changes. Consequently, it would not accommodate any new housing beyond what could already be accommodated under the adopted Santa Fe Springs Land Use Element and zoning code. Therefore, adoption and implementation of the Housing Element would have no direct impact to biological resources. Nevertheless, other than projects that are categorically exempt from further CEQA review (such as development of three or fewer single family residences or six or fewer multi-family residences, per CEQA Guidelines Section 15303), any potential impacts to biological resources resulting from individual housing developments in the City will be analyzed and, as necessary, mitigated in conjunction with a project-specific CEQA review. Effects that may be considered for individual projects may include, but are not limited to, impacts to birds and/or bats due to the removal of trees, buildings, or other potential habitats. As appropriate, mitigation measures for individual projects may include scheduling of grading and habitat alteration outside of breeding/roosting seasons, pre-construction inspections/surveys, and/or establishment of buffer areas between construction sites and habitat areas.

Response to LACSD: The comment letter from CDFG indicated that no deficiencies exist in the Districts' facilities that serve the City and that the Districts' regional wastewater conveyance system should be able to accommodate the additional 324 residential units proposed in the Housing Element Update. The comments did not pertain to the adequacy of the IS/ND, but rather addressed permits, reviews and requirements.

Conclusion: The comment letters did not warrant any changes to the text of the IS/ND, including the environmental conclusion of no significant impact. All four comment letters, however, are being made part of the overall record for approving the housing element update of the General Plan.

Planning Commission Decision:
After opening the Public Hearing, listening to a presentation by Karen Warner, comments from the Commission and the public, the Planning Commission:

1. Found and determined that, based on the Initial Study and comment received, there is no evidence that the City of Santa Fe Springs 2014-2021 Draft Housing Element, with revisions, will have an adverse effect on the environment and, therefore, approved and adopted the Negative Declaration.

2. Recommended that the City Council adopt the City of Santa Fe Springs 2014-2021 Draft Housing Element, with revisions.

3. Ordered that the Chairperson and Secretary of the Planning Commission certify that the City of Santa Fe Springs 2014-2021 Draft Housing Element, with revisions, has been approved by the Planning Commission of the City of Santa Fe Springs.

4. Adopted Resolution No. 44-2014 which incorporated the Commission's findings and recommendations regarding the 2014-2021 Draft Housing Element, with revisions.

Summary:
State law requires that each city update its Housing Element on a regular basis to reflect a community's changing needs. The 2014-2021 Housing Element update of the City's General Plan is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. There are potentially serious consequences that extend beyond the realm of residential land use planning for Housing Elements that fail to substantially comply with the State's Housing Element Law. When a jurisdiction's Housing Element is found to be out of compliance, its General Plan is at risk of being deemed inadequate, and therefore invalid. Because there must be findings of General Plan consistency in most planning and development decisions, a local government may run the risk of approving projects based on a noncompliant General Plan. If a jurisdiction is sued over an inadequate General Plan the court may impose requirements for land use decisions until the jurisdiction brings its General Plan, including its Housing Element, into compliance with State law. Over the years, California has steadily increased the penalties for not having a legally compliant Housing Element, and this trend is expected to continue. Fortunately, HCD has determined that, with the additional revisions, the City's 2014-2021 Housing Element update meets the statutory requirements of State Housing Element Law. The draft element, however, has to be adopted by the City Council by February 12, 2014, before it can be certified by HCD.

FISCAL IMPACT

The fiscal impact includes the cost of staff time to prepare and print the Housing Element Update and related staff reports.

FOR THADDEUS McCORMACK

Thaddeus McCormack
City Manager

Attachments:

1. City Council Resolution No. 9432
2. City of Santa Fe Springs 2014-2021 Draft Housing Element
3. Revisions, highlighted in yellow, to the City of Santa Fe Springs 2014-2021 Draft Housing Element
4. Letter from the State Department of Housing and Community Development (12-23-2014)
5. Letter from The Native American Heritage Commission (12-31-2013)
6. Letter from the California Public Utility Commission (01-15-2014)
7. Letter from the California Department of Fish and Wildlife (01-16-2014)
8. Letter from the Los Angeles County Sanitation Districts (01-16-2014)

RESOLUTION NO. 9432

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS REGARDING THE APPROVAL OF THE CITY OF SANTA FE SPRINGS 2014-2021 DRAFT HOUSING ELEMENT UPDATE TO THE CITY'S GENERAL PLAN

WHEREAS, Section 65588(a) of the California Government Code requires that each city periodically review its housing element and revise it to reflect the results of this review; and

WHEREAS, Section 65585(a) of the California Government Code requires cities to consider the guidelines adopted by the Department of Housing and Community Development and to submit a draft of the revised housing element to the Department for review; and

WHEREAS, Section 65583(c) (7) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element;" and

WHEREAS, the City of Santa Fe Springs solicited input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process, through public hearings/study sessions, notifications in the local newspaper, posting on the City's website, direct notification to local stakeholders including: non-profit housing providers active in the City; affordable housing complexes in Santa Fe Springs; service agencies representing special needs and lower income populations; realtors; and adjacent jurisdictions; and

WHEREAS, the proposed 2014-2021 Housing Element Update to the General Plan was submitted to the State Department of Housing and Community Development for review as required by law, and the proposed 2014-2021 Housing Element Update to the General Plan has been revised to incorporate those revisions recommended by the Department; and

WHEREAS, the Department of Housing and Community Development has notified the City in writing that said 2014-2021 Housing Element Update to the General Plan, as revised, meets the State's requirements and is eligible for adoption by the City; and

WHEREAS, the Planning Commission held an advertised Public Hearing on January 21, 2014 on the proposed 2014-2021 Housing Element Update to the General Plan; and

WHEREAS, the City Council held an advertised Public Hearing on January 30, 2014 on the proposed 2014-2021 Housing Element Update to the General Plan; and

WHEREAS, adequate notice of the Public Hearing was given as required by law; and

WHEREAS, the Planning Commission carefully studied and considered the 2014-2021 Housing Element Update to the General Plan, and found that said document consist of an identification and analysis of existing and projected housing needs, an inventory of constraints and resources relevant to meeting these needs, a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing and for the provision of adequate sites for housing and for meeting the housing needs of all aspects of the community and for effective implementation of the State's housing laws and Guidelines; and

WHEREAS, the Planning Commission approved the 2014-2021 Housing Element Update to the General Plan, as revised, and recommended its approval and adoption by the City Council.

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

SECTION 1: That the City Council hereby approves the 2014-2021 Housing Element Update to the General Plan, as revised, attached hereto and made part of this Resolution.

SECTION 2: That the City Council shall certify the adoption of this Resolution and shall forward a certified copy thereof to the agencies as might be affected by this action or to any person requesting a copy.

APPROVED AND ADOPTED this 30th day of January, 2014.

_____
Juanita Trujillo, Mayor

ATTEST:

_____
Anita Jimenez, Deputy City Clerk

CITY OF SANTA FE SPRINGS
2014-2021 HOUSING ELEMENT

PUBLIC REVIEW DRAFT

November 2013

CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
1170 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

Consultant to the City:

KAREN WARNER ASSOCIATES

TABLE OF CONTENTS

SECTION			PAGE
I.	**Introduction**		
	A.	Community Context	1-1
	B.	Role of Housing Element	1-2
	C.	Data Sources	1-3
	D.	Public Participation	1-3
	E.	Relationship to Other General Plan Elements	1-4
II.	**Housing Needs Assessment**		
	A.	Demographic Profile	2-1
	B.	Household Profile	2-6
	C.	Special Needs Populations	2-10
	D.	Housing Stock Characteristics	2-17
	E.	Assisted Housing At-Risk of Conversion	2-31
	F.	Regional Housing Needs	2-35
III.	**Housing Constraints**		
	A.	Governmental Constraints	3-1
	B.	Market Constraints	3-16
	C.	Environmental and Infrastructure Constraints	3-18
IV.	**Housing Resources**		
	A.	Availability of Sites for Housing	4-1
	B.	Financial Resources	4-9
	C.	Administrative Resources	4-14
	D.	Opportunities for Energy Conservation	4-15
V.	**Housing Plan**		
	A.	Evaluation of Housing Element Accomplishments	5-1
	B.	Housing Element Goals and Policies	5-7
	C.	Housing Programs	5-11

Appendices

A. Public Outreach

LIST OF TABLES

SECTION PAGE

Housing Needs Assessment

2-1 Regional Population Growth Trends 2-1
2-2 Age Distribution 2-3
2-3 Racial and Ethnic Composition 2-4
2-4 Residents Industry of Employment 2-5
2-5 Household Characteristics 2-6
2-6 State Income Categories 2-8
2-7 Household Income Distribution 2-8
2-8 LA County Wages for Select Occupations 2-9
2-9 Special Needs Populations 2-10
2-10 Developmentally Disabled Residents Served by Regional Center 2-14
2-11 Regional Housing Growth Trends 2-17
2-12 Housing Type 2-18
2-13 Housing Tenure 2-18
2-14 Age of Housing Stock 2-21
2-15 Residential Rental Rates 2-22
2-16 Single-Family Home and Condo Sales 2-23
2-17 Single-Family Home and Condo Sales Prices – Santa Fe Springs 2-24
2-18 Maximum Affordable Housing Cost 2-26
2-19 Maximum Affordable Rents 2-27
2-20 Housing Overpayment 2-28
2-21 Overcrowded Households 2-29
2-22 Assisted Housing Inventory 2-31
2-23 Market Value of At-Risk Projects 2-33
2-24 Required Rent Subsidies for At-Risk Projects 2-34
2-25 Regional Housing Needs Assessment 2-36

Housing Constraints

3-1 Residential Development Standards 3-1
3-2 Housing Types by Zoning District 3-3
3-3 Development Fees for Residential Projects 3-10
3-4 Development Fees for Prototypical Residential Projects 3-12
3-5 Status of Home Purchase Loans 3-16

Housing Resources

4-1 Residential Projects with Entitlements 4-2
4-2 Vacant Residential Sites Inventory 4-5
4-3 Comparison of Regional Growth Need and Residential Sites 4-7
4-4 Financial Resources for Housing 4-10

Housing Plan

5-1 Review of Accomplishments under 2008 Housing Element 5-2
5-2 Summary of Quantified Objectives for 2008 Housing Element 5-6
5-3 Housing Program Summary 2014-2021 5-22
5-4 Summary of Quantified Objectives 2014-2021 5-25

LIST OF FIGURES

FIGURE		PAGE
1	2010 Census Block Groups	2-2
2	Households with Children	2-7
3	Senior Homeowners Living Alone	2-12
4	Renter Households	2-19
5	Severe Renter Overcrowding	2-30
6	Residential Sites Inventory	4-6

I. INTRODUCTION

A. COMMUNITY CONTEXT

The City of Santa Fe Springs is located approximately 13 miles southeast of downtown Los Angeles and 18 miles north of the City of Long Beach. Neighboring cities include Whittier, La Mirada, Cerritos, Norwalk, Downey, and Pico Rivera. The City lies at the convergence of two major transportation routes – Interstate Routes 5 and 605 – and is traversed by the Southern Pacific and Santa Fe rail corridors. Santa Fe Springs' regional location and proximity to major transportation corridors have been important factors contributing to the City's development as a predominately industrial community.

Santa Fe Springs incorporated in 1957, with the majority of its residential growth occurring during the 1950s. Less than ten percent of the City's nine square miles is designated for residential use, with residential neighborhoods historically concentrated in the western portion of the City away from industrial uses, although small pockets of housing also exist along the City's eastern boundary adjoining residential areas in adjacent communities. The City contains approximately 5,100 housing units, with single-family homes comprising two-thirds of all housing, and a homeownership rate of 60 percent.

As Santa Fe Springs' residential neighborhoods are entirely developed, the majority of recent housing development has occurred as a result of the City and its former Community Development Commission (CDC) assembling previous commercial and industrial parcels, selling the land at a substantially reduced rate, and rezoning for residential use. Examples of CDC supported projects include the 144 unit Little Lake Village Senior Apartments, and the 25 unit Lakeland Manor (AbilityFirst) for disabled adults. In the former CDC's most ambitious residential project, 101 prior oilfield parcels were acquired and assembled for development of "The Villages at Heritage Springs" master planned development, encompassing 384 single-family homes and townhomes, and 150 apartment units.

In addition to providing sites to accommodate future growth, the City's 2014-2021 Housing Element also focuses on conserving housing affordability, and maintaining and improving housing conditions and the quality of life in the community. Programs are geared towards meeting the needs of low and moderate income households and special needs households, including large family renters.

B. ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing Element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

The Housing Element requires each jurisdiction to develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the SCAG RHNA cycle, the Santa Fe Springs Housing Element is an eight-year plan extending from 2014-2021.

Santa Fe Springs' Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities. The Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (*Section II*)
- A review of potential market, governmental, and infrastructure constraints to meeting Santa Fe Springs' identified housing needs (*Section III*)
- An evaluation of residential sites, financial and administrative resources available to address the City's housing goals (*Section IV*)
- The Housing Plan for addressing identified housing needs, constraints and resources; including housing goals, policies and programs (*Section V*)

C. DATA SOURCES

In preparing the Housing Element, and the Housing Needs Assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each table in the Element.

- Demographic and housing data is derived from the 2010 Census, 2007-2011 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;
- SCAG's 2008-2035 Regional Transportation Plan/ Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- 2013 housing market information is obtained through internet rent surveys, and DataQuick sales transactions;
- Employment data by industry type and commuting patterns are provided through the Census 2012, OnTheMap Application;
- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

D. PUBLIC PARTICIPATION

Section 65583(c)(7) of the Government Code states that, "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Santa Fe Springs solicits input from the public throughout the housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

Santa Fe Springs conducted two noticed public hearings/study sessions during development of the 2014-2021 Housing Element update, the first on September

23, 2013 before the Planning Commission, and the second on September 26, 2013 before the City Council. The purpose of these study sessions were to provide background information on the Element, discuss goals and objectives for the update, and to seek input from the public. Notification of the hearings were provided in the local newspaper and posted on the City's website. Direct notification was also provided to local stakeholders including non-profit housing providers and service agencies representing special needs and lower income populations. A copy of the meeting notification and distribution list is included in the Appendix to the Element.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including City Hall, the City library, the Gus Velasco Neighborhood Center, and the Betty Wilson Senior Center. In addition, the draft Housing Element is placed on the City's website. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment. Upon receipt of input from HCD, public hearings are held before the Planning Commission and City Council during adoption of the Element.

E. Relationship to Other General Plan Elements

The seven elements which comprise the Santa Fe Springs General Plan are required by law to be internally consistent. Together these elements provide the framework for development of those facilities, services and land uses necessary to address the needs and desires of the City's residents. To ensure these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

As part of the current Housing Element update, the other Elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements. The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. A variety of housing needs maps are presented based on census data; Figure 1 depicts the 2010 census tract and block group boundaries for Santa Fe Springs.

A. DEMOGRAPHIC PROFILE

Demographic changes can affect the type and amount of housing that is needed in a community. This section addresses population, age, race/ethnicity, and employment trends in Santa Fe Springs.

1. Population Growth Trends

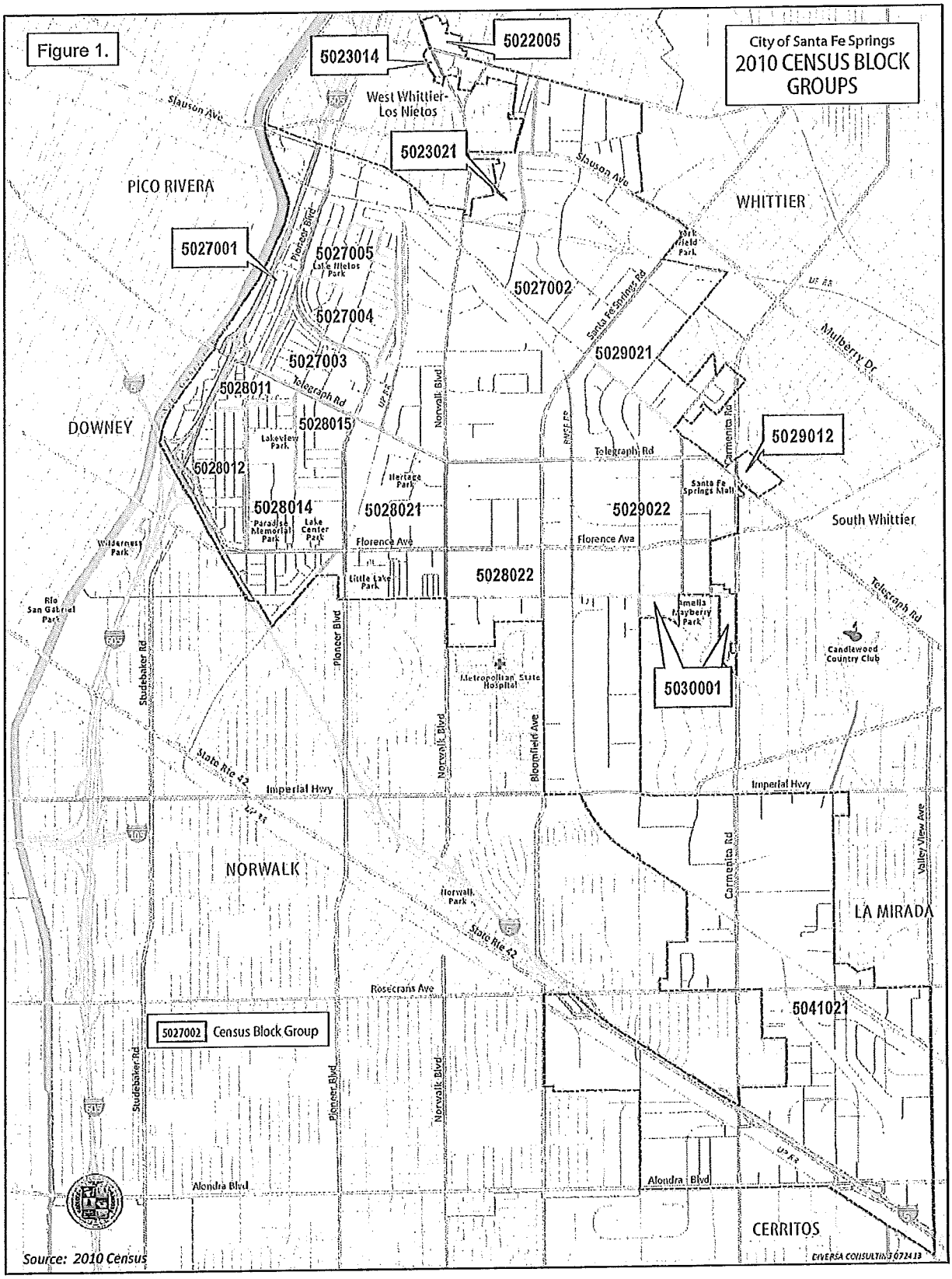
Table 2-1 presents population growth trends in Santa Fe Springs and surrounding communities from 1990-2013. During the 1990s, the City evidenced a 12 percent increase in population, well above that of most surrounding communities, as well as the seven percent increase Countywide. In contrast, the City's population actually declined by seven percent during the most recent decade, though in the most recent three years (2010-2013) has again began to evidence modest growth.

Table 2-1: Regional Population Growth Trends 1990-2013

Jurisdiction	1990	2000	2010	2013	Percent Change		
					1990-2000	2000-2010	2010-2013
Downey	91,444	107,323	111,772	112,761	17%	4%	1%
Norwalk	94,279	103,298	105,549	106,093	10%	2%	1%
Pico Rivera	59,177	63,428	62,942	63,534	7%	-1%	1%
Santa Fe Springs	**15,520**	**17,438**	**16,223**	**16,816**	**12%**	**-7%**	**4%**
Whittier	77,671	83,680	85,331	86,093	8%	2%	1%
LA County	8,863,164	9,519,338	9,818,605	9,958,091	7%	3%	1%

Source: U.S. Census 1990, 2000 and 2010; 2013 Dept. of Finance E5 Population and Housing Estimates.

In terms of future growth trends, the Southern California Association of Government (SCAG) Regional Integrated Forecast forecasts a significant 25 percent increase in Santa Fe Springs' population between 2008-2035, with an estimated population of 20,300 residents by the year 2035. SCAG's projections reflect build out of the 500+ units in the Villages at Heritage Springs and the associated population growth this will bring to the City.


Figure 1.
City of Santa Fe Springs
2010 CENSUS BLOCK GROUPS
5023014
5022005
5023021
5027001
5027005
5027002
5027004
5027003
5028011
5028015
5028012
5028014
5028021
5028022
5029021
5029012
5029022
5030001
5041021
West Whittier-Los Nietos
PICO RIVERA
WHITTIER
DOWNEY
South Whittier
NORWALK
LA MIRADA
CERRITOS
Slauson Ave
Pioneer Blvd
Santa Fe Springs Rd
Mulberry Dr
Telegraph Rd
Norwalk Blvd
Florence Ave
Imperial Hwy
Rosecrans Ave
Alondra Blvd
Studebaker Rd
Carmenita Rd
Valley View Ave
Bloomfield Ave
Lakeview Park
Heritage Park
Paradise Memorial Park
Lake Center Park
Little Lake Park
Wilderness Park
Rio San Gabriel Park
Amelia Mayberry Park
Metropolitan State Hospital
Santa Fe Springs Mall
Candlewood Country Club
Norwalk Park
5027002 Census Block Group
Source: 2010 Census

2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs. These housing choices evolve over time, and it is important to examine the changes in the age structure of Santa Fe Springs residents in order to identify potential impacts on housing needs.

Table 2-2 displays the age distribution of the City's population in 1990 and 2010, and compares this with Los Angeles County. As shown in the table below, 25 percent of the City's population in 2010 is under the age of 18, a decrease from the 29 percent in 1990. Changes in Santa Fe Springs' age profile also occurred in the young adult (25-44 years) and middle age (45-64 years) groups. The proportion of young adults declined from 30 to 26 percent of the population, decreasing by over 300 residents. Conversely, the middle age population grew by over 800 residents, increasing from 19 to 23 percent of the population. Senior citizens (65 years and older) also evidenced growth over the past two decades, with an increase of over 350 residents. At 13 percent, the proportion of seniors in Santa Fe Springs is above the 11 percent countywide.

The population of Santa Fe Springs, as a whole, is aging. The 2010 Census puts the median age of Santa Fe Springs at 35.3 years, an increase from the City's 30.8 median age in 1990, and slightly above the median age of 34.8 years for the County. Factors contributing to this shift in the City's age structure include an aging in place of young adults into middle age, a corresponding aging of the middle age population into senior citizens, and the limited number of new young adults and families moving into the community. As discussed later in the section, Santa Fe Springs has also experienced a decline in both the number and proportion of families with children over the past two decades.

Table 2-2: Age Distribution 1990-2010

Age Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	1,544	10%	973	6%	7%
School Age (5-17 yrs)	2,918	19%	3,130	19%	17%
College Age (18-24 yrs)	1,760	11%	1,953	12%	11%
Young Adults (25-44 yrs)	4,582	30%	4,272	26%	30%
Middle Age (45-64 yrs)	2,912	19%	3,735	23%	24%
Seniors (65+ years)	1,804	12%	2,160	13%	11%
TOTAL	**15,520**	**100%**	**16,223**	**100%**	**100%**
MEDIAN AGE	30.8 years		35.3 years		34.8 years

Source: U.S. Census 1990 and 2010.

3. Race and Ethnicity

Like many communities in Southern California, Santa Fe Springs' population has become increasingly diverse over the past twenty years. These changes may have implications for housing needs, because different ethnic groups sometimes have household characteristics that may affect their preferences and housing needs. Understanding changes in race/ethnicity, especially among first generation ethnic groups, provides a basis for addressing housing needs.

Table 2-3 displays the racial and ethnic composition of the Santa Fe Springs residents in 1990 and 2010, and compares this with the Countywide distribution in 2010. Hispanic residents continue to comprise the vast majority of the City's population, growing from 60 to 81 percent over the past two decades, representing an increase in over 4,300 Hispanic residents. In contrast, White residents declined from 37 to 12 percent of the population. Asians and African Americans both evidenced modest increases, though remain a small segment of Santa Fe Springs overall population.

Relative to the County's racial and ethnic distribution, Santa Fe Springs has a substantially higher percentage of Hispanic residents, while the proportion for all other race/ethnic groups was lower than the Countywide percentage.

Table 2-3: Racial and Ethnic Composition 1990-2010

Racial/Ethnic Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Hispanic	8,735	60%	13,137	81%	48%
White	5,343	37%	1,927	12%	28%
Asian/Pacific Islander	286	2%	644	4%	14%
African American	53	<1%	305	2%	8%
American Indian	-	-	65	<1%	<1%
Other Race	103	1%	145	1%	2%
TOTAL	**14,520**	**100%**	**16,223**	**100%**	**100%**

Source: U.S. Census 1990 and 2010.

4. Employment

Evaluation of the types of jobs held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information on how a community's employment base is growing and changing can help identify potential housing demand changes in the future.

The State Employment Development Department estimates that as of July 2013, 8,000 Santa Fe Springs residents are in the labor force, with 9.0 percent unemployment, compared to a Countywide unemployment rate of 10.8 percent.

Table 2-4 presents the jobs held by Santa Fe Springs' residents by industry of employment. The most dominant employment sectors were Education/ Health/Social Services and Manufacturing, accounting for 40 percent of resident employment. Approximately one-quarter of residents were employed in typically lower paying industries – retail, accommodations/food services, construction, and services.

Table 2-4: Residents Industry of Employment 2009

Industry Sector	Persons	Percent
Educational, health, and social services	1,450	21%
Manufacturing	1,296	19%
Transportation, warehousing and utilities	624	9%
Retail trade	519	8%
Arts/ entertainment, recreation, accommodation and food services	515	7%
Wholesale trade	513	7%
Public administration	405	6%
Professional, scientific, management and administrative services	393	6%
Construction	339	5%
Finance, insurance, real estate and rental housing	339	5%
Other services	272	4%
Information	128	2%
Armed Forces	45	1%
TOTAL	**6,838**	**100%**

Source: SCAG Existing Housing Needs Statement, 2012 (as derived from 2005-2009 American Community Survey).

Santa Fe Springs offers a strong industrial employment base, with approximately 50,000 jobs. This job base allows a large number of residents to work in their community. The SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy projects a limited two percent increase, or 900 additional jobs, in Santa Fe Springs during the 2008-2035 period.

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents, discussed in detail in the following section.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, as are single persons living alone, and "other" non-family households. Group quarters, such as convalescent homes, are not considered households.

The 2010 Census documents 4,747 households in Santa Fe Springs, with an average household size of 3.38 persons (refer to Table 2-5). This represents a fairly stable household size from 1990 (3.33 persons), and remains higher than the Countywide average household size of 2.98. Larger household size can translate into a greater number of overcrowded households, particularly among renters due to the generally smaller size of rental units.

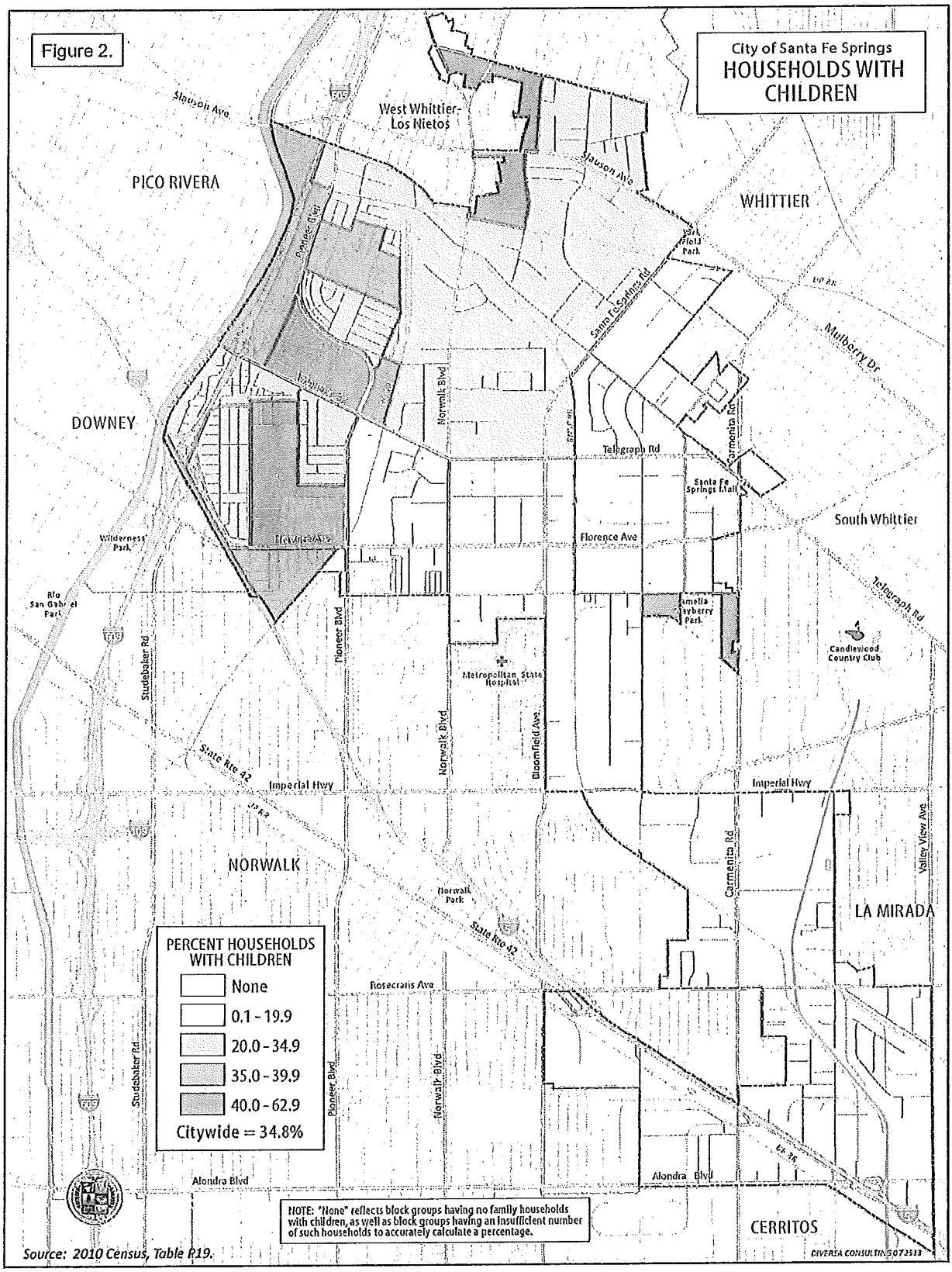
Table 2-5: Household Characteristics 1990-2010

Household Type	1990		2010		
	Households	Percent	Households	Percent	LA County %
Families	3,692	79%	3,687	78%	68%
With children	2,079	(56%)	1,650	(45%)	(33%)
With no children	1,613	(44%)	2,037	(55%)	(35%)
Singles	796	17%	894	19%	24%
Other non-families	168	4%	166	3%	8%
Total Households	**4,656**	**100%**	**4,747**	**100%**	**100%**
Average Household Size	3.33		3.38		2.98

Source: U.S. Census 1990 and 2010.

Families comprise 78 percent of Santa Fe Springs' households, compared to 68 percent family households Countywide. Families without children have surpassed families with children as the predominant family type in Santa Fe Springs. Over the past two decades, the City evidenced a decrease in over 400 families with children, reflecting an aging of young families with adult children moving out form their parents' homes, and fewer young families moving into the community. Figure 2 depicts the location of family households with children by census block group.

Figure 2.



Source: 2010 Census, Table P19.

2. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table 2-6, and are used throughout the Housing Element.

Table 2-6: State Income Categories

Income Category	% County Area Median Income (AMI)	2013 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	$17,950	$20,500	$23,050
Very Low	0-50% AMI	$29.900	$34,200	$38,450
Low	51-80% AMI	$47,850	$54,650	$61,500
Moderate	81-120% AMI	$54,450	$62,200	$70,000
Above Moderate	120%+ AMI	>$54,450	>$62,200	>$70,000

Source: California Dept of Housing and Community Development, 2013 Income Limits.

Table 2-7 presents the distribution of household income in Santa Fe Springs by income category. At 40 percent, above-moderate income households (>120% AMI) comprise the majority of households, though nearly 2,000 households earn lower incomes (<80% AMI). Extremely low-income (ELI) households (<30% AMI) comprise 15 percent of the City's households), and have significant housing needs. According to the CHAS Data compiled by HUD, 77 percent of the City's ELI households are renters (570 households), with over 60 percent spending more than half their incomes on rent. Among the City's approximately 170 ELI homeowners, 54 percent spend more than half their income towards housing, placing them at risk of being unable to maintain, or potentially losing their homes.

Table 2-7: Household Income Distribution 2010

Income Level	Households	Percent
Extremely Low Income	740	15%
Very Low Income	536	11%
Low Income	712	14%
Moderate Income	970	20%
Above Moderate Income	2,010	40%
TOTAL	**4,968**	**100%**

Source: SCAG Existing Housing Needs Statement, 2012 (as derived from 2005-2009 American Community Survey).

Many of the workers who make up Santa Fe Springs' workforce earn modest incomes, making it challenging to afford to live in the City. Table 2-8 presents a sampling of occupations in Santa Fe Springs that fall within very-low, low and moderate-income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Santa Fe Springs with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low-income occupations, such as retail sales workers, nursing aides, and preschool teachers and teacher assistants cannot afford market rents in Santa Fe Springs. Median home and condominium sales prices in Santa Fe Springs are beyond the level of affordability to both low and moderate income households.

Table 2-8: Los Angeles County Wages for Select Occupations 2012

Very Low Income (< $33,750 - 2 person household)	**Hourly Wage**	**Annual Income**	**Max. Affordable Housing Cost**
Waiters/Waitresses	$10.41	$21,645	$541
Child Care Workers	$12.11	$25,187	$630
Retail Salespersons	$12.66	$26,335	$658
Nursing Aides, Orderlies, and Attendants	$12.88	$26,808	$670
Security Guards	$13.24	$27,541	$689
Emergency Medical Technicians and Paramedics	$14.77	$30,732	$768
Preschool Teachers	$15.26	31,736	$793
Low Income ($33,750 -$54,000 - 2 person household)	**Hourly Wage**	**Annual Income**	**Max. Affordable Housing Cost**
Transit Bus Drivers	$18.66	$38,811	$970
Bookkeeping, Accounting. and Auditing Clerks	$19.42	$40,378	$1,009
Real Estate Sales Agent	$22.32	$46,422	$1,161
Licensed Practical and Vocational Nurses	$24.22	$50,390	$1,260
Executive Secretaries and Administrative Assistants	$25.38	$52,798	$1,320
Child, Family, and School Social Workers	$25.80	$53,677	$1,342
Carpenters	$25.97	$54,021	$1,350
Moderate Income ($54,000 - $62,200 - 2 person household)	**Hourly Wage**	**Annual Income**	**Max. Affordable Housing Cost**
Food Service Managers	$24.59	$51,148	$1,279
Architectural and Civil Drafters	$26.32	$54,733	$1,368
Computer Support Specialists	$26.38	$54,859	$1,371
Postal Mail Carriers	$26.51	$55,156	$1,379
Insurance Appraisers	$26.62	$55,377	$1,384
Paralegals and Legal Assistants	$28.99	$60,312	$1,508
Graphic Designers	$29.04	$60,404	$1,510

Source: 2012 State Employment Statistics – L A County; 2012 State HCD Income Limits.
Income categories based on two-person household with single wage earner.

C. Special Needs Populations

California law recognizes that certain households face greater difficulties in finding decent and affordable housing due to special circumstances, including but not limited to income, age disability, household size and household type. Special needs populations addressed in the Housing Element include the elderly, persons with disabilities, families with female heads of households, large households, farmworkers and the homeless. Table 2-9 summarizes the special needs populations in Santa Fe Springs. Each of these population groups, as well as their housing needs, is described below.

Table 2-9: Special Needs Populations 2010

Special Needs Groups	Persons	Households	Percent
Seniors (65+)	2,160		13%
With a Disability*	832		(38%)
Senior Households		1,383	29%
Renter		466	(34%)
Owner		917	(66%)
Seniors Living Alone	526		(24%)
Persons with Disability*	3,342		21%
Large Households		1,220	26%
Renter		413	(34%)
Owner		807	(66%)
Female-Headed Family Households		965	20%
With Related Children		392	(41%)
Farmworkers**	0		0%
Homeless***	74		
TOTAL Persons/Households	**16,223**	**4,747**	

Source: U.S. Census 2010; *2000 Census % applied to 2010 population; **SCAG Existing Needs Statement; ***2013 LAHSA Homeless Count.
Note: Numbers in ( ) reflect the % of the special needs group, and not the percentage of the total City population/households. For example, of the City's senior households, 34% are renters and 66% are owners.

1. Senior Households

At 29 percent, senior households represent a significant special needs group in Santa Fe Springs. Consistent with trends throughout the nation, this population is expected to continue increasing as the baby boom generation approaches retirement.

Although often viewed as homogeneous, Santa Fe Springs' senior population is quite diverse. Among the City's 1,383 senior households, 66 percent own a home and 34 percent rent housing. Half of Santa Fe Springs' seniors are 75 years of age and above, a population which may require more supportive housing options as they age and become more frail. Some of the more pressing housing needs of Santa Fe Springs' seniors include:

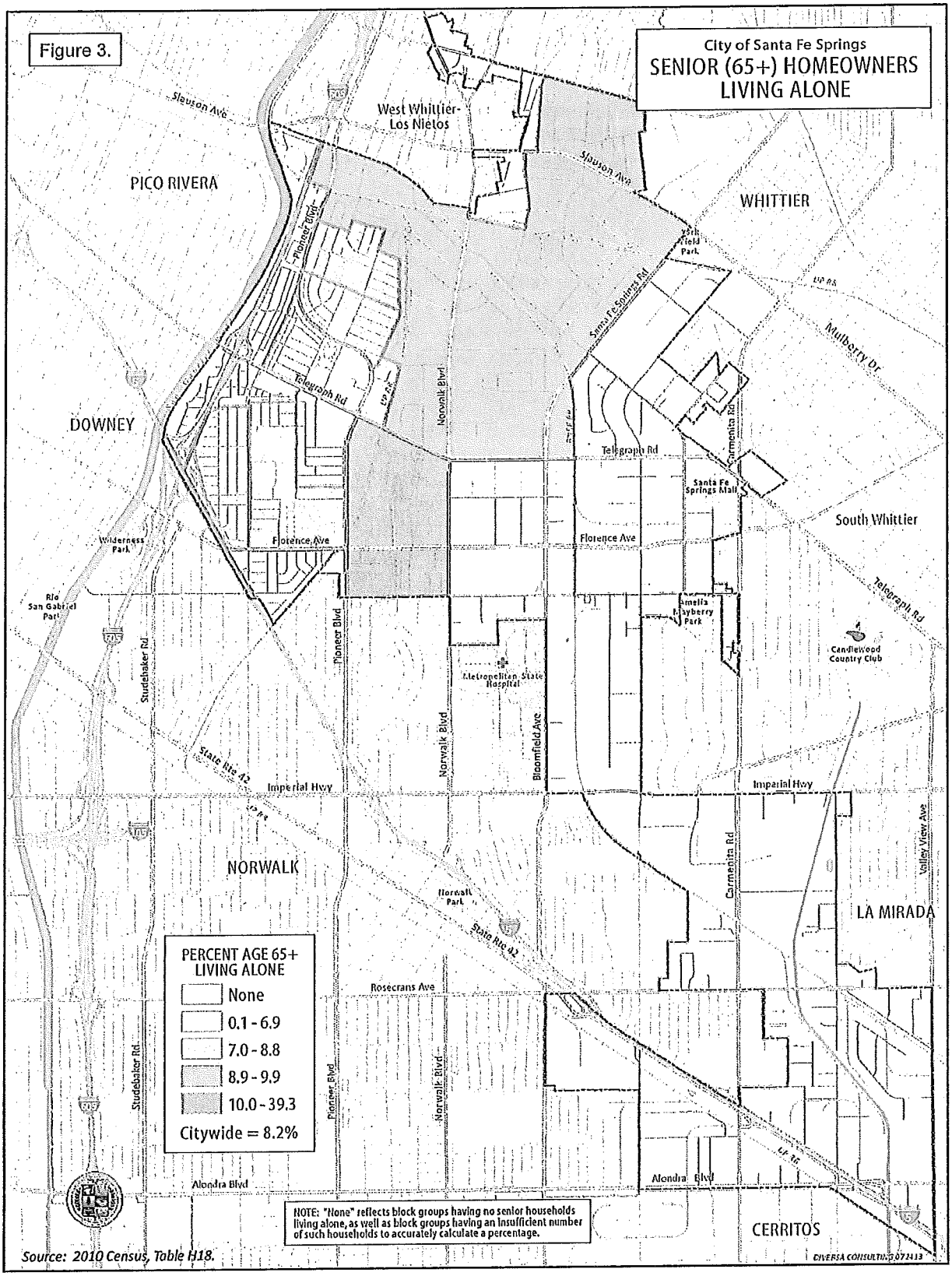
- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Santa Fe Springs' approximately 460 senior renter households, 60 percent are very low income (<50% AMI). Market rents in Santa Fe Springs are beyond the level affordable to very low-income households, as confirmed by the Census, which documents two-thirds of the City's very low-income senior renters spending more than 30 percent of their incomes on rent.

- **Disabilities.** The Census identifies 38 percent of Santa Fe Springs' seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population, which may require various levels of housing support.

- **Housing maintenance.** Of Santa Fe Springs' approximately 920 senior homeowners, one-quarter live alone. As these homeowners age, many may be unable to maintain their homes and may benefit from the installation of assistance devices to enhance accessibility. Figure 3 depicts the incidence of senior homeowners residing alone in Santa Fe Springs by census block group, with the greatest concentrations in the neighborhoods located south of Telegraph Road, between Norwalk and Pioneer boulevards.

The City offers a range of services for senior residents at the Gus Velasco Neighborhood Center, the Betty Wilson Center, and the senior center located at Little Lake Village Apartments. These centers offer case management services for many housing related issues, as well as registry for in-home supportive services. The centers also provide educational, health, legal and transportation services to the elderly, including congregate lunch program at the Neighborhood Center. The Hope Through Housing Foundation operates comprehensive "Living Well Senior Services" at the Little Lake Village Center to enhance the overall quality of life for seniors – emotionally, socially, and physically.

Figure 3.



Source: 2010 Census, Table H18.

Addressing the diverse housing needs of Santa Fe Springs' senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of variety of supportive living environments for seniors of all income levels.

2. Persons with Disabilities

A disability is defined as a long lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their often limited incomes, shortage of accessible housing, and higher health costs associated with their disability.

Approximately 21 percent of Santa Fe Springs residents (3,342 persons) reported having one or more disabilities in the Census. Among the City's senior population, 38 percent suffer from a disability. As Santa Fe Springs' population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons are able to live in an independent environment with the help of other family members. To maintain independent living, persons with disabilities may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Developmental Disabilities

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812, which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. The State Department of Developmental Services (DDS) currently provides community-based services to 6,000 adults diagnosed with ASD; over 4,000 California teenagers diagnosed with ASD will reach adulthood over the next five years, many of whom will want to live independently and need appropriate housing.

The East Los Angeles Regional Center (ELARC) is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. Within the Santa Fe Springs zip code 90670, the East Los Angeles Regional Center currently provides services to 115 residents with developmental disabilities, generating an estimated need for 36 housing units:

Table 2-10: Developmentally Disabled Residents Served by East Los Angeles Regional Center

Zip Code	0 - 14 years	15 - 22 years	23 - 54 years	55 - 65 years	65+ years	Total
90670	51	21	35	6	2	115
Est. Housing Need*	13	10	12	1	0	36

Source: East Los Angeles Regional Center, October 2013
* The following need factors have been developed by the Golden Gate Regional Center and can be used to generally estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

Santa Fe Springs supports the provision of housing for persons with disabilities, has provisions in its Zoning Code to enable community care facilities and supportive housing, and currently has one State licensed residential care facility for up to five adults with developmental disabilities.

3. Large Households

Large households are defined as consisting of five or more members and are considered a special needs population due to the limited availability of affordable and adequately sized housing. Large households tend to live in smaller units if they are in the lower income groups. This often results in overcrowding. The increased strain which overcrowding places on housing serves to accelerate the pace of deterioration of the housing unit.

In Santa Fe Springs, large households comprise 26 percent of total households. Of the City's 1,220 large households, 413 are renter households and 807 are homeowner households. The 2007-2011 American Community Survey documents 503 rental units and 2,026 owner units in Santa Fe Springs with 3 or more bedrooms, the appropriate size for households with 5-6 members.

4. Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The 2010 Census identifies 965 female-headed family households (no husband present) in Santa Fe Springs, comprising 20 percent of total households. Of these female-headed households,

41 percent have children under the age of 18. Many of these households thus need assistance with housing subsidies, as well as affordable day care.

The City's Community Services Department provides a comprehensive child development program for children ages 2 to 12, including subsidized childcare based on income eligibility. The Family Services Section provides numerous programs and resources for youth, including a new learning center, homework help and computer lab, and after school programs.

5. Homeless

The 2013 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Service Authority (LAHSA) includes a count of homeless on the street, in shelters, hidden homeless and youth. In eastern Los Angeles County, Service Provider Area (SPA) 7, the total homeless population decreased 49 percent from the 2011 count of 4,759 to 2,430 in 2013, the largest decrease of any of the Los Angeles County SPAs. Characteristics of the homeless counted in SPA 7 include: 20% are "chronic homeless"; 28% experienced substance abuse issues; 28% suffered from mental health issues; and 18% had a physical disability.

The L.A. Centers for Alcohol and Drug Abuse (L.A. CADA) administered the 2013 homeless count and registry within Santa Fe Springs, partnering with the city, churches, service clubs, United Way, Whittier First Day, and others. Of the 74 homeless persons counted, in-depth surveys were conducted with 37 individuals. The characteristics of those surveyed include:

- Average age of 47 years
- Average of 3.5 years living on the street
- Half reported a major physical illness
- 68% reported having at least one chronic medical condition
- 33% reported or were observed as having a severe mental condition
- 77% reported or were observed as having a substance abuse problem

L.A. CADA reports that there have been positive outcomes from the Santa Fe Springs homeless count. The Whittier Police Department and Cal-Trans have teamed up with Whittier First Day Outreach Team in order to help the homeless at "hot-spots". First Day now has Veterans vouchers and is housing homeless vets as well as providing field based medical services that include a nurse who can screen and transport for medical care.

Homeless families in the City are, more often than not, chronically homeless, which makes it far more difficult to get them accepted into a shelter. These families typically alternate between living in motels, staying with family and friends, and sleeping some nights in their vehicles. Families with children are usually referred by City staff to a homeless shelter or transitional living center. If a shelter or transitional living center is not available, City case workers may place them in a hotel for the night and request they return the next day when more suitable housing can be found. Periodically, the City's case workers assist

families who are only temporarily displaced. Temporarily displaced Santa Fe Springs residents are typically provided some level of support or financial assistance for a hotel stay during their transition.

The City has a variety of services aimed at assisting its homeless population. The City has a staff of Case Managers that assess individual client situations with a thorough assessment. These Case Managers are able to screen clients for eligibility for other available programs throughout the community and also develop individual case plans. Clients are then linked to the appropriate agencies for social services. An on-site emergency food pantry that supplies food to the homeless and families in need is also provided by the City.

City case workers refer homeless clients to several different resources. The resource most often utilized is "Dial 211" L.A. County. Dial 211 tracks the availability of homeless shelters countywide and can be used for individuals, as well as families. Staff also refer clients to the Access Center for Homeless Services to place homeless families into shelters on an emergency basis. Single adults are typically referred to First Day Shelter in the City of Whittier, a facility providing general case management and a transitional living program for homeless adults.

Santa Fe Springs is home to the Salvation Army's Transitional Living Center (TLC), located at 12000 E. Washington Blvd in the northern part of the City. TLC is the primary transitional living program in Southeast Los Angeles County for homeless mothers and their children who are victims of domestic violence and/or substance abuse. With 28 apartments, the Center can house up to 116 adults and children. TLC provides comprehensive services to clients, including: counseling and case management to address domestic violence issues, substance abuse support, family literacy and computer training, GED completion, job readiness, vocational training referrals, life skills training, and housing placement. Residents are required to save 80 percent of their income while in the program, and use a portion of their savings to purchase a used car to travel to work, and for security deposits for permanent housing when they complete the program. Families are permitted to stay up to 24 months, although the average stay is 18 months.

6. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. While in many parts of southern California agriculture production is an important contribution to local economies, the City of Santa Fe Springs does not have any farm housing or land remaining in agricultural use. Based on data compiled by SCAG, no Santa Fe Springs residents are employed in the industries of farming, fishing or forestry. Because of the urban nature of the City's employment base, there are no specialized housing programs targeted for farmworkers beyond overall programs for affordability.

D. Housing Stock Characteristics

This section presents the characteristics of Santa Fe Springs' physical housing stock including growth trends, housing conditions, housing costs and affordability, housing overpayment and overcrowding, and assisted housing at-risk of conversion.

1. Housing Growth

Santa Fe Springs was developed as a predominantly industrial community with limited areas of residential use. Less than ten percent of the City's nine square miles is planned for residential use, with more than 80 percent allocated to industrial and commercial uses. The majority of housing development has historically been concentrated in the western portion of the City away from the industrial uses, although small pockets of housing also exist along the eastern periphery of the City adjoining residential uses in the neighboring communities.

Table 2-11 displays housing production in Santa Fe Springs and surrounding region over the past two decades. Housing growth has been fairly limited in this southeast area of the County, reflective of the older, established character of these communities. During the 1990s, Santa Fe Springs added a little over 100 new units to its housing stock, with less than 50 units added during the most recent decade.

Table 2-11: Regional Housing Growth Trends 1990-2013

Jurisdiction	1990	2000	2010	2013	Percent Change		
					1990-2000	2000-2010	2010-2013
Downey	34,302	34,759	35,601	35,606	1%	2%	<1%
Norwalk	27,300	27,554	28,083	28,045	1%	2%	<1%
Pico Rivera	16,102	16,807	17,109	17,121	4%	2%	<1%
Santa Fe Springs	**4,826**	**4,933**	**4,976**	**5,115**	**2%**	**1%**	**3%**
Whittier	28,758	28,977	29,591	29,601	1%	2%	<1%
L.A. County	3,163,343	3,270,909	3,443,087	3,463,382	3%	5%	<1%

Source: U.S. Census 1990, 2000 and 2010; 2013 Dept. of Finance E5 Population and Housing Est.

Between 2010- 2013, 139 new units were developed in Santa Fe Springs, bringing the City's total housing stock to 5,115 units. This level of growth well exceeded that in the surrounding communities and the County as a whole, and is reflective of the initial phases of the 500+ new units being developed within The Villages at Heritage Springs (southeast corner of Norwalk and Telegraph). This master planned community consists of five single-family and townhome communities, as well as a 150 unit apartment community.



2. Housing Type and Tenure

Table 2-12 depicts the mix of housing types in Santa Fe Springs. Single-family homes remain the dominant housing type, comprising 65 percent of the City's 2010 housing stock, although a slight decrease from the 67 percent single-family homes in 1990. With the development of 384 new single-family detached and attached homes in the Villages, the relative proportion of single-family homes in the community can be expected to increase.

Table 2-12: Housing Type 1990-2010

Unit Type	1990		2010	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	2,995	62%	3,119	63%
SF Attached	236	5%	124	2%
Total Single-Family	***3,231***	***67%***	***3,243***	***65%***
2 to 4 Units	99	2%	243	5%
5 or more units	1,318	27%	1,417	28%
Total Multi-Family	***1,417***	***29%***	***1,660***	***33%***
Mobile Homes & Other	169	4%	73	1%
Total Housing Units	**4,817**	**100%**	**4,976**	**100%**
Vacancy Rate	3.8%		4.6%	

Source: 1990 U.S. Census, 2010 Dept of Finance Population and Housing Est.

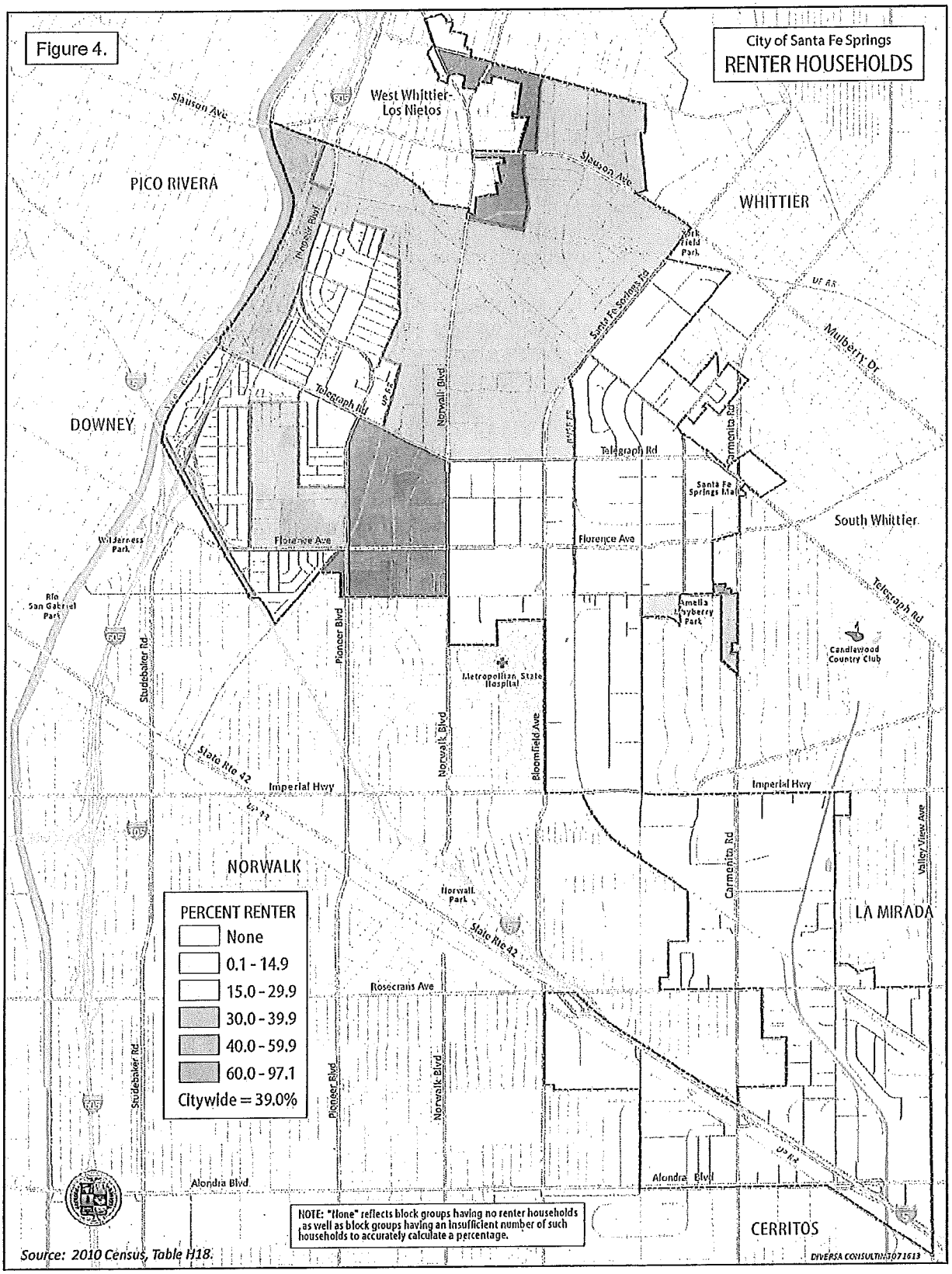
Housing tenure refers to whether a housing unit is owned or rented. Tenure influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. As indicated in Table 2-13, 61 percent of Santa Fe Springs households were homeowners in 2010, a slight reduction from the 65 percent homeownership rate in 1990, though still well above the Countywide homeownership rate of 48 percent. Corresponding to the increased proportion of single-family homes anticipated with buildout of the Villages, the City's rate of homeownership can also be expected to increase.

Table 2-13: Housing Tenure 1990-2010

Housing Tenure	1990		2000		2010	
	Occupied Units	Percent	Occupied Units	Percent	Occupied Units	Percent
Renter	1,636	35%	1,794	37%	1,853	39%
Owner	3,020	65%	3,040	63%	2,894	61%
Total	**4,656**	**100%**	**4,834**	**100%**	**4,747**	**100%**

Source: U.S. Census, 1990, 2000, and 2010.

Figure 4 shows the proportion of renter-occupied housing by census block group in the City. A high concentration of renter households (over 60%) is present in the neighborhood south of Telegraph between Pioneer and Norwalk, which also contains high numbers of senior households.

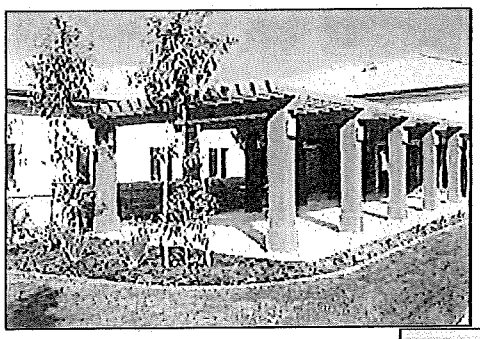

Figure 4.
City of Santa Fe Springs
RENTER HOUSEHOLDS
West Whittier-
Los Nietos
PICO RIVERA
WHITTIER
DOWNEY
NORWALK
LA MIRADA
CERRITOS
South Whittier
Slauson Ave
Pioneer Blvd
Norwalk Blvd
Telegraph Rd
Florence Ave
Santa Fe Springs Rd
Mulberry Dr
Carmenita Rd
Bloomfield Ave
Imperial Hwy
State Rte 42
Rosecrans Ave
Alondra Blvd
Studebaker Rd
Valley View Ave
Wilderness Park
Rio San Gabriel Park
Metropolitan State Hospital
Candlewood Country Club
Norwalk Park
Santa Fe Springs Park
Park Field Park
Smella Cyberry Park
PERCENT RENTER
None
0.1 - 14.9
15.0 - 29.9
30.0 - 39.9
40.0 - 59.9
60.0 - 97.1
Citywide = 39.0%
NOTE: "None" reflects block groups having no renter households as well as block groups having an insufficient number of such households to accurately calculate a percentage.
Source: 2010 Census, Table H18.
DIVERSA CONSULTING 071613

Vacancy Rate

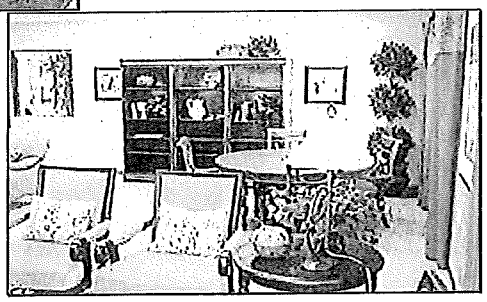
The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. As measured by the 2010 Census, the residential vacancy rate in Santa Fe Springs was 4.6 percent for all housing units, a healthy increase from the 2.0 percent vacancy rate in 2000. More specifically, 2010 vacancy rates in Santa Fe Springs were 5.5 for rentals and 2.1 for ownership units, indicating vacancy levels ideal for sufficient mobility.

With the opening of Little Lake Village Apartments in 2003, 144 affordable senior apartments were added to the City's supply of rental housing, helping to ease previously low rental vacancies.



Little Lake Village Apartments



3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table 2-14 displays the age of Santa Fe Springs occupied housing stock by tenure based on the 2007-2011 American Community Survey. Approximately 1,400 renter units and 2,300 ownership units in Santa Fe Springs have reached the 30 year benchmark, representing over 70 percent of the City's occupied housing units.

Table 2-14: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	22	1%	0	0	1%
2000-2004	137	7%	17	1%	3%
1990-1999	111	6%	86	3%	4%
1980-1989	312	16%	117	4%	9%
1970-1979	426	21%	130	5%	12%
1960-1969	299	15%	276	11%	13%
1950-1959	588	30%	1,791	70%	52%
1940-1949	72	3%	98	4%	4%
1939 or earlier	17	1%	47	2%	2%
Total	**1,984**	**100%**	**2,562**	**100%**	**100%**

Source: U.S. Census 2007-2011 American Community Survey.

The advanced age of the majority of Santa Fe Springs' housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. According to City Housing staff, much of the City's aging housing stock is in need of rehabilitation and repair to the home's infrastructure. Typical improvements include roof replacements and repair, new and updated pipe water systems, sewer line replacements, termite damage repairs, and extermination. The City also recommends the replacement of original furnace units in older homes with safer and more efficient models.

No current Citywide survey of substandard housing exists for Santa Fe Springs, and City staff have not been informed of any substandard homes to remedy. As deteriorated housing in Santa Fe Springs is largely related to housing age, City Housing staff generally estimates five percent of the 2,600 housing units greater than 50 years in age to be substandard, translating to 130 units. Of housing considered substandard, an estimated 80 percent is suitable for rehabilitation where necessary repairs are considered economically feasible.

The City's Code Enforcement Division implements a property maintenance ordinance which mandates the upkeep of properties. For owner occupied units, the City operates a rebate and home repair program for rehabilitation of housing units. To address upkeep of the City's rental stock, the City implements a rental inspection program that requires annual inspection of rental units to ensure they are properly maintained. Under the Housing Acquisition and Rehabilitation Program (HARP) implemented by the prior Redevelopment Agency, approximately two substandard homes per year are either substantially rehabilitated, or depending on the severity of unit deterioration, replaced with a new unit, and sold at an affordable housing cost to low and moderate income purchasers. However, due to the elimination of Redevelopment funding, the HARP Program is currently on hold until an alternate source of funds can be identified.

4. Housing Costs and Affordability

This section summarizes the cost and affordability of the housing stock to Santa Fe Springs residents.

Rental Housing Market

An internet rent survey was conducted in July 2013, supplemented by rent data collected by the City's Residential Rental Inspection Officer, to evaluate rental costs in Santa Fe Springs. As presented in Table 2-15, average apartment rents were $1,000 for a one-bedroom, $1,275 for a two-bedroom, and $1,550 for a three-bedroom units. In comparison to 2007 rent levels (as documented in the City's 2008-2014 Housing Element), apartment rents have increased significantly in Santa Fe Springs, with one bedrooms units increasing 18 percent and two bedroom units increasing 21 percent.

In addition to the full rental units surveyed, approximately a dozen individual rooms were listed for rent within homes. Rooms were more affordable than small apartment units, ranging in price from $450 to $750, with an average price of $575.

Table 2-15: Residential Rental Rates - July 2013

Unit Type and Bedrooms	Rental Range	Average Rent	Change from 2007
Apartments			
1	$770 - $1,295	$1,000	+18%
2	$910 - $1,585	$1,275	+21%
3+	$1,400 - $1,650	$1,550	+7%
Rooms for Rent			
1	$450 - $750	$575	n/a

Source: City of Santa Fe Springs Residential Rental Inspector; Craigslist July 2013.

Homeownership Market

Table 2-16 compares single-family and condominium sales prices in Santa Fe Springs and nearby communities by zip code during calendar year 2012. A total of 92 single-family homes were sold within the 90670 Santa Fe Springs zip code, commanding a median sales price of $300,000. The City's median home price increased slightly by 1.7 percent from the previous year, comparable to the price increases evidenced in nearby communities, though below the 4.6 percent price appreciation countywide. Median sales prices in Santa Fe Springs were above those in Pico Rivera, Norwalk, and the unincorporated zip code 90606 located north of the City. Sales prices in zip codes 90604 and 90605 immediately east of Santa Fe Springs were comparable to the City, with median prices in the Whittier and Downey the highest among the cities surveyed.

Condominiums represented just ten percent of all units sold in Santa Fe Springs in 2012, with 14 condos sold. The median condominium sales price was $213,000, representing a 9.4 percent decline from the previous year. Condominium prices in Santa Fe Springs were below the Countywide average of $285,000, but higher than those in the other nearby communities surveyed such as Norwalk and Pico Rivera.

Table 2-16: Single-Family Homes and Condominium Sales 2012

Community	Zip Code	# Homes Sold	Median Home Price	Change from 2011	# Condos Sold	Median Condo Price	Change from 2011
Downey	90240	183	$380,000	0.7%	17	$225,000	-3.0%
	90241	247	$370,000	1.4%	46	$177,000	0.9%
	90242	244	$315,000	-1.7%	25	$169,000	-7.1%
Norwalk	90650	818	$270,000	1.7%	96	$179,000	-13.7%
Pico Rivera	90660	418	$265,000	0.2%	54	$190,000	-16.3%
Santa Fe Springs	**90670**	**92**	**$300,000**	**1.7%**	**14**	**$213,000**	**-9.4%**
Whittier	90601	194	$350,000	0.0%	91	$175,000	-10.3%
	90602	130	$341,000	13.7%	9	$215,000	0.9%
	90603	195	$370,000	1.4%	34	$329,000	118.0%
	90605	404	$300,000	1.7%	11	$196,000	22.5%
Unincorporated	90604	352	$311,000	-2.8%	49	$176,000	-11.1%
	90606	276	$280,000	3.7%	2	$234,000	-20.2%
L.A. County	All	59,561	$340,000	4.6%	19,617	$285,000	3.6%

Source: DQNews – 2012 Los Angeles Times Zip Code Chart, http://www.dqnews.com

While the prior Table 2-16 provides an overview of the sub-regional housing market during calendar year 2012, the following Table 2-17 provides more detailed information on home and condominium sales within the Santa Fe Springs during the most recent 12-month period (August 2012-July 2013). A total of 91 single-family home sales were recorded during this period, with median sales prices ranging from $290,000 (two-bedroom) to $325,000 (three-

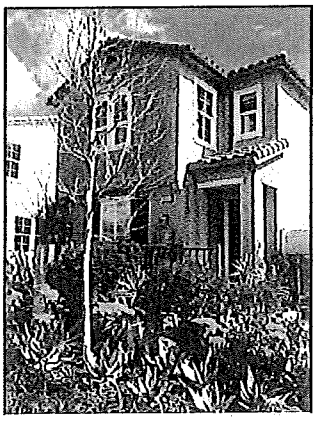
bedroom) and $340,000 (four or more bedrooms). The overall median sales price of $320,000 during this period reflects a seven percent increase from the $300,000 median documented in the previous calendar year. Average unit sizes are relatively modest, with two bedroom units averaging 980 square feet and three bedroom units averaging 1,255 square feet in size.

A total of 189 condominiums were sold during this 12-month period for a median price of $337,000, nearly a 60 percent increase from the $213,000 median price recorded in calendar year 2012. Many of the recent condominium sales in Santa Fe Springs have been within the Villages at Heritage Springs, increasing both the number and price of condominiums on the market.

Table 2-17: Santa Fe Springs Sales Prices August 2012-July 2013

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-Family Homes						
Up to 2	20	$190,000 - $343,000	$290,000	980 sq. ft.	5,470 sq. ft.	1951
3	56	$224,000 - $388,000	$325,000	1,255 sq. ft.	5,500 sq. ft.	1953
4+	15	$250,000 - $400,000	$340,000	1,500 sq. ft.	5,395 sq. ft.	1959
Total	***91***	***$180,000 - $642,000***	***$320,000***	***1,235 sq. ft.***	***5,475 sq. ft.***	***1954***
Condominiums						
2	24	$180,000 - $343,000	$285,000	--	--	1955
3	123	$202,000 - $618,500	$333,000	--	--	1983
4	42	$250,000 - $642,000	$385,000	--	--	1992
Total	***189***	***$180,000 - $642,000***	***$337,000***	*--*	*--*	***1981***

Source: Dataquick On-Line Real Estate Database. Complied by Karen Warner Associates, 2013.





The Villages at Heritage Springs

Home Foreclosures

Approximately 1.5 million of the 8.7 homes and condominiums in California have been involved in a foreclosure proceeding since 2007. In addition to impact of people losing their homes, foreclosed properties can lead to other problems as these homes are left abandoned, becoming potential blight and criminal concerns. Fortunately, the number of mortgage default notices in California has been consistently declining since its peak in 2009, with the number of default notices filed in the first and second quarters of 2013 the lowest level in more than seven years. According to the real estate information service DataQuick, the drop in foreclosure notices is the result of a combination of rising home values, an improving economy, and government efforts to reduce foreclosures.

Within Santa Fe Springs, www.Realtytrac.com identified 140 single-family home and condominiums units in July 2013 in various states of foreclosure, including "pre-foreclosure" having received a notice of mortgage default, notice of a trustee sale, and bank-owned. The number of properties that received a foreclosure filing in Santa Fe Springs in July was 62 percent lower than the previous month and 75 percent lower than the same time last year, and representing one filing for every 1,507 residential units in the City. In comparison, the ratio of July foreclosure filings to total housing units in the State, Los Angeles County, and nearby cities were higher than in Santa Fe Springs.[1]

Pico Rivera	1 : 636
Whittier	1 : 877
Downey	1 : 1,021
California	1 : 1,029
Los Angeles County	1 : 1,184
Santa Fe Springs	**1 : 1,507**

While foreclosures have been on the decline, lenders have been shifting towards "short sales" – transactions where the sales price falls short of what is owed on the property. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In 2012, short sales comprised 26 percent of statewide resale activity.

[1] The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

Housing Affordability

The affordability of housing in Santa Fe Springs can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table 2-18 presents the maximum affordable purchase price for moderate-income households (110% AMI), and compares this with market sales prices for single-family homes and condominiums in Santa Fe Springs as previously documented in Table 2-17. As illustrated below, the maximum affordable purchase price ranges from $267,000 for a three-person household to $300,900 for a four-person household. Median single-family and condominium sales prices in Santa Fe Springs are approximately ten percent above these moderate income affordability thresholds. However, there are for-sale units at the lower end of the price ranges identified in Table 2-17 affordable at the moderate income level.

Table 2-18: 2013 Los Angeles County Maximum Affordable Housing Cost

Moderate Income (110% AMI) Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)
Household Income @ 110% Median[1]	$64,130	$71,280
Income Towards Housing @ 35% Income[1]	$22,446	$24,948
Maximum Monthly Housing Cost	$1,870	$2,079
HOA Fees[2]	$268	$268
Utilities[3]	$91	$112
Property Taxes (1.1% affordable hsg price)	$245	$276
Insurance (Property and Mortgage)	$115	$130
Monthly Income Available for Mortgage	$1,151	$1,293
Supportable 30 yr Mortgage @ 4.0% Interest	$241,000	$270,800
Homebuyer Downpayment (10%)	$26,700	$30,100
Maximum Affordable Purchase Price	**$267,000**	**$300,900**
Santa Fe Springs Median Single-Family Sales Price	**$290,000**	**$325,000**
Santa Fe Springs Median Condo Sales Price	**$285,000**	**$333,000**

Source: Karen Warner Associates, 2013.
[1] 110% moderate income standard based on H&S Code Section 50093. 35% affordability standard based on H&S Code Section 50052.5
[2] Homeowner association fees provided by Villages of Heritage Springs.
[3] Utility costs based on 2012/13 HACoLA schedule and assumes gas appliances.

Renter Affordability

Table 2-19 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with average apartment rents in Santa Fe Springs, as documented earlier in Table 2-15. As the table below indicates, market rents are well above the level of affordability for very low income households, with an affordability gap ranging from $247 for two-person households (one bedroom units), up to $615 for four-person households (three bedroom apartments). However, unlike many communities in metropolitan Los Angeles, apartment rents in Santa Fe Springs are still within the level affordable to low income households.

Table 2-19: 2013 Maximum Affordable Rents

Income Level	Maximum Affordable Rent After Utility Allowance*			
	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	$658	$753	$847	$935
Low Income	$1,107	$1,264	$1,423	$1,574
Moderate Income	$1,272	$1,453	$1,636	$1,810
Santa Fe Springs Average Rents	**n/a**	**$1,000**	**$1,275**	**$1,550**

Source: Karen Warner Associates

*For comparability with advertised rentals, affordable rent calculations subtract the following utility expenses based on the LACDC utility schedule: $89 for studios, $102 for 1 bedrooms, $114 for 2 bedrooms, and $133 for 3 bedrooms.

5. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Santa Fe Springs is the extent of "housing problems." One measure of housing problems used by both the State and Federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table 2-20 shows the incidence of overpayment in Santa Fe Springs.

Table 2-20: Housing Overpayment 2010

Overpayment	Households	Percent	L.A. Co. %
Owners			
Overpayment *(>30% income on housing)*	1,274	46%	45%
Severe Overpayment *(>50% income on housing)*	805	29%	22%
Lower Income Households Overpaying	442	52%	
Renters			
Overpayment *(>30% income on housing)*	1,245	57%	56%
Severe Overpayment *(>50% income on housing)*	736	34%	29%
Lower Income Households Overpaying	686	70%	
Total Overpayment	***2,519***	***51%***	

Source: SCAG Existing Needs Statement, as derived from the American Community Survey (ACS) 2005-2009. Lower income overpayment derived from HUD CHAS.
Note: Severe overpayment is a subset of overpayment.

The 2005-2009 American Community Survey estimates that 57 percent of renters in Santa Fe Springs were spending more than 30 percent of their total income on housing, with 34 percent spending more than half their incomes. This level of renter overpayment represents an increase from 2000 when 44 percent of Santa Fe Springs' renters experienced overpayment. Similarly, the level of renter overpayment increased significantly in Los Angeles County over the past decade, and at 56 percent is comparable to that of Santa Fe Springs.

In terms of overpayment among lower income households (<80% AMI), 686 lower income renter households and 442 lower income owners were faced with overpayment in Santa Fe Springs. The impact of housing overpayment on the City's lower income households is significant, with the community's special

needs populations – seniors, persons with disabilities, and female-headed households with children – most vulnerable to losing their housing due to an inability to pay.

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

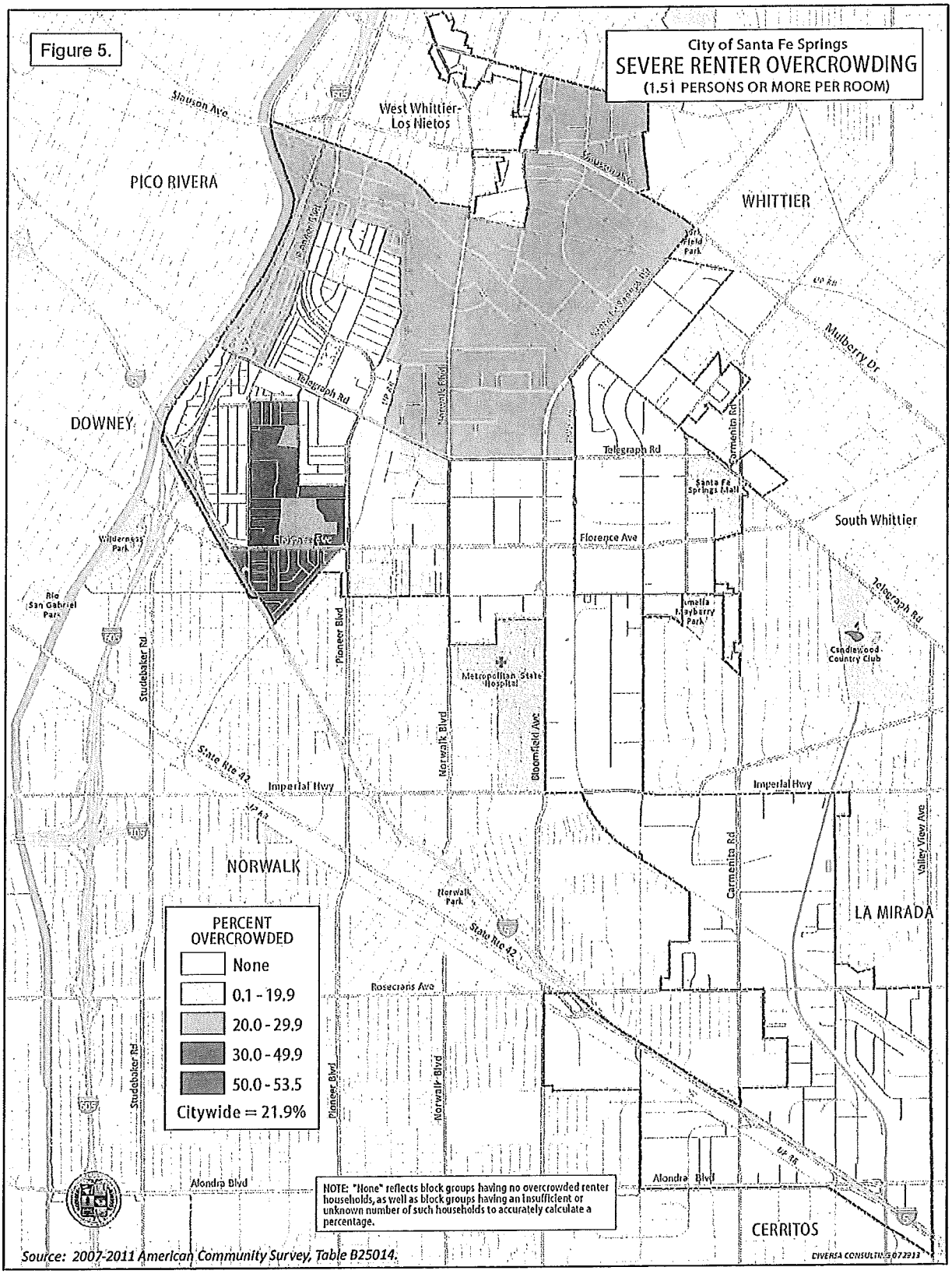
Table 2-21 shows the incidence of overcrowding in Santa Fe Springs and Los Angeles County by tenure in 2010 and 2000. As indicated, 14 percent of all households in Santa Fe Springs were living in overcrowded conditions, slightly above the incidence of overcrowding Countywide where overcrowding impacts 12 percent of households, and a significant decline from 2000 when 23 percent of households in both Santa Fe Springs and Los Angeles County were overcrowded.

Evaluation of overcrowding by tenure indicates that while homeowner overcrowding in Santa Fe Springs has declined significantly over the past decade, the incidence of overcrowding among renters has remained high and exceeds that of the County. Severe renter overcrowding continues to impact 16 percent of the City's renters, whereas Countywide severe renter overcrowding declined from 22 to 8 percent over the decade. Figure 5 graphically illustrates severe renter overcrowding by census block group, and identifies one primary concentration (> 30%) in the neighborhood in the vicinity of Paradise Memorial Park.

Table 2-21: Overcrowded Households 2000-2010

Overcrowding	2010			2000	
	Households	City %	L.A. Co. %	City %	L.A. Co. %
Owners					
Overcrowding	150	6%	6%	21%	14%
Severe Overcrowding	37	2%	1%	9%	7%
Renters					
Overcrowding	471	24%	18%	26%	32%
Severe Overcrowding	319	16%	8%	16%	22%
Total Overcrowding	***621***	***14%***	***12%***	***23%***	***23%***

Source: American Community Survey (ACS) 2006-2010.
Note: Severe overcrowding is a subset of overcrowding.


Figure 5.
City of Santa Fe Springs
SEVERE RENTER OVERCROWDING
(1.51 PERSONS OR MORE PER ROOM)
PICO RIVERA
West Whittier-
Los Nietos
WHITTIER
DOWNEY
NORWALK
LA MIRADA
CERRITOS
South Whittier
Mulberry Dr
Telegraph Rd
Florence Ave
Imperial Hwy
Norwalk Blvd
Pioneer Blvd
Studebaker Rd
Bloomfield Ave
Carmenita Rd
Rosecrans Ave
Alondra Blvd
Valley View Ave
Metropolitan State Hospital
Santa Fe Springs Mall
Candlewood Country Club
Norwalk Park
Wilderness Park
Rio San Gabriel Park
Lakeland Park
Lindsey Park
Lemolla Mayberry Park
PERCENT OVERCROWDED
None
0.1 - 19.9
20.0 - 29.9
30.0 - 49.9
50.0 - 53.5
Citywide = 21.9%
NOTE: "None" reflects block groups having no overcrowded renter households, as well as block groups having an insufficient or unknown number of such households to accurately calculate a percentage.
Source: 2007-2011 American Community Survey, Table B25014.
DIVERSA CONSULTING 5072913

E. Assisted Housing At-Risk of Conversion

Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs or replace any units "at-risk" of conversion. This section presents an inventory of all assisted rental housing in Santa Fe Springs, and evaluates those units at risk of conversion during the ten year, 2013-2023 planning period.

Assisted Housing Inventory

As presented in Table 2-22, Santa Fe Springs has 389 units of deed-restricted, affordable rental housing, representing over twenty percent of the City's total rental housing stock. Approximately half of the City's assisted rental housing is for families, and half is for seniors.

Table 2-22: Assisted Housing Inventory

Project Name	Tenant Type	Ownership	Funding Source	Units	Potential Conversion Date
Pioneer Gardens	Family	For-profit	HUD 236, Bond Section 8	141 units 135 units	2030 Annual Renewals
Silvercrest Residences	Senior	Non-profit	HUD 202 Section 8	22 21	8/1/2025 5/30/2015
Villa Verde	Family	For-profit	HUD 221 (D)(4) Section 8	34 34	2064
Lakeland Manor/ Ability First	Adult Disabled	Non-profit	Section 811	25 units	
Little Lake Village Senior Apartments	Senior	Non-profit	Tax Credit, Bond, HOME, City of Industry, Santa Fe Springs CDC	144 units	2058
Placita Park	Family Senior	For-profit	HUD 236 (j)(1) CDC Rent Subsidy	134 units 30 senior units	Converted 1997 Ongoing

Villa Verde is a 34 unit family apartment complex, with affordability previously tied entirely to the availability of Section 8 contracts and subject to periodic renewals from HUD. In 2009, the former Santa Fe Springs Community Development Commission committed $1.4 million in financial assistance for the rehabilitation of Villa Verde in exchange for the property owner recording a Notice of Affordability Restrictions (pursuant to H&S Code Sec. 33334.3), restricting the property for affordable housing purposes for the next 55 years.[2]

At-Risk Projects

This section evaluates those lower income rental projects in Santa Fe Springs at-risk of converting to market-rate uses prior to June 30, 2023. As shown in

[2] The City received RHNA credit in its 2008-2014 Housing Element for providing committed assistance for preservation of Villa Verde as long term affordable housing.

Table 2-22, two affordable housing projects are considered to be at-risk during this period – Pioneer Gardens and Silvercrest Residences– both due to the uncertainty surrounding the long term availability of Section 8 funding. These two projects all maintain Section 8 project-based Housing Assistance Plan (HAP) contracts with HUD subject to annual renewals.

Pioneer Gardens: In 2000, the City entered into an Affordable Housing Agreement with the new owner of Pioneer Gardens Apartment, PRC Partners Realty Capital, to preserve the 141 family units at affordable rents. The City conducted a TEFRA (Tax Equity and Fiscal Responsibility Act) hearing in support of the developer obtaining State multi-family revenue bond financing. Provisions of the Affordable Housing Agreement include City approval of the Management and Maintenance Plan; provision of written notice to the City prior to issuing an eviction notice to any tenant; and requirements for the property manager to coordinate with the City in identifying tenants in need of City provided social services, and referring such tenants to the City's Neighborhood Center. Pursuant to the bond financing, affordability controls are required to extend a minimum of thirty years (2030), although Section 8 contracts continue to be subject to annual renewals.

Silvercrest Residences: The 22 unit Silvercrest Residences senior housing was financed under the HUD Section 202 program, and is owned and operated by the Salvation Army. The affordability controls under the Section 202 financing extend through 2025, but are contingent upon the continued availability of Section 8 funding.

Preservation and Replacement Options

Santa Fe Springs has two rental projects considered at-risk of conversion due to their dependence on continued Section 8 subsidies. However, Pioneer Gardens refinanced to extend affordability controls, and Silvercrest Residences is owned by a non-profit, both factors which would indicate these projects are at low risk of conversion. Nonetheless, for purposes of the Housing Element, both projects are technically considered at-risk, and are, therefore, included in this analysis.

Preservation or replacement of at-risk projects in Santa Fe Springs can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; and 3) replacement or development of new assisted units. Each of these options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: 1) affordability controls can be secured indefinitely; and 2) projects become eligible for a greater range of governmental assistance. The feasibility of this option depends on several factors, including the willingness of the apartment owner to sell the project, the existence of qualified non-profit

purchasers, and the availability of funding. Potential funding sources for acquisition include Federal tax credits, State mortgage revenue bonds and County administered funds.

Of the two at-risk projects in Santa Fe Springs, only Pioneer Gardens is owned by a for-profit developer. The current market value for this project can generally be estimated based on its potential annual income and standard costs associated with apartment maintenance and management. As shown in Table 2-23, the market value of the 135 units in Pioneer Gardens is estimated at $16 million. This estimate is intended to demonstrate the magnitude of costs relative to other preservation and replacement options; the actual market value of this project will depend on the building and market conditions at the time of appraisal.

Table 2-23
Market Value of At-Risk Projects (*under for-Profit Ownership*)

Project Units	Pioneer Gardens
1 bdrm	4
2 bdrm	80
3 bdrm	33
4 bdrm	18
Total	135
Gross Annual Income	$1,870,170
Annual Operating Cost	$835,410
Net Annual Income	$1,034,760
Est. Market Value	$16,000,000

Market value based on the following assumptions:
1. Average market rents: 1-bd $850, 2-bd $1,050, 3-bd $1,450, 4-bd $1,600 Vacancy Rate = 5%
2. Annual operating expense = 35% gross income + 1.1% property taxes
3. Market value based on 6.5% capitalization rate

Option 2: Rental Assistance

The long-term availability of funding at the federal level for Section 8 contract renewal is uncertain. If terminated, rent subsidies using alternative State or local funding sources could be used to maintain affordability. Subsides could be structured similar to the Section 8 program, whereby HUD pays the owners the difference between what tenants can afford to pay (30% household income) and what HUD establishes as the Fair Market Rent (FMR).

The feasibility of this alternative, in the case of the property owners, depends on their willingness to continue to accept rental vouchers and limit rents to fair market levels. Given the 156 Section 8 at-risk units in Pioneer Gardens and Silvercrest Residences and their associated bedroom mix, the total cost of subsidizing rents in these projects is estimated at approximately $88,000 per month, or $1 million annually, translating to $20 million in subsidies over a 20-year period.

Table 2-24: Required Rent Subsidies for At-Risk Projects

# Bdrms	# Units	2013 Fair Market Rents	Hhld Size	Hhld Income (50%AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
0 bdrm	6	$911	1 person	$29,900	$748	$163	$980	$11,800
1 bdrm	19	$1,101	2 person	$34,200	$855	$246	$4,700	$56,400
2 bdrm	80	$1,421	3 person	$38,450	$961	$460	$36,800	$442,000
3 bdrm	33	$1,921	4 person	$42,700	$1,067	$854	$28,200	$338,000
4 bdrm	18	$2,140	5 person	$46,150	$1,154	$986	$17,750	$213,000
Total	**156**						**$88,430**	**$1,061,200**

An alternative way to structure rent subsidies is as a rent buy-down. This would involve providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan.

Option 3: Construction or Purchase of Replacement Units

The construction or purchase of a replacement building is another option to replace at-risk units should they convert to market rates. The cost of developing housing depends on a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on discussions with a non-profit housing developer active in greater southern California, current purchase prices for market rate apartment buildings range anywhere from $180,000 - $200,000 per unit. Therefore, the cost to replace the 156 rent-restricted units in Pioneer Gardens and Silvercrest Residences can generally be estimated to range from $28 to $31 million.

Comparison of Options

In terms of cost effectiveness for preservation of the 156 at-risk units, transferring ownership of Pioneer Gardens to a non-profit ($16 million), is less expensive than 20 years with of rent subsidies for all 156 units ($20 million), or purchase of replacement units ($28-$31 million). Transfer of ownership to a non-profit offers additional benefits in that affordability controls can be secured indefinitely, and projects become eligible for a greater range of funding.

F. Regional Housing Needs

The Regional Housing Allocation (RHNA) is a state-mandated process, which determines the amount of future housing growth each city and county must plan for in their housing elements. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development's (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California's designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region's assigned share of statewide need to cities and counties by income level. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2014-2021 Housing Element cycle, and has allocated Santa Fe Springs the following share of the region's housing needs:

Table 2-25: Regional Housing Needs Assessment 2014-2021*

Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	41	13%
Very Low	31-50%	41	13%
Low	51-80%	50	15%
Moderate	81-120%	53	16%
Above Moderate	120%+	139	43%
Total		**324**	**100%**

Source: http://SCAG.ca.gov.gov/Housing/rhna.htm
* AMI – Area Median Income.
** An estimated half of the City's very low income housing needs (41 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. Santa Fe Springs will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can potentially be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Santa Fe Springs.

A. Governmental Constraints

1. Land Use Controls

Santa Fe Springs has developed as a predominately industrial community, with only ten percent of the City's land zoned for residential uses. Due to its pervasive industrial character, residential development has been concentrated away from industry and is primarily located in the western portion of the City.

The City's General Plan and Zoning Regulations provide for the following residential categories:

- Single-family Residential (R-1) - 8.7 units/acre
- Multi-Family Residential (R-3) – 21.8 units/acre, or 25 units/acre with Planned Development Overlay
- Mobile Home

Table 3-1 summarizes the City's residential development standards. Residential parking standards require 2 parking spaces in a garage or carport for each dwelling unit. The Planning Commission has the discretion through the PD zone to reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit, as well as to reduce the proportion of covered spaces by half for lower income senior housing.

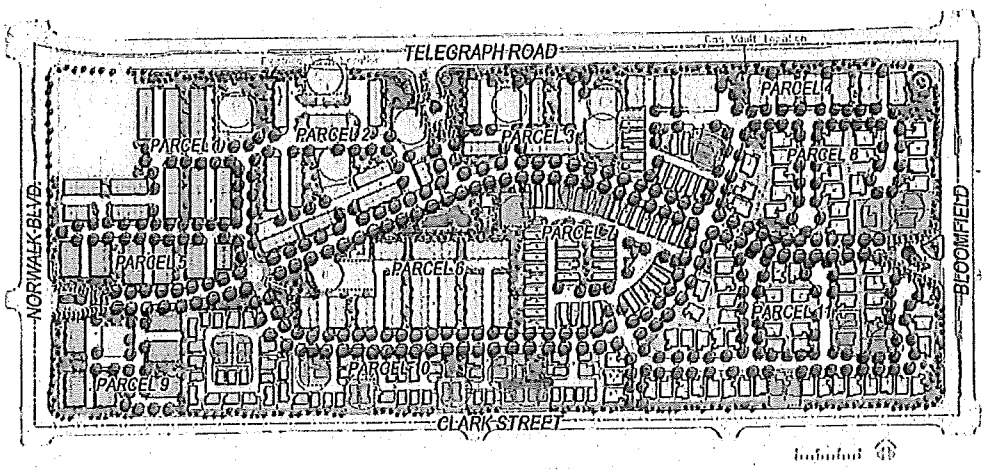
Table 3-1: Residential Development Standards

Zone District	Permitted Uses	Setbacks	Height	Lot Coverage	Max. Density/ Intensity
Single-Family Residential (R1)	1 S.F. du. per lot	20' front yard 15' rear yard 5' side yard	25'	40%	8.7 du/acre
Multiple-Family Residential (R3)	1 S.F. du per 2,000 sq. ft.	15' front yard 5' rear yard 5' side yard	25'	60%	21.8 du/acre

As residential neighborhoods in Santa Fe Springs are entirely built-out, the majority of recent residential development has been accommodated through a Planned Development (PD) Overlay to allow the integration of housing in

traditionally non-residential areas. The PD overlay provides for flexibility in development standards and allows for increased residential densities above those permitted by the base residential zoning by not mandating an upper density limit. The City utilized the PD overlay in conjunction with R-3 zoning as a mechanism for development of Lakeland Manor (2001), a 25 unit apartment complex for persons with disabilities on .68 acres; and for Little Lake Village Senior Apartments (2003), providing 144 lower income units on 4.75 acres.

Most recently, the City rezoned 54 acres of Industrial land to R-1-PD and R-3-PD to accommodate up 534 units at The Villages at Heritage Springs, utilizing the PD overlay to allow for deviation from certain requirements of the underlying zones and allowing the continuation of oil and gas production activities on a portion of the site. The PD mechanism allowed for deviations in minimum lot size and lot coverage, building setbacks, and height standards in the R-1 and R-3 zones, resulting in an overall increase in density. For example, building heights range from 30 to 40 feet; lot coverage for the multi-family product is at 80 percent, and single-family lot sizes range from 3,600 to 4,500 square feet.



The Villages at Heritage Springs - example of PD Overlay

In summary, the City's residential development standards have not served as a constraint to the provision of housing due, in part, to the City's practices of utilizing the PD overlay as a tool to provide modified standards.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available though appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table 3-2 summarizes the housing types permitted in each of Santa Fe Springs' residential zone districts.

Table 3-2: Housing Types by Residential Zone Category

Housing Types Permitted	Zone District				
	R1	R3	A1	C4	ML
Single-Family	P	P	P		
Multiple-Family		P			
Mobile Home Parks		C			
Second Units	D	D			
Manufactured Housing*	D	D			
Care Facilities (6 or fewer)*	P	P	P		
Care Facilities (7 or more)*	C	C	C		
Transitional and Supportive Housing*	P	P	P		
Emergency Shelters*					P
Single Room Occupancy (SRO)*				C	C
Nursing and Boarding Homes		C			

P = Permitted **D** = Director's Approval **C** = Conditionally Permitted

* Pursuant to SB 2, the City has drafted Zoning Code provisions to explicitly accommodate emergency shelters, transitional and supportive housing, scheduled for adoption by City Council on November 28, 2013. The City will undertake additional Code revisions in 2014 to explicitly permit manufactured housing, community care facilities and SROs, as described in the narrative which follows.

Second Units

In August 2003, the City adopted Section 155.644 of the Zoning Ordinance, establishing a ministerial approval process for second units. The City allows attached and detached second units on minimum 5,000 square foot parcels in R-1 and R-3 zone districts, as long as the parcel is developed with an existing residential dwelling. The second unit must comply with all of the property development standards applicable to the residential zone in which it is located, with the exception of parking: only one additional off-street parking space is required, which may be uncovered and located in tandem with existing parking on the site.

The City requires all second residential dwelling units that are rented to be designated as "affordable" and be rented to low or very low income households. An affordability covenant is required, and the property owner is required to submit annual income and rent certification to the City in compliance with the covenant.

The Director of Planning and Development maintains responsibility for reviewing applications for second units for adherence to the standards established by the ordinance. Upon approval by the Director, a building permit is issued.

Mobile Homes/Manufactured Housing

The City allows mobile home parks as a conditional use within the R-3 and M-2 zone districts, and has designated mobile home parks as a discrete land use category in the General Plan.

As a matter of practice, the City permits manufactured housing by right within all residential zones, consistent with State law. However, the zoning ordinance does not currently explicitly identify manufactured housing as a permitted use, except as it pertains to manufactured second units. In 2014, the City will modify its Zoning Regulations to explicitly identify manufactured housing as a permitted use in any district where single-family detached units are permitted, subject to the same property development standards.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all

residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The Santa Fe Springs Zoning Ordinance does not currently specify provisions for community care facilities, does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone, and imposes no spacing requirements between community care facilities. The City has permitted a licensed five-bed adult residential facility by right on Davenrich, as well as several other unlicensed group homes.

The City will amend the Zoning Code in 2014 to explicitly allow small community care facilities by right and large community care facilities with a conditional use permit in residential districts. Due to the unique characteristics of larger (more than six persons) community care facilities, a conditional use permit will be used to ensure compatibility in the siting of these facilities, focusing on the use and not the characteristics of the users. Santa Fe Springs does not require a public hearing for approval of a conditional use permit.

Definition of Family: The City's existing Zoning Code defines "family" as any number of persons living together in a room or rooms comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof. Any group of persons not so related but inhabiting a dwelling unit shall be considered to constitute one family for each five persons, exclusive of domestic employees, contained in such group. As this definition of family could be construed to limit six or more unrelated persons from residing together in a single-family district, the City has updated this definition within the Zoning Code (for adoption in November 2013) to provide greater consistency with state and federal fair housing laws:

> *"Family" means two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility as that term is defined in Health & Safety Code Section 1502(a) (1), which serves six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.*

Transitional and Supportive Housing and Emergency Shelters

Transitional housing is temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The City of Santa Fe Springs provides for transitional housing similar to any multi-family residential project. For example, Lakeland Manor, the 25 unit, Ability First transitional housing project was developed through an R-3-PD zone. While the City has permitted transitional housing facilities as a matter of purpose, the Zoning

Ordinance does not currently contain a discrete definition of such facilities. In order to ensure compliance with recent changes in State law (SB 2) which require transitional facilities to be treated the same as any other residential use within the same zone, the City has drafted Zoning Code revisions consistent with these new requirements, adding the following definition to the Zoning Code, and explicitly permitting transitional housing in the R-1 and R-3 zone districts:

> Transitional Housing (Health and Safety Code Section 50675.2(h)): *Transitional housing and transitional housing development means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.*

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City of Santa Fe Springs regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use and for use by the residents of the facility. Similar to transitional housing, SB 2 requires supportive housing to be treated the same as residential uses. The City is adding the following definition to the Zoning Code, and explicitly permitting supportive housing in the R-1 and R-3 zone districts:

> *Supportive Housing (Health and Safety Code Section 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.*

An emergency shelter is a facility that provides shelter to homeless on a limited short-term basis. The Santa Fe Springs Zoning Ordinance does not currently specify provisions for emergency shelters. Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter II), the 2013 homeless count and registry identified 74 homeless

individuals in Santa Fe Springs. In compliance with SB 2, Santa Fe Springs has conducted a review of its zoning districts and determined the ML, Limited Manufacturing, Administration and Research Zone is best suited to house an emergency homeless shelter. The ML zone serves as a transitional district separating industrial uses from more sensitive commercial and residential uses, and provides for administrative offices, scientific research offices and laboratories, restricted manufacturing and appurtenant uses compatible to the development of an industrial park. ML zone districts are centrally located in the city and transit accessible. The City's Land Use Element identifies over 100 acres of Light Industrial designated land. While there are a limited number of vacant ML parcels, numerous ML properties are either underutilized or have existing structures which could potentially be suitable for conversion to shelter use, providing capacity for at least one emergency shelter.

City staff conducted a site availability survey in the ML zone and identified ten properties available for lease, totaling over 124,000 in available building square footage. Most of this leasable space is within concrete tilt-up "flex space", divisible into units as small as 1,500 square feet. Available properties are located on Pioneer, Telegraph, and Alburtus, all of which are served by bus lines.

The City has drafted revisions to its Zoning Code to permit shelters in the ML zone by right (for adoption by City Council on November 26, 2013), subject to the same development and management standards as other permitted uses in the zone. The City's ML development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 25,000 sq ft
- Minimum building size: none
- Maximum lot coverage: 50%
- Building height: 50 ft
- Front yard setback: 30 ft
- Side and Rear Yard setbacks: none
- Outside storage: Screened from public view
- Security during hours that the emergency shelter is in operation.

Single Room Occupancy (SRO) Units

Single Room Occupancy (SRO) residences are small, one room units (generally 100-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons. While the City's Zoning Ordinance does not currently explicitly address Single Room Occupancy uses, they would be treated the same as motels and hotels, which are conditionally permitted in the C-4 Community Commercial and M-2 Heavy Manufacturing zones.

The Santa Fe Springs Zoning Code specifies the following considerations in the Planning Commission's review of a CUP request:

- The proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general
- The Planning Commission shall consider the appearance of any proposed structure and may require revised architectural treated if deemed necessary to preserve the general appearance and welfare of the community.

The City will ensure zoning standards facilitate the provision of SROs, with conditions of approval limited to ensuring compatibility and focusing on the SRO use and not the users of the facility. In addition, in 2014, the City will revise its Zoning Code to explicitly specify SROs as a conditionally permitted use within the C-4 and M-2 zones, accommodating SROs both as new development and adaptive reuse of existing structures.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

For new construction, Santa Fe Springs' building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

On November 26, 2013, the Santa Fe Springs City Council is scheduled to adopt Section 155.659 of the Zoning Code "Reasonable Accommodation Procedures for Disabled Persons" to provide a mechanism through which the City can grant reasonable adjustments to its zoning and land use regulations to avoid unequal treatment towards individuals with disabilities. The procedures for reasonable accommodation established by this Code section are as follows:

- A request for a Reasonable Accommodation may be made by any Disabled Person, his/her representative, or a developer or provider of housing for Disabled Persons, when the application of a zoning law, building code provision, or other land use regulation, policy, or practice acts as a barrier to a Disabled Person's equal opportunity to use and enjoy housing.
- Reasonable accommodation requests are considered an administrative adjustment, with the Director of Planning serving as the decision-making body. Where the adjustment is combined with an application requiring discretionary action – such as a parcel map - the Planning Commission serves as the decision-maker.

- No application fee shall be required to process an application for a request for a Reasonable Accommodation pursuant to this Section. Where the improvements or modifications approved through a request for a Reasonable Accommodation would otherwise require a variance, a variance shall not be required.
- The Director, or designee, shall consider an application and issue a written determination. At least ten (10) calendar days before issuing a written determination on the application, the Director shall mail notice to the applicant and adjacent property owners that the City will be considering the application, advising of the standards for issuing an accommodation, and inviting written comments on the requested accommodation.

The decision-maker shall make the following findings upon granting an accommodation:

- The dwelling that is the subject of the request for Reasonable Accommodation will be occupied by a Disabled Person;
- The requested accommodation is necessary to provide a Disabled Person with an equal opportunity to use and enjoy a dwelling;
- The requested accommodation will not impose an undue financial or administrative burden on the City, as defined in the Fair Housing Laws; and
- The requested accommodation will not require a fundamental alteration to the City's zoning or building laws, policies, and/or procedures, as defined in the Fair Housing Laws. In considering whether the accommodation would require such a fundamental alteration, the reviewing authority may consider, among other factors:
  (1) Whether the requested accommodation would fundamentally alter the character of the neighborhood;
  (2) Whether the requested accommodation would result in a substantial increase in traffic or insufficient parking;
  (3) Whether the requested accommodation would substantially undermine any express purpose of either the City's General Plan or an applicable specific plan; and
  (4) Whether the requested accommodation would create an institutionalized environment due to the number of, and distance between, facilities that are similar in nature or operation.

Farm Employee Housing

Based on Census data compiled by the Southern California Association of Governments (SCAG), no Santa Fe Springs residents are employed in the industries of farming, fishing or forestry. The City has no land remaining in agricultural use and does not have any farm housing. Therefore, given the absence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Fees and Improvements

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are charged on a pro rata share system based on the magnitude of the project's impact or the extent of benefit which will be derived. Table 3-3 presents a list of application fees associated with development in the City.

Table 3-3: Development Fees for Residential Projects

Fee Category	Fee
Environmental Assessment	
CEQA Review - Initial Study	$653
Environmental Impact Report	$2,610 + cost
Preparation of Negative Declaration (no DFG impacts)	$1,306
Preparation of Negative Declaration (impacts per DFG)	$3,292
Plan Check (Landscape Review and Site Plan)	$102
Development Plan Approval	
Principal Use	$2,253
Incidental Use	$1,140
Building Addition (greater than 1,000 sq. ft.)	$1,140
Tentative Map (Filing Map)	$4,275 + $275 per lot
Final Map	$4,275 + $275 per lot
Parcel and Tract Maps	
Tentative Map (Filing Fee)	$4,852 + $285 per lot
Lot Line Adjustment	$3,592
Conditional Use Permit	
Principal Use	$2,253
Incidental Use	$1,140
Hazardous Materials Surcharge	$2,253
Public Hearing Surcharge	$1,140
Time Extension	$563
Zone Change (Application Fee)	$1,140
Zone Variance	$2,253
General Plan Amendment	$2,253
Public Hearing	$1,140
Residential Rental Inspection	
Apartment/Condo/Townhome Unit - Initial/Annual	$108
Single Family Dwelling – Initial/Annual	$142
Re-inspection (all unit types)	$68

Source: City of Santa Fe Springs, Department of Planning and Development, 2011/2012.

As a means of assessing the cost that fees contribute to development in Santa Fe Springs, the City has calculated total Planning, Building and Engineering fees associated with three different residential prototypes: an individual single-family unit; a six unit condominium subdivision; and a 20 unit apartment complex. As indicated in Table 3-4, fees for the prototypical single-family project run approximately $21,000 per unit, whereas per unit fees for condominium and apartment projects are $42,000 and $22,000 respectively. In comparison with the median single-family home price of $320,000 and median condominium sales price of $337,000 (refer to Table 2-17), the City's development fees constitute approximately 7 percent of the single-family sales price and 12 percent of the condominium sales price. In terms of apartments, based on a land cost of approximately $32 per square foot, combined with average construction costs of $120 per square foot, the City's development fees also comprise a relatively small portion of the total costs of apartment development. In summary, Santa Fe Springs' fees are comparable, if not lower, than those in other cities, and do not constitute a constraint to the production or improvement of housing.

Given the scale of the 550+ unit master planned The Villages at Heritage Springs project, the City required payment of a traffic mitigation fee of approximately $400,000. This amount represented the owner/developer's fair share of the cost to construct offsite improvements identified in the project traffic study. While the City does not have a standard traffic mitigation fee, to the extent a project's traffic study identifies needed off-site traffic and intersection improvements, the project applicant pays a mitigation fee to pay for the development's fair share of the improvements.

Santa Fe Springs is highly urbanized with most of its necessary infrastructure, such as streets, sewer, and water facilities, already in place. As such, the cost of land improvement is less than in undeveloped suburban or rural areas. In terms of site improvements, the City's street design requirements are in compliance with HUD guidelines. The City uses a standard 30-foot curb-to-curb width requirement within a 54-foot right-of-way for local residential streets. Collector streets are 36 feet curb-to-curb, within a 60-foot right-of-way.

Table 3-4: Development Fees for Prototypical Residential Projects

Type Of Fee	Single Family	Condominium	Apartment
Building Fees			
Plan Check	$3,371.50	$9,847.10	$15,784.00
Building Permit	$4,235.70	$12,093.10	$19,302.40
Electrical Permit	$447.50	$1,552.47	$3,752.20
Mechanical Permit	$192.50	$1,230.40	$6,599.80
Plumbing Permit	$417.60	$3,004.90	$4,962.00
School Fee (varies by District)	$8,375.40	$25,429.14	$54,502.47
Subtotal	**$17,040.20**	**$53,157.11**	**$104,902.87**
Planning Fees			
Art Fee (1% of valuation)	$408.00	$12,879.70	$21,195.41
Development Plan Approval	N/A	$2,253.00	$2,253.00
Tract Map ($4,852 + 285 per lot/unit)	N/A	$6,562.00	$10,552.00
Environmental Review (Neg Dec) (No impact -DFG)	N/A	$2,610.00	$2,610.00
Initial Study	N/A	$653.00	$653.00
Public Hearing	N/A	$1,140.00	$1,140.00
Review of CC&R's	N/A	$318.00	N/A
Subtotal	**$408.00**	**$26,415.70**	**$38,403.41**
Engineering Fees			
Engineering Plan Check (Est)	N/A	$139,739.00	$211,954.10
Water Trunk Line Fee	N/A	$3,585.00	$3,585.00
Drainage Fee	N/A	$3,600.00	$4,000.00
Sanitary Sewer Connection Fee	$3,343.00	$20,000.00	$66,900.00
Regional Traffic Impact Fee	$561.00	$1,050.00	$2,600.00
Final Tract Map ($4,852+285 per lot/unit)	N/A	$6,562.00	$10,552.00
Subtotal	**$3,904.00**	**$174,536.00**	**$299,591.10**
TOTAL FEES	**$21,352.20**	**$254,108.81**	**$442,897.38**
TOTAL FEES PER UNIT	**$21,352.20**	**$42,351.47**	**$22,144.87**

Note: Calculations based on the following assumptions:

a) Single-Family: 2,820 sq ft of living area + 420 sq ft garage. Building valuation of $401,700.
b) Condominiums: 6 Units @ 8,562 sq ft of living area + 2,642 sq ft garage.
Building Valuation - $214,662 per condo unit.
c) Apartments: 20 Units @ 18,351 sq ft of living area + 2,800 sq ft garage.
Building Valuation - $105,977 per apartment.

4. Processing and Permit Procedures

The evaluation and review process required by City procedures can contribute to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. One way to reduce housing costs is to reduce the time for processing permits.

As a small City with limited development, Santa Fe Springs does not experience the backlogs in development typical in many larger jurisdictions. In most cases, even when Planning Commission review is required, approval can be obtained in about 45 to 90 days. Small projects, such as single-family units or small duplexes, may receive over-the-counter approval with a simple site plan. Projects greater than 10,000 square feet in size are subject to a Development Plan Approval (DPA). As part of the application submittal, projects subject to DPA require submittal of a preliminary site plan, floor plan, building elevations and preliminary landscape design. DPA requires an action by the Planning Commission, although it is not subject to a public hearing and can be made simultaneously with an application for zone change, variance, conditional use permit, modification or other request for Commission approval. In evaluating applications for Development Plan Approval, the Planning Commission focuses on the project design, not the use, and considers the following factors:

- That the architectural design of the proposed structures are such that they enhance the general appearance of the area
- That the proposed structures are considered on the basis of their suitability for their intended purpose, on the appropriate use of materials, and on the principles of proportion and harmony
- That consideration is given to landscaping, fencing and other elements of the proposed development to ensure the entire development is in harmony
- It is not the intent of Development Plan Approval to require any particular style of architecture, or to interfere with architectural design, except as necessary to harmonize with the general area

Design Review is conducted by staff, with recommendation to the Planning Commission. The City publishes a list of standard development requirements on its website, and provides these standards during initial discussions with developers to serve as an early guide to project design.

The following outlines the development processing procedures for projects requiring Development Plan Review:

- Pre-Application Submittal (optional): Applicant submits site plan for preliminary review by Planning, Public Works, Fire and Police. A project planner is assigned to the project, and compiles comments from the various departments within two weeks of submittal. The project planner meets with the applicant to discuss the City's initial comments,

and reviews the additional items and fees necessary to submit a formal application.

- Application Submittal: The project planner reviews the application and deems the project complete or incomplete within 30 days. Once the application deemed complete, the project planner sends a Request for Conditions to various departments, who provide input within two weeks. Once the applicant agrees to the conditions of approval, the item is scheduled before the Planning Commission. Any required discretionary actions, such as Conditional Use Permit, Variance, or Modification of Property Development Standards, are processed concurrently with DPA.

For projects involving participation by the City or its former Community Development Commission, the deal points of the Development Agreement are established prior to undergoing the necessary planning entitlements. Little Lake Village Senior Apartments reflects the efficiency of the City's processes. The former CDC assisted in assembly of the 4.7 acre site, and completed the negotiation process for the Development Agreement in approximately four months. Entitlements for the 146 unit project involved a General Plan amendment and zone change, along with CEQA compliance, which were completed in approximately five months.

In summary, Santa Fe Springs processing and permit procedures are streamlined in comparison to many jurisdictions, and do not serve as a constraint to development.

5. Building Code

Santa Fe Springs has adopted the latest version of the California Code of Regulations, Title 24, along with all required updates. The City has also incorporated the 2010 California Energy Code and California Green Building Code Standards (CALGREEN) into the Municipal Code.

In January 2008, the City adopted the new International Building Code (IBC), as required of all jurisdictions in California. The new IBC establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing. The new IBC brings California building codes into consistency with the rest of the country. It is expected that changes from the previous State Building Code will increase the costs of development.

Santa Fe Springs has adopted the following local amendments to the City Code:

- Section 150.096 (Residential Rental Inspection Program) does not allow a person to rent, lease, occupy or otherwise permit any unit vacated by the previous occupant until such unit is registered with and inspected by the City Fire Department or provided with a certificate of exemption.

- Section 150.009 requires proposed developments that need either a building permit or grading plan approval to prepare a drainage plan or a drainage element. This drainage plan or element must be approved by the City Engineer prior to the issuance of any building permit or prior to the approval of any grading plan.

Santa Fe Springs maintains a Residential Rental Inspection Program as a means of maintaining the habitable condition of rental units in the City. The City conducts sensitive enforcement of its residential codes by providing a minimum of three written notifications of code violations to property owners, allowing sufficient time for compliance, and by providing information on available rehabilitation assistance to code violators.

B. Market Constraints

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Table 3-5 summarizes HMDA data for both Santa Fe Springs and Los Angeles County as a whole, providing information on the approval status of all home purchase loan applications during 2011. Residential lending activity in Santa Fe Springs was relatively modest, with just 343 applications for conventional and FHA home purchase loans, reflecting home purchase activity on approximately 12 percent of the City's ownership housing. At 73 percent, the mortgage loan approval rate in Santa Fe Springs was slightly higher than the County's approval rate of 71 percent. Review of loan denials by census tract indicates no residential tracts with loan denial rates significantly above the 13 percent citywide average.

Table 3-5: Status of Home Purchase Loans 2011

Loan Type	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	Santa Fe Springs	L.A. County	Santa Fe Springs	L.A. County	Santa Fe Springs	L.A. County
# Loan Applications	249	62,225	44	13,050	50	12,556
% of Total	73%	71%	13%	15%	14%	14%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.
Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land represents a significant market constraint to housing production throughout most of southern California. Since there is very limited residential land remaining in Santa Fe Springs, most new housing is built on land formerly used or zoned for other purposes, and may involve costly site clean-up. For example, the 500+ unit Villages at Heritage Springs involved clean-up of a 54 acre former oilfield, with oil and gas production activities to remain on a portion of the site. Based on analysis conducted by the City's economic consultant, multi-family residential land in Santa Fe Springs is valued at approximately $32/square foot.

The City's former Community Development Commission (CDC) had historically played an important role in providing land write-downs in support of affordable and special needs housing. Two sites transferred from the former CDC to the City (3.9 acres at Lakeland/Laurel and 0.75 acres at 10934 Laurel) will continue to provide land resources in support of affordable housing development.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor Construction Cost Trends for 2013, the overall cost of construction materials rose from approximately $178 to $205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but were up 2-2.5% in the first half of 2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).[1]

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's density bonus program, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

[1] www.dcd.com/pdf_files/1301trends.pdf

C. Environmental and Infrastructure Constraints

1. Environmental Constraints

Like the entire southern California region, Santa Fe Springs is located within an area of high seismic activity. Strong ground shaking can be expected during major (6.0+) earthquakes from the San Andreas, Whittier, Norwalk and Newport-Inglewood Faults. The closest Type A fault to the City is the Cucamonga Fault, located approximately 20 miles away, and the closest Type B fault is the Elsinore-Whittier Fault, located approximately four miles away. However, the City does not contain a State designated Alquist-Priolo Earthquake Fault Zone. The potential for strong ground shaking is accommodated through building design consistent with the Uniform Building Code (ICBO 2008), and is addressed in the City's Safety Element.

Santa Fe Springs is not subject to major slope erosion or landslides, however, developments contemplated in area of previous high water level should be designed to address the potential loss of soil strength under moist conditions. Also, as the City contains areas with potential risk for liquefaction, subsidence should be considered in the City's planning.

As historically industrial areas of the City are opened up to residential development, a related health risk involves the presence of hazardous materials utilized in many of the City's industrial operations. The clean-up of the prior 54 acre Townlots Oilfield provides an example of the level of remediation involved in rendering a large-scale industrial site environmentally suitable for residential development. For the Townlots (The Villages at Heritage Springs) project, the local Certified Unified Program Agency (CUPA) at the City's Fire Department and Planning and Building Departments worked in conjunction with the Regional Water Quality Control Board throughout the process to ensure proper site closure activities were implemented to reduce potential exposure to hazardous chemicals from residual chemicals in the soil and groundwater. Site mitigation and closure requirements were identified based on the Cal EPA Department of Toxic Substances Control (DTSC) Preliminary Endangerment Assessment (PEA) Guidance. A human health risk assessment was then prepared for the property and reviewed by the Cal EPA, and resulted in a determination that the project site would not present a human health hazard after remediation was complete. The Remediation Action Plan provides the procedure for remediation that involves soil removal by excavation, and transport to a licensed facility.

While the cost of environmental remediation of the Townlots property is significant, the Santa Fe Springs Community Development Commission discounted the land to the developer to effectively reduce the cost of remediation. In addition, in the Fiscal Impact Report on this project, the City's economic consultant concluded that residential redevelopment could be designed so that it is economically feasible to clean up the Townlots Property and prepare the former oilfield geotechnically for residential use.

2. Infrastructure Constraints

As a completely urbanized community, the City of Santa Fe Springs already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and may require improvements or replacement over time. On the Townlots/The Villages at Heritage Springs project, the Water Availability Survey concluded there was sufficient existing capacity to serve the project and that upgraded water and wastewater conveyance lines were not required.

IV. HOUSING RESOURCES

This chapter presents resources available for the development, rehabilitation, and preservation of housing in Santa Fe Springs. This includes the availability of land resources, financial resources available to support the provision of affordable housing, administrative resources available to assist in implementing the City's housing programs, and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

SCAG has determined the projected housing need for its region for the 2014-2021 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). Santa Fe Springs has a RHNA allocation of 324 units distributed among the following income groups: 41 extremely low income, 41 very low income, 50 low income, 53 moderate income, and 139 above moderate income units.

The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Residential projects with development entitlements with post 12/31/13 occupancy;
- Vacant residential sites, including sites owned by the Successor Agency to be developed with affordable housing; and
- Development/sale of HARP properties to first-time homebuyers.

In aggregate, the City's residential sites capacity from the above sources provides for 401 additional units, including 139 lower, 114 moderate and 148 above moderate income. Figure 6 at the end of this section maps the location of Santa Fe Springs' residential sites and entitled housing projects for the 2014-2021 Housing Element planning period.

1. Projects with Entitlements

Santa Fe Springs has three residential projects with development entitlements that will contribute towards addressing its future 2014-2021 RHNA needs. Projects under construction with occupancy projected to occur prior to 2014 are discussed under Review of Accomplishments in Chapter V. Only those projects with occupancy in the 2014-2021 planning cycle are credited towards the sites inventory, as presented in Table 4-1.

Table 4-1: Residential Projects with Entitlements (post 2013)

Project Name	Total Units	Market Rate	Affordable (Moderate Income)
Villages at Heritage Springs – Ownership units	55	45	10
Villages at Heritage Springs – Apartments	155	53	102
Jersey/Alburtis Townhomes	50	50	--
9735 Bartley (*HARP home*)	1	--	1
Totals	**261**	**148**	**113**

Source: Santa Fe Springs Community Development Department, 2013.

- The **Villages at Heritage Springs:** This master planned development involved the former Santa Fe Springs' Community Development Commission property acquisition and assembly of 101 lots in the Town Lots area and sale to The Villages at Heritage Springs, LLC. The complete 54.5 acres of previous Industrial oil production land was rezoned to R-1-PD and R-3-PD and is being developed with a total of 384 single-family homes and townhome units, as well as 150 apartment units (described below). While the majority of the 384 ownership units will be completed and occupied in 2013, the developer's (Comstock Homes) Director of Sales and Marketing estimates 55 of the ownership units will become available for occupancy in 2014, and are thus accounted for under the 2014-2021 Housing Element period. The former CDC provided the developer $1 million in low/mod subsidies to buy the sales price down on ten of these units for moderate income first-time homebuyers.



- The **Villages at Heritage Springs Apartments:** In December 2012, the City's Planning Commission approved a conditional use permit for a 155 unit apartment complex to be developed by Comstock Homes. While none of the project units are deed-restricted as affordable, projected leasing rates for the 66 one-bedroom units, and 36 of the smaller two-bedroom units (Plan C), fall within moderate income rent thresholds ($1,453 for one bedrooms and $1,636 for two bedrooms). The project submitted for Plan Check with the City in Fall of 2013, with construction projected to be complete in 2014.



- The **Jersey/Alburtis townhomes:** In 2009, the City approved a zone change from ML to R-3-PD on three adjacent parcels on 9830 Jersey Avenue and 9841-51 Alburtis Avenue. Since that time, Comstock Homes assumed ownership of the 2.67 acre combined parcel, along with the associated entitlements for development of 50 townhomes. All of the project units will have three bedrooms and 2.5 baths, making the development well suited to families.

- **9735 Bartley** is a single-family home completed under the HARP program. While the unit was deemed final in June 2012, due to the elimination of Redevelopment and the suspension of first-time homebuyer loans being issued under HARP, the City has maintained ownership of the unoccupied unit on an interim basis. Upon completion of the State Controller's Audit and confirmation of CDC Housing Assets, the City intends to sell its remaining HARP properties (both this home and the vacant HARP parcel identified in Table 4-2) for moderate income first-time homebuyers.

2. Vacant Residential Sites

Santa Fe Springs is a predominately industrial city, with more than 80 percent of the City's nine square miles designated for industrial use. Less than ten percent of the City's acreage is dedicated to residential use, and existing neighborhoods are fully developed with no vacant sites remaining. While the City does include some vacant land in its commercial and industrial zones, the introduction of residential uses in most of these areas is inappropriate and may present potential health hazards due to a variety of environmental conditions including hazardous materials storage and processing, background contamination, noxious odors, noise pollution, and truck and railroad traffic generated by industrial operations. These factors, which tend to preclude the use of land for residential

purposes in much of Santa Fe Springs, must be considered in establishing appropriate locations for future housing development.

In response to a shortfall in sites to address its regional housing needs (RHNA) in the prior 2008-2014 planning period, the City rezoned the following two sites R-3-PD at minimum 20 unit/acre densities as specified in the City's Housing Element:

- An approximately four acre vacant site located at the **northwest corner of Lakeland and Laurel** was acquired by the Santa Fe Springs Community Development Commission (CDC) in 2008 when an application for 110 residential units was withdrawn due to the soft real estate market. The CDC purchased the property for the purpose of developing affordable housing, and at an assumed density of 30 units/acre, the site could accommodate 118 units. Prior to the Statewide dissolution of Redevelopment Agencies in February 2012, City staff was negotiating the final terms of a development agreement with a non-profit housing developer for an affordable housing project on the site; with the dissolution of the CDC, all negotiations ended.

  With the rezoning of the site to R-3-PD and transfer of ownership from the CDC to the Housing Successor Agency, the City has experienced interest from several developers in providing affordable housing on the site. The City intends to issue a Request for Proposal (RFP) for development, as further described in the Housing Element programs section of the Element.

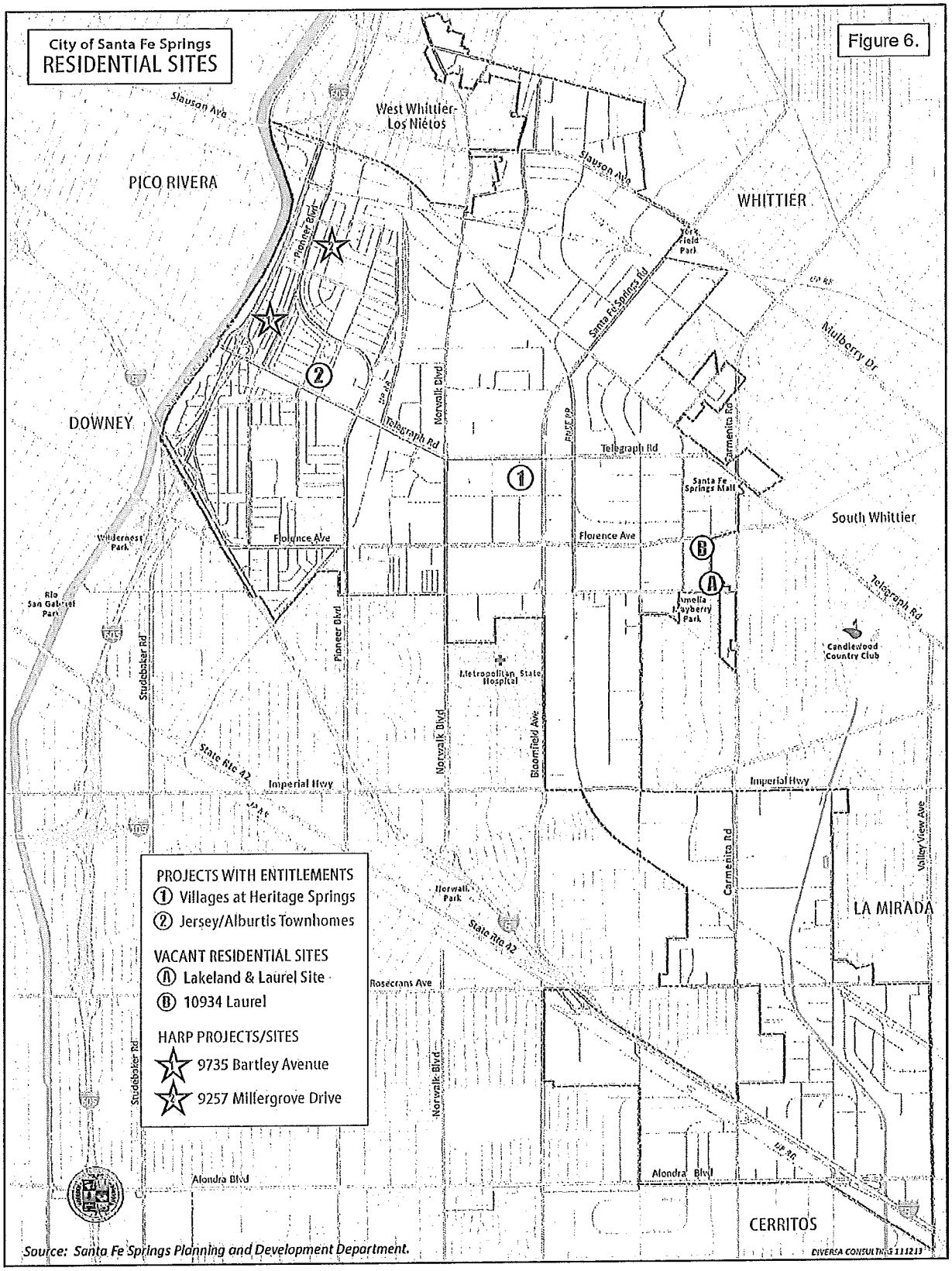
- Santa Fe Springs' former CDC also owns the vacant, .75 acre site at **10934 Laurel** located adjacent to Lakeland Manor, a 25 unit housing facility operated by Ability First for physically disabled adults. Prior to the dissolution of Redevelopment Agencies, the CDC was in discussion with Ability First about constructing a second phase of the Lakeland Manor project on the parcels for a 21 unit affordable rental project for persons with disabilities; that project has sense been terminated. With the rezoning of the site to R-3-PD, the site is now available for a new developer to build affordable housing, and will be packaged with the City-owned Lakeland/Laurel site located across the street in the City's RFP for development.

In addition to these two multi-family sites, the City owns a vacant single-family property originally purchased by the CDC for development with a home under the HARP program, and resale to a moderate income family. With the Statewide dissolution of Redevelopment Agencies, this property has been transferred to the Successor Agency (City). The City intends to sell this property (along with the vacant HARP home identified in Table 4-1) to a non-profit for development with a moderate income, first-time homebuyer unit.

Table 4-2: Vacant Residential Sites Inventory

Site Location, Assessor Parcel #	Site Acreage	Existing Conditions	General Plan/ Zoning	Unit Potential	Pending Development
13231 Lakeland APN#8011-012-051*	3.9	Vacant – City owned (purchased with Low/Mod funds)	R-3-PD	118	Interest expressed by several developers. City to issue RFP for affordable development, consistent with Redevelopment statutes.
10934 Laurel* *APN#8011-011-906, 907,912*	0.75	Vacant – City owned (purchased with Low/Mod funds)	R-3-PD	21	City to issue RFP for affordable development in conjunction with 13231 Lakeland site
9257 Millergrove APN #8001-011-918	5,870 sq ft	Vacant – City owned (purchased with Low/Mod funds)	R-1	1 moderate income unit	City to sell to non-profit for development of moderate income for-sale units, similar to HARP program.
TOTALS				140 units	

*The City has assumed a realistic development density of 30 units/acre on these sites based on two R-3-PD multi-family projects: Lakeland Manor (36 du/acre) and Little Lake Village (30 du/acre). Minimum densities of 20 unit/acre are required, as stipulated under the rezoning.


City of Santa Fe Springs
RESIDENTIAL SITES
Figure 6.
PROJECTS WITH ENTITLEMENTS
① Villages at Heritage Springs
② Jersey/Alburtis Townhomes
VACANT RESIDENTIAL SITES
Ⓐ Lakeland & Laurel Site
Ⓑ 10934 Laurel
HARP PROJECTS/SITES
9735 Bartley Avenue
9257 Milfergrove Drive
PICO RIVERA
WHITTIER
DOWNEY
LA MIRADA
CERRITOS
South Whittier
West Whittier-Los Nietos
Slauson Ave
Telegraph Rd
Norwalk Blvd
Florence Ave
Imperial Hwy
Alondra Blvd
Rosecrans Ave
Pioneer Blvd
Studebaker Rd
Carmenita Rd
Santa Fe Springs Rd
Mulberry Dr
Bloomfield Ave
Metropolitan State Hospital
Santa Fe Springs Mall
Candlewood Country Club
Wilderness Park
Rio San Gabriel Park
Norwalk Park
Valley View Ave
State Rte 42
Source: Santa Fe Springs Planning and Development Department.

3. Residential Development Potential Compared with Santa Fe Springs Regional Housing Needs

Table 4-3 compares Santa Fe Springs' residential unit potential described in the sections above (and quantified in Tables 4-1 and 4-2), and provides a comparison with the City's 2014-2021 Regional Housing Needs (RHNA) for 324 units.

Table 4-3: Comparison of Regional Growth Need and Residential Sites

Income Group	Entitled Projects (post 2013 occupancy)	Vacant Sites	Total Unit Capacity	RHNA
Very Low	--	139	139	82
Low	--			50
Moderate	113	1	114	53
Above Moderate	148	--	148	139
Total	261	140	401	324

In terms of evaluating the adequacy of sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of "default densities" to assess affordability. Based on its population, Santa Fe Springs falls within the default density of 20 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate income households can be provided at 12 units per acre. Allocating Santa Fe Springs' residential sites inventory based on these density thresholds, combined with the 113 moderate income units known in entitled projects, results in the provision of sites suitable for development of 139 units affordable to lower income households, 114 units affordable to moderate income households, and 148 units for above moderate income households. A comparison of this income distribution with the City's RHNA identifies sufficient sites at appropriate densities to accommodate Santa Fe Springs' regional housing needs.

It is to Santa Fe Springs' benefit that its residential site capacity exceeds the minimum RHNA required within each income category to help offset any sites that may be developed with fewer units than assumed in the Housing Element sites inventory. A healthy buffer above the required RHNA therefore provides a "margin of safety" from having to rezone additional sites during the 2014-2021 planning period of the element.

4. Availability of Infrastructure and Public Services

As a completely urbanized community, the City of Santa Fe Springs already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and may require improvements or replacement over time. On the Townlots/Villages at Heritage Springs project, the Water Availability Survey concluded there was sufficient existing capacity to serve the project and that upgraded water and wastewater conveyance lines were not required.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Santa Fe Springs will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

B. FINANCIAL RESOURCES

The extent to which Santa Fe Springs can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation.

The primary local source of funds for affordable housing in Santa Fe Springs has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund. However, due to passage of Assembly Bill (AB) 1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing this tool for creating affordable housing. Loans made by Santa Fe Springs' former Community Development Commission (CDC) using Low and Moderate Income Housing Funds will return to the City acting as the CDC's Housing Successor, and will be deposited into a Housing Asset Fund to support future affordable housing development; proceeds from any land or property sales purchased with Low/Mod funds will also contribute to Santa Fe Springs' Housing Asset Fund.

The City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of potential new funding opportunities include:

- The $93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.

- Passage of SB 391, the California Home and Jobs Act of 2013, would generate approximately $525 million annually for affordable housing by imposing a $75 recording fee on real estate documents. The bill has secured a super majority in the Senate and two Assembly policy committees, and will remain on the Assembly Appropriations Committee's calendar entering into the 2014 legislative session.

- SCAG Sustainability Program 2013-2014 Call for Proposals. This new local assistance planning program combines Compass Blueprint assistance for integrated land use and transportation planning with new Green Region initiative assistance for bicycle and pedestrian planning efforts.

Table 4-4 on the following pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in Santa Fe Springs.

Table 4-4: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. Santa Fe Springs receives approximately $115,000 in CDBG funds from LACDC on an annual basis, but may be subject to additional federal cutbacks.	▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
HOME	Funding used to support a variety of County housing programs that the City can access for specific projects. Funds are used to assist low income (80% MFI) households.	▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Housing Authority of the County of Los Angeles.	▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance

Table 4-4: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
2. State Programs		
Low-income Housing Tax Credit (LIHTC) www.treasurer.ca.gov/ctcac/	State and Federal tax credits to enable sponsors/ developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	▪ New Construction ▪ Acquisition/Rehab
Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Includes separate Supportive Housing and Homeless Youth MHP components.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin	Grants to cities to provide downpayment assistance (up to $30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	▪ Homebuyer Assistance
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	▪ Predevelopment, site development, site acquisition ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling

Table 4-4: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Affordable Housing Innovation Fund www.hcd.ca.gov/fa	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities: ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program	Varies depending on activity
Infill Infrastructure Grant Program www.hcd.ca.gov/fa/iig/	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in locations designated as infill.	▪ Development of parks and open space ▪ Water, sewer or other utility service improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements
Housing Related Parks Program www.hcd.ca.gov/hpd/hrpp	Financial incentives to jurisdictions who construct new units affordable to very low and low income households.	▪ Grants for creation of new parks, or rehabilitation or improvements to existing parks.
CalHFA Residential Development Loan Program www.calhfa.ca.gov/multifamily/special/rdlp	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	▪ Site acquisition ▪ Pre-development costs

Table 4-4: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
3. County Programs		
City of Industry Funds	Industry funds are redevelopment tax increment funds administered by the Housing Authority of the County of Los Angeles (HACoLA). Loans for rental housing, special needs housing, and for-sale housing (acquisition and permanent financing). With the dissolution of redevelopment agencies, HACoLA has been designated the successor agency, and is responsible for dispersing the remaining $38 million in City of Industry Funds for affordable housing.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Homebuyer Assistance
Southern California Home Financing Authority	Loans to first-time homebuyers in the County, provided through participating lenders	▪ First-Time Homebuyer Assistance
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; and low downpayment mortgages for homes in underserved areas.	▪ Homebuyer Assistance
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes

Source: Karen Warner Associates, August 2013.

C. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies that are currently active and have completed projects in Los Angeles County. These agencies serve as resources in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, and development of affordable housing.

National Community Renaissance (*formerly Southern California Housing Development Corporation*): National CORE is a nonprofit 501(c)3 developer with in-house capacity to construct and renovate large scale developments. Its mission is to create affordable housing communities that contribute to neighborhood vitality. The company owns and manages more than 4,500 multifamily units throughout Southern California and serves more than 10,000 residents. As part of its inclusive approach to improving quality of life in Southern California communities, it staffs community resource centers at all its properties. These centers are supported and administered by the Hope Through Housing Foundation. National CORE was the developer of Santa Fe Springs' 144 unit Little Lake Village Senior Apartments.

Ability First (*formerly Crippled Children's Society*): Through 24 locations across Southern California, Ability First provides a broad range of employment, recreational and socialization programs to help children and adults with physical and developmental disabilities reach their full potential throughout their lives. Recognizing the critical need for accessible, affordable housing, Ability First has become a leader in building and operating residential facilities for individuals with physical and developmental disabilities, and currently operates ten apartment complexes, an adult residential facility, and a residential home for seniors. In 2001, Ability First worked in cooperation with the Santa Fe Springs CDC to develop Lakeland Manor, a 25 unit affordable housing complex for physically disabled adults.

Salvation Army: The Salvation Army operates a 28 apartment Transitional Living Center for families in Santa Fe Springs. At this adult rehabilitation center, individuals with identifiable and treatable needs receive adequate housing, nourishing meals and necessary medical care, and engage in work therapy. They also benefit from group therapy, spiritual guidance and skilled addictions counseling in clean and wholesome surroundings.

Habitat for Humanity: Habitat is a non-profit, Christian organization that builds and repairs homes for sale to very low income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. Santa Fe Springs' former CDC previously donated a site to Habitat for Humanity which was subsequently developed with a single-family home and sold to a first-time homebuyer.

D. Opportunities for Energy Conservation

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

1. Green Building Practices

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the United States, the building industry accounts for:

- ✓ 65% of electricity consumption
- ✓ 30% of greenhouse gas emissions
- ✓ 30% of raw materials use
- ✓ 30% of landfill waste
- ✓ 12% of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also recently required LEED certification for larger commercial and residential developments. The City of Santa Fe Springs has hired an architectural firm specializing in sustainable buildings to design the City's new Multi-Purpose Building to attain silver LEED certification.

LEED certification building standards are just one piece of a coordinated green building program. Why would a city adopt a more comprehensive green building program? Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient

material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and reduce harm to the environment.

The City of Santa Fe Springs applies green building criteria in the rehabilitation and replacement of single and multi-family properties through the Home Repair, Rebate, and HARP programs. For example, the City utilizes tankless water heaters, Energy Star appliances, carpet made from recycled materials, bamboo flooring, low flush toilets, low flow faucets and florescent lighting. All HARP homes are built to the highest energy conservation standard approved by HUD.

The Villages at Heritage Springs planned development is designed as a solar community, and combined with the numerous energy-saving features included in every home, results in homes exceeding the National Energy Standard by 50 percent.

The City has established landscape guidelines for new development, including a requirement for all landscaping designs and plans to consider the following xeriscape materials and methods:

- Use of drought-tolerant shrubs, trees, ground cover and lawns.
- Incorporation of moisture sensor-activated controllers, rain detection devices and drip irrigation lines in irrigation design.
- On sites fronting a major or secondary highway, design of the irrigation plan to accommodate reclaimed water.
- Regarding grass lawns, on a case-by-case basis, the City will review the extent of lawn areas needed to satisfy the greenbelt requirements along Major and Secondary Highways.

The following presents a variety of additional ways in which Santa Fe Springs promotes energy conservation:

- Advertise at City Hall and on the City's website utility rebate programs and energy audits available through Edison and Southern California Gas, and State sponsored weatherization programs for lower income households. Provide brochure material to applicants in conjunction with the City's highly active residential rebate program.
- Offer expedited plan check services for private developments that are building green to a LEED standard.
- Support the elimination of contamination in older buildings (lead-based paint, asbestos, etc.) during rehabilitation and code inspections.
- Promote funding opportunities for private green buildings, including available rebates and funding available through the California Energy Commission for installation of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.

2. Energy Conservation Programs Offered through Local Utilities

In addition to green building, Santa Fe Springs can promote energy conservation by advertising utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for state sponsored energy and weatherization programs.

Southern California Edison (SCE) provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

Energy Upgrade California (EUC)

This new statewide program offers up to $4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.

V. HOUSING PLAN

Chapters II, III and IV establish the housing needs, opportunities and constraints in Santa Fe Springs. The Housing Plan presented in the following chapter sets forth the City's quantified housing goals, policies and programs to address Santa Fe Springs' identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible, but may be qualitative where necessary. The results should then be compared with what was planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The Santa Fe Springs 2014-2021 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- Housing Maintenance and Rehabilitation
- Homeownership Assistance
- Housing Development/Provision of Sites
- Conservation of Affordable Housing
- Equal Housing Opportunities

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2014-2021 Housing Element. Table 5-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

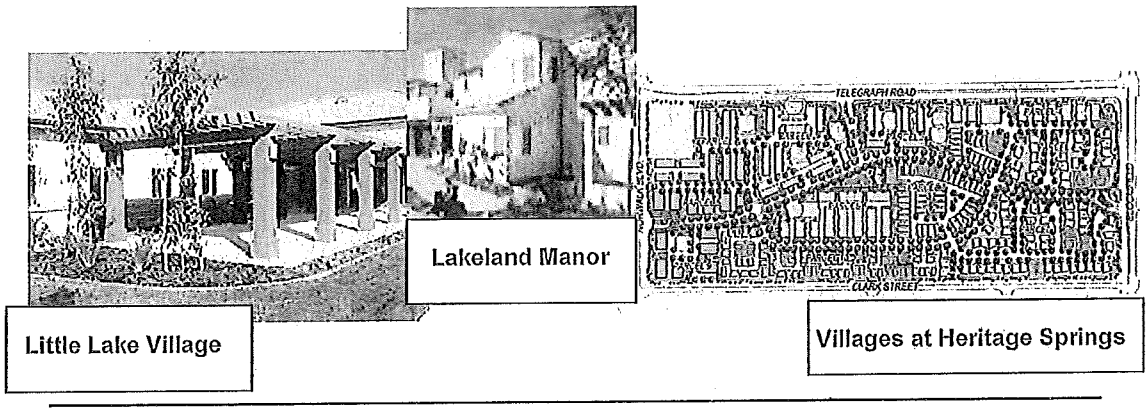


Table 5-1:
Review of Accomplishments under 2014-2021 Housing Element

Program	2014-2021 Accomplishment
1. Home Improvement Rebate Program 2014-2021 Objective: Continued funding of approximately 300 rebates per year, equating to 1,800 over the planning period.	Progress: Between 2008-2012, a total of 674 rebates were funded. Effectiveness: During its implementation, the Rebate Program was very successful in incentivizing homeowners to reinvest in their homes. Appropriateness: Due to the Statewide elimination of Redevelopment, as of January 1, 2012, Santa Fe Springs no longer received funds to implement the Home Improvement Rebate Program. The City will pursue alternative funds – such as through CDBG – to continue to program in the future.
2. Home Repair Program 2014-2021 Objective: Continue to provide free home repair services on as needed basis, providing an estimated 80 home repairs per year, for 460 over the planning period.	Progress: Between 2008-2012, a total of 749 homeowners were assisted with needed home repairs. Effectiveness: The Home Repair program was effective in assisting very low and low income homeowners in making needed repairs, and emphasizing the use of energy efficient replacement items. Appropriateness: Due to the Statewide elimination of Redevelopment, as of January 1, 2012, Santa Fe Springs no longer received funds to implement the Home Repair Program. The work crew that performed home repairs is no longer employed by the City.
3. Property Maintenance Program 2014-2021 Objective: Continue to bring properties into compliance and provide information on rehabilitation assistance.	Progress: The City continues to implement the property maintenance program and inform eligible households of available rehabilitation assistance. Effectiveness: The program has been effective in maintaining safe and sanitary housing in Santa Fe Springs. Appropriateness: As the City's housing stock ages, housing code enforcement will continue to be an important part of the preservation of the City's housing stock. This program will be continued in the updated Housing Element.
4. Residential Rental Inspection Program 2014-2021 Objective: Continue the annual inspection of rental units; bring substandard units into compliance.	Progress: The City continued its annual inspection of rental units during the planning period. Effectiveness: The RRI Program is very effective in ensuring that apartments and single-family homes available for rent are inspected to verify that they are safe and habitable. Appropriateness: As the rental housing stock ages, it is appropriate that the RRI Program ensure that these structures are inspected to ensure that they are properly maintained.
5. Housing Acquisition and Rehabilitation Lottery Program (HARP) 2014-2021 Objective: Continue to purchase, rehabilitate, and sell approximately two homes per year to moderate income households, for approximately 12 homes over the planning period.	Progress: Between 2008-2013, the City purchased, and either rehabilitated or replaced 4 homes; 3 of these have been sold to moderate income first-time homebuyers in the City. Effectiveness: The HARP Program has been effective in upgrading the housing stock, stabilizing neighborhoods, and providing affordable homeownership opportunities to moderate income households. Appropriateness: With the elimination of Redevelopment, the City no longer has funds to

Review of Accomplishments under 2014-2021 Housing Element

Program	2014-2021 Accomplishment
	implement the HARP program. However, the Housing Successor Agency will be disposing of several properties originally purchased by the CDC for development with homes under the HARP program. The City intends to sell these properties to a non-profit for development with moderate income, first-time homebuyer units.
6. Mortgage Credit Certificate 2014-2021 Objective: Advertise the availability of the MCC program, along with a listing of participating lenders.	Progress: Through the HARP Program, first-time homebuyers can opt to participate in the MCC program to either lower their monthly mortgage payment or become eligible for a slightly larger mortgage amount. Effectiveness: The City provides information on the MCC program to HARP participants, but ultimately the decision to participate is up to the home purchaser. Appropriateness: With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
7. County Homeownership Program (HOP) **2014-2021 Objective: Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.**	Progress: The City is not aware of the County HOP Program being used in Santa Fe Springs. Effectiveness: This program was not effective. Appropriateness: With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
8. Southern California Home Financing Authority (SCHFA) 2014-2021 Objective: Advertise the availability of the SCHFA program, along with a listing of participating lenders.	Progress: The City is not aware of the SCHFA Program being used in Santa Fe Springs. Effectiveness: This program was not effective. Appropriateness: With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
10. Residential Rezoning Program 2014-2021 Objective: Redesignate sites to accommodate at least 139 lower income and 30 moderate income units.	Progress: The City Council rezoned the 3.9 acre vacant site at 13231 Lakeland Road and 0.75 acre vacant site at 10934 Laurel Avenue to R-3-PD. Based on an assumed density of 30 units/acre, these two sites can accommodate at least 139 lower income units. While the site located at 10051 Orr & Day was not rezoned and is still used by the California Highway Patrol, the City amended its Housing Element to provide an alternative site through "committed assistance" by preserving the 34 very low income units in the Villa Verde affordable rental project (refer to Program 13a for description). Effectiveness: The City was effective in providing adequate sites to address its regional housing needs by income category. Appropriateness: This program was completed and is no longer necessary for the updated Housing Element.

Review of Accomplishments under 2014-2021 Housing Element

Program	2014-2021 Accomplishment
11. Sustainability and Green Building 2014-2021 Objective: Adopt local green building program which provides incentives for building green. Advertise available energy conservation programs to residents.	Progress: The City implements the State 2010 Green Building Code Standards, and applies green building criteria in its Home Repair, Rebate and HARP programs. The 500+ unit Villages at Heritage Springs was designed as a solar community, and combined with the numerous energy-saving features included in every home, has resulted in homes exceeding the National Energy Standard by 50 percent. Effectiveness: The City has been successful in promoting energy conservation and green building. Appropriateness: Continuing with ongoing education of the public on green building and sustainability practices remains appropriate to the Housing Element update.
12. Section 8 Rental Assistance 2014-2021 Objective: Continue current levels of Section 8; encourage landlords to register units.	Progress: The City continues to participate in the Section 8 program administered by HACoLA, and assists in advertising the program to residents. Effectiveness: The Section 8 program is effective in providing needed rental assistance to lower income households, although limited Section 8 funding restricts the number of residents that can be assisted. Appropriateness: The Section 8 program provides decent and safe living conditions to those who may not otherwise be able to afford it and remains appropriate to the Element.
13. Preservation of Assisted Rental Housing 2014-2021 Objective: Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Progress: All three of the projects considered at-risk of conversion have continued to renew their Section 8 contracts and have been maintained as affordable housing. Effectiveness: The City has been effective in its continued monitoring of its assisted rental housing, and in establishing long-term affordability covenants on Villa Verde (described in 13a below). Appropriateness: While the city has no projects at imminent risk of conversion during the upcoming planning period, should project-based Section 8 funding be diminished, preservation efforts would be necessary.
13a. Preservation of Villa Verde – Committed Assistance 2014-2021 Objective: Commit funding to preserve and make rehabilitation improvements to Villa Verde	Progress: Villa Verde is a 34 unit family apartment complex, with affordability previously tied entirely to the availability of Section 8 contracts and subject to periodic renewals from HUD. In 2009, the former Santa Fe Springs Community Development Commission committed $1.4 million in financial assistance for the rehabilitation of Villa Verde in exchange for the property owner recording a Notice of Affordability Restrictions, restricting the property for affordable housing purposes for the next 55 years Effectiveness: The City was effective in preserving 34 affordable units in Villa Verde. Appropriateness: This program was completed and is no longer appropriate for the updated Element.
14. Zoning Ordinance Revisions 2014-2021 Objective: Amend the Zoning Code to make explicit provisions for	Progress: Due to significant cut backs in staffing, the City has not yet adopted the specified zoning ordinance revisions. In July 2013, the City hired contract

Review of Accomplishments under 2014-2021 Housing Element

Program	2014-2021 Accomplishment
manufactured housing, community care facilities, SROs, transitional housing and emergency shelters. Monitor SRO CUP process. Update the definition of family consistent with Fair Housing law. Establish an administrative adjustment process for affordable housing requesting an increase in height or reduced parking.	Planning staff who have completed drafts of the SB 2 Zoning Code revisions and updated the definition of family, scheduled for adoption by City Council on November 26, 2013. The balance of identified Code revisions will be adopted in 2014. As the PD overlay is already used to provide flexible development standards (and per Program 10, both affordable housing sites are zoned R-3-PD), the City has determined as administrative adjustment process is unnecessary. Effectiveness: This program has not yet been fully implemented. Appropriateness: This program remains appropriate for the updated Housing Element.
15. Second Dwelling Unit Program 2014-2021 Objective: Implement City's ordinance to accommodate second units.	Progress: The City continues to allow second units by right in the R-1 and R-3 zone districts, and require units that are rented to file an affordability covenant. During the prior planning period, the City issued one building permit for a second unit. Effectiveness: While the demand for second units was limited during the prior planning period, the City's ordinance was nonetheless effective in accommodating second units, and ensuring their affordability through covenants on rental units. Appropriateness: The second unit program remains appropriate for the updated Element, combined with additional outreach of its availability.
16. Fair Housing Programs 2014-2021 Objective: Promote the fair housing program through advertisement in the City newsletter, and through program brochures placed at public locations.	Progress: The City has continued to provide fair housing brochures at City facilities, and advertise in the City newsletter. Effectiveness: This program has been effective in educating residents on their rights under Fair Housing Law, and in providing referrals for services. Appropriateness: This program remains appropriate for the updated Housing Element.
17. Social Service Programs for Special Needs Groups 2014-2021 Objective: Maintain a proactive social service program; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	Progress: With the renovation and modernization of the Gus Velasco Neighborhood Center, combined with the opening of the 5,000 square foot Betty Wilson Senior Center at Lake Center Park, the City continues to provide a high level of social services for its residents. Effectiveness: The city's program are well attended, and range from daily senior meals; a food pantry; housing referrals and emergency housing assistance. Appropriateness: These programs fulfill a need for such in the community and remain appropriate to the Housing element update.
18. Reasonable Accommodation 2014-2021 Objective: Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the Planning Department public counter.	Progress: The City has completed a draft Reasonable Accommodation ordinance, with adoption scheduled for November 26, 2013. Effectiveness: This program has not yet been implemented. Appropriateness: The City is on schedule to adopt the Reasonable Accommodation ordinance by the end of 2013, and therefore the program is reflected in the updated Element.

Table 5-2 below summarizes Santa Fe Springs' quantified objectives for new construction, rehabilitation and conservation, and presents the City's progress in achieving its objectives during the planning period.

Table 5-2: Progress in Meeting 2014-2021 Housing Element Objectives

Income Level	New Construction		Rehabilitation		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	58	0	230	749 (Home Repair)	210	210
Very Low	57	34 (Villa Verde)	230		210	210
Low	73	1 (second unit)	1,800	674 (Rebates)		
Moderate	77	2-HARP	12	1- HARP		
Above Moderate	196	329				
Totals	**461**	**366**	**2,272**	**1,424**	**420**	**420**

New Construction: Goal reflects RHNA. Progress reflects 199 building permits issued between 1/2006-12/2012, and 133 ownership units in the Villages at Heritage Springs under construction with occupancy to occur in 2013. Affordable units include 34 very low income units at Villa Verde produced through committed assistance, 1 low income second unit, and 2 moderate income HARP units; the 10 moderate income first-time homebuyer units in The Villages will be occupied in 2014 and are thus counted in the future planning cycle.

Rehabilitation: Goal reflects 1,800 home improvement rebates, home repair to 460 households, and 12 HARP homes.

Conservation: Goal reflects preservation of190 units in Pioneer Gardens, Silvercrest Residences, and Villa Verde; and preservation of 230 Section 8 vouchers. An estimated half of these units are extremely low income and half are very low income.

B. Housing Element Goals and Policies

The following five major issue areas are addressed by the goals and policies of the Housing Element: 1) ensure that housing is maintained and preserved; 2) ensure that a broad range of housing types are provided to meet the needs of both existing and future residents; 3) provide increased opportunities for home ownership; 4) ensure housing is sensitive to environmental and social needs; and 5) promote equal housing opportunity. Each issue area and the supporting goals and policies are identified and discussed in the following section.

1. Maintenance and Preservation

GOAL 1.0: **Maintain and enhance the quality of existing housing and residential neighborhoods in Santa Fe Springs.**

Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.

Policy 1.2: Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health.

Policy 1.3: Promote the rehabilitation of residential structures that are substandard or in disrepair.

Policy 1.4: Educate property owners on the benefits of home repair and remodeling using design and materials consistent with the historic character of the residence.

Policy 1.5: Assist in alleviating unit overcrowding by permitting owners to add bedrooms, baths, and additional living areas in existing homes.

Policy 1.6: Minimize the undesirable displacement impacts occurring as a result of residential demolition.

Policy 1.7: Coordinate with property owners, tenants and non-profit purchasers to facilitate preservation of assisted rental housing.

2. Housing Opportunities

GOAL 2.0 **Promote the continued availability of a range of housing types to meet the needs of existing and future residents.**

Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.

Policy 2.2: Provide regulatory and available financial incentives to facilitate the development of affordable housing.

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.

Policy 2.4: Assist residential developers in identifying and preparing land suitable for new housing development. Maintain an up-to-date inventory of suitable residential sites.

Policy 2.5: Provide zoning which facilitates the following uses: manufactured housing, community care facilities, transitional and supportive housing, and emergency shelters.

Policy 2.6: Encourage the development of residential units accessible to persons with disabilities or are adaptable for conversion for persons with disabilities.

Policy 2.7: Coordinate with local social service providers and the Gateway Cities COG to address the needs of the homeless and persons at-risk of homelessness. Provide zoning to facilitate the provision of emergency, transitional and supportive housing.

Policy 2.8: Continue to offer neighborhood housing counseling services through the Santa Fe Springs Neighborhood Center for Social Services on matters such as review of leases, fair housing, and landlord-tenant disputes.

3. Home Ownership

GOAL 3.0: Provide increased opportunities for home ownership.

Policy 3.1: Combine housing rehabilitation with home ownership assistance as a tool to stabilize neighborhoods.

Policy 3.2: Assist in the development of housing affordable for ownership to moderate and, where feasible, low income residents.

Policy 3.3: Provide information and referral about homebuyer assistance programs available through the county, state and private lenders to existing and potential residents.

Policy 3.4: Promote homebuyer education seminars offered through the Los Angeles County Community Development Commission.

4. Environmental Compatibility

GOAL 4.0: **Ensure that new housing is sensitive to the existing natural and built environment.**

Policy 4.1: Ensure that in-fill development is compatible in character and design with existing residential neighborhoods.

Policy 4.2: Protect residential neighborhoods from excessive noise, through traffic, and incompatible land uses.

Policy 4.3: Accommodate new residential development which is coordinated with the provision of infrastructure and public services, and ensure that facilities and services are provided at a level which contributes to the maintenance of neighborhood quality.

Policy 4.4: Critically analyze the location of any proposed new housing in order to determine the ability of the surrounding area to provide a good living environment with compatible surrounding land uses and meet circulation and service system requirements.

Policy 4.5: Encourage use of sustainable and green building design in new and existing housing.

C. HOUSING PROGRAMS

The goals and policies of the Housing Element address Santa Fe Springs' identified housing needs and are implemented through a series of housing programs offered through various City departments, as well as through the Los Angeles County Community Development Commission. The housing programs define the specific actions the City will undertake in order to achieve its stated goals for the 2014-2021 planning period. Pursuant to State Housing Element law, the City's housing programs must address the following issue areas:

- Conserving the existing supply of affordable housing
- Assisting in the provision of housing
- Providing adequate sites to achieve a variety and diversity of housing
- Removing governmental constraints as necessary
- Promoting equal housing opportunity

The Plan for addressing these housing issues in Santa Fe Springs is described in this section. The Housing Program Implementation Table 5-3 located at the end of the section summarizes the 2014-2021 goals for each program, as well as program funding source and time frame for implementation.

HOUSING MAINTENANCE AND REHABILITATION PROGRAMS

1. Home Improvement Rebate Program

Santa Fe Springs has offered a home improvement rebate program since 1978, providing well over 6,000 rebates to low and moderate income homeowners. While the program has been on hold since the elimination of Redevelopment in 2012, rebates have proven highly successful in helping to maintain the City's housing stock, and thus the City will pursue alternative funding to re-initiate the program.

> ***2014-2021 Objective:*** *Pursue outside funding, such as CDBG or Redevelopment Housing Asset Funds, to support re-initiation of the Home Improvement Rebate Program. Re-evaluate program guidelines in light of funding constraints to ensure an effective program. Seek to assist a minimum of 100 lower income households.*

2. Property Maintenance Program

The City's Property Maintenance Ordinance establishes minimum standards for exterior property maintenance. Property owners whose properties are not in compliance with the Ordinance are notified in writing and given a reasonable amount of time to bring the property into compliance. In the event of non-compliance, property owners are provided two additional written notifications. Code violators are also provided with information regarding available rehabilitation programs to assist in completing repairs to the property.

2014-2021 Objective: *Provide for continued monitoring and sensitive enforcement of the Property Maintenance Ordinance. Provide information to code violators regarding available rehabilitation assistance.*

3. Residential Rental Inspection Program

The City initiated this program in 1990 to ensure a high level of maintenance among rental units in the City. Under this program, the City inspects the rental property on an annual basis as well as prior to re-occupancy when a change in tenancy occurs.

2014-2021 Objective: *Continue the annual inspection of rental units and assure that all units remain in compliance with the Uniform Building Code and other state and local codes relating to zoning, health, safety, and property maintenance.*

HOME OWNERSHIP ASSISTANCE PROGRAMS

4. Sale of HARP Properties

HARP (Housing Acquisition and Rehabilitation Lottery program) is designed to both upgrade the housing stock and increase homeownership among the City's low and moderate income households. Under this program, the City purchases vacant land or existing substandard homes, and either builds a new house or completely rehabilitates the existing dwelling. The City then sells the home to a qualified low or moderate income family.

With the elimination of Redevelopment, the City no longer has funds to implement the HARP program. However, the Housing Successor Agency will be disposing of several properties originally purchased by the CDC for development with homes under the HARP program. The City intends to sell these properties to a non-profit for development with moderate income, first-time homebuyer units.

2014-2021 Objective: *Transfer ownership of HARP properties to a non-profit for development with first-time homebuyer units. Seek to provide two moderate income units.*

5. County Homeownership Program (HOP)

The Los Angeles County Community Development Commission (CDC) administers the HOP Program, offering up to $60,000 in deferred payment, 0 percent loans for downpayment and closing cost assistance for low income (80% MFI) first-time homebuyer households. The HOP Program is funded using federal HOME funds, and is available for existing, new construction, approved short sales and real estate owned (REO) properties. Santa Fe Springs is a participating jurisdiction in the HOP program, and has for-sale housing stock which falls within the sales price maximums. This program can be used in

conjunction with the Mortgage Credit Certificate (MCC), or the Southern California Home Financing Authority (SCHFA) Program. Participants are required to undergo an 8 hour first-time homebuyer seminar by a HUD approved agency before closing escrow.

> ***2014-2021 Objective:*** *Advertise the availability of the HOP Program in the City's newsletter and on the City's website, along with the schedule of the County's bilingual first-time homebuyer seminars.*

6. Southern California Home Financing Authority (SCHFA)

Southern California Home Financing Authority (SCHFA) is a joint powers authority between Los Angeles and Orange Counties to create first-time homebuyer programs for low- to moderate-income households. The single-family mortgage revenue bond program offered by SCHFA provides 30 year, below-market fixed rate mortgage loans and a grant for downpayment and closing costs assistance. Eligibility includes maximum household incomes of approximately $100,000, and sales price limits of approximately $670,000, or up to $820,000 in identified target areas (includes census tract 5041.02 in Santa Fe Springs).

The program is administered by the Los Angeles County Community Development Commission (CDC) and the Public Finance Division of the County of Orange. SCHFA does not lend money directly to homebuyers. Homebuyers must work directly with a participating lender.

> ***2014-2021 Objective:*** *Advertise the availability of the SCHFA single-family bond program in the City's newsletter and on the City's website, along with a listing of participating MCC lenders.*

7. Mortgage Credit Certificate (MCC)

The MCC program provides an annual federal income tax credit of up to 15 percent of the mortgage interest paid for first-time homebuyers. The program helps first-time homebuyers qualify for a loan by allowing the lender to reduce the housing expense ratio by the amount of the tax savings. Eligibility includes maximum household incomes of approximately $100,000, and sales price limits of approximately $670,000, or up to $820,000 in identified target areas (includes census tract 5041.02 in Santa Fe Springs).

> ***2014-2021 Objective:*** *Advertise the availability of the MCC Program in the City's newsletter and on the City's website, along with a listing of participating MCC lenders.*

HOUSING DEVELOPMENT PROGRAMS/PROVISION OF SITES

8. Affordable Housing Development Assistance

The City can play an important role in facilitating the development of quality, affordable housing through provision of land write-downs and regulatory incentives, and as available, financial assistance. Santa Fe Springs' Housing Successor Agency owns two housing sites (Lakeland/Laurel and 10934 Laurel) originally purchased with Low/Mod Housing Funds and recently rezoned R-3-PD with minimum 20 unit/acre densities. Designating these sites with a Planned Development (PD) Overlay eliminates any upper density limit and allows flexible development standards, providing an effective regulatory mechanism to facilitate affordable housing development.

Pursuant to AB 1484, once Santa Fe Springs' Successor Agency receives a "finding of completion" by the State Department of Finance (DOF), the Agency can develop a long-range property management plan which delineates the use or disposition of all properties owned by the Successor Agency. Upon approval of the property management plan by DOF and the oversight board, the City's Successor Agency will issue a Request for Proposal for development of the two vacant R-3-PD sites with affordable housing.

> ***2014-2021 Objective:*** *Issue an RFP for joint development of the 3.9 acre Lakeland/Laurel site and .75 acre site at 10934 Laurel with affordable housing. Provide a land write-down and flexible development standards to enhance affordability, and waive Planning Dept entitlement fees for projects with a minimum 10% extremely low income units.*

9. Second Dwelling Unit Program

A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, Santa Fe Springs offers a ministerial process for second unit applications, subject to review and approval by the Planning Director. The City permits attached and detached second dwelling units on minimum 5,000 square foot residential parcels within the R-1 and R-3 zones. Second units that are rented are required to be designated as "affordable" and be rented at affordable rents to very low and low income households.

> ***2014-2021 Objective:*** *Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing.*

10. Sustainability and Green Building

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards. In addition to implementing the State CALGREEN standards, Santa Fe Springs will continue to apply green building criteria in its Home Rebate and HARP programs. Pursuant to City Ordinance No. 914, the City requires builders to complete a Construction and Demolition Recycling form to identify materials to be reused, recycled, or disposed of, with the City's goal to reuse or recycle at least 75% of project waste. The largest residential project in Santa Fe Springs - the 500+ unit Villages at Heritage Springs - was designed as a solar community, and combined with the numerous energy-saving features included in every home, has resulted in homes exceeding the National Energy Standard by 50 percent.

As a means of encouraging energy conservation among its residents, the City will advertise utility rebate, weatherization and energy audit programs available through private utilities and the State.

> ***2014-2021 Objective:*** *Provide outreach and education to developers, architects and residents on the CALGREEN code, and ways to incorporate sustainability into project design and in existing structures. Advertise energy conservation programs at City Hall, on the City's website, and in conjunction with the City's residential rebate program.*

CONSERVATION OF AFFORDABLE HOUSING

11. Section 8 Rental Assistance Program

The Section 8 program extends rental subsidies to extremely low and very low income households, providing a voucher to pay the difference between the fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Housing Authority of the County of Los Angeles (HaCOLA) coordinates Section 8 rental assistance on behalf of the City. HUD requires that 75 percent of new admissions be limited to extremely low income households (30% MFI). Given the gap between market rents and what these lower income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community.

> ***2014-2021 Objective:*** *Continue to participate in the Section 8 program administered by HACoLA and advertise to income eligible residents.*

Encourage landlords to register units with HaCOLA and to undergo education on the Section 8 program.

12. Preservation of Assisted Rental Housing

Santa Fe Springs contains two projects at risk of conversion to market rate during the 2013-2023 planning period – Pioneer Gardens and Silvercrest Residences. However, each of these projects is considered at relatively low conversion risk due either to non-profit ownership, or recent debt refinancing. Nonetheless, each of the project's Section 8 Housing Assistance Plan (HAP) contracts are subject to annual renewals from HUD, and therefore are considered at-risk.

2014-2021 Objective: *The following are strategies the City will undertake to work towards preservation of its 156 units of at-risk rental housing:*

- ***Monitor At-Risk Units:*** *Maintain an ongoing dialogue with Pioneer Gardens and Silvercrest Residences to confirm the status of Section 8 contract renewals.*
- ***Rental Assistance:*** *Should Section 8 contracts not be renewed by HUD, pursue alternative funding sources for rent subsidies to maintain affordability. While the City no longer has local funds for preservation, outside financial resources may include HOME, CDBG, and State preservation funds.*
- ***Tenant Education:*** *Based on California law, property owners are required to give a twelve month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary, contract with specialists like the California Housing Partnership to provide education regarding tenant rights, preservation opportunities and conversion procedures.*

REMOVAL OF GOVERNMENTAL CONSTRAINTS

13. Zoning Ordinance Revisions

As part of the Housing Element governmental constraints analysis, several revisions to the Santa Fe Springs Zoning Code have been identified as appropriate to better facilitate affordable housing and the provision of a variety of housing types. These zoning revisions include:

a. Add transitional and supportive housing within the Code's definition section, and list as permitted uses within residential zone districts.
b. Identification of emergency shelters as a by-right, permitted use in the ML zone.
c. Modify the current zoning definition of "family" to ensure compliance with state and federal fair housing laws.

d. Identification of manufactured housing as a permitted use in all residential zones.
e. Listing of small community care facilities (6 or fewer) as a residential use under zoning, and identification of large community care facilities as a conditionally permitted use within all residential zones.
f. Definition of single room occupancy hotels (SROs) and identification of SROs as a conditionally permitted use in the C-4 and M-2 zones.

Due to significant cut backs in staffing associated with the end of Redevelopment, as of mid-2013 the City had not yet adopted the specified zoning ordinance revisions. In July 2013, the City hired contract Planning staff who have completed drafts of Zoning Code revisions a-c, scheduled for adoption on November 26, 2013. Zoning Code revisions d-f will follow, with adoption in 2014.

2014-2021 Objective: *Amend the zoning ordinance in 2013 consistent with SB 2 to make provisions for transitional/supportive housing and emergency shelters, and adopt an updated definition of family. In 2014, amend the Code to make explicit provisions for manufactured housing, community care facilities and SROs.*

14. Affordable Housing Density Bonus

The City is adding Section 155.612 to the Santa Fe Springs Municipal Code to implement State density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10 percent of the total units for lower income households; or
- 5 percent of the total units for very low income households; or
- A senior citizen housing development or mobile home park that limits residency based on age requirements; or
- 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

> ***2014-2021 Objective:*** *Adopt and maintain a local density bonus ordinance consistent with state requirements, and advertise on the City's website.*

15. CEQA Exemptions for Infill Projects

Santa Fe Springs will continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

> ***2014-2021 Objective:*** *Continue to utilize categorical exemptions under CEQA on a case-by-case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.*

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

16. Fair Housing Programs

A variety of housing-related services are offered through the City of Santa Fe Springs Gus Velasco Neighborhood Center for Social Services. Legal counseling on housing matters is provided, including review of leases, fair housing matters, and landlord-tenant disputes. The population served generally tends to be low-income renters. Where necessary, fair housing cases are referred to the Long Beach Fair Housing Foundation.

> ***2014-2021 Objective:*** *Promote the fair housing program through advertisements in the City newsletter (mailed to every household in Santa Fe Springs), as well as through program brochures placed at various locations throughout the City.*

17. Social Service Programs for Special Needs Groups

In addition to fair housing services, the Gus Velasco Neighborhood Center and Betty Wilson Senior Center offer numerous social service programs for seniors, families, and other special needs groups. These programs include the following:

- **Housing Referral:** The Neighborhood Center Program Coordinator maintains contact with the managers of the assisted housing developments in Santa Fe Springs and assists households in housing placement. If necessary, applicants are referred to the County Housing

Authority for placement on the Section 8 waiting list for rental assistance.

- **Emergency Rental Assistance:** The City provides emergency rental or financial assistance to families experiencing extreme hardship.

- **Emergency Shelter Referral:** Referrals are made to the Salvation Army and other local shelters for emergency overnight accommodations. In emergency situations, the City may provide a voucher for overnight shelter in a local motel.

- **Daily Nutrition Program:** The Southeast Area Social Services Funding Authority provides seniors with daily hot lunches at the Neighborhood Center. Home delivered meals are also available for qualifying seniors age 60 and over.

- **Adult Day Care:** Trained volunteers visit homebound seniors, as well as provide transportation to and from the senior center where a variety of activities are available.

- **Food pantry and food vouchers** for low-income households.

- **Children Services Program:** Morning and afternoon day care is subsidized based on a sliding income scale. Preschool is also provided at a subsidized rate.

- **Employment Services:** Information and referral, as well as job training.

- **Community Psychologist:** A licensed psychologist is available to City residents for crises intervention involving family or domestic counseling, as well as teen counseling and diversion programs for high risk youth.

2014-2021 Objective: *Maintain a proactive social service program and augment with additional programs as deemed appropriate by the Social Services and Senior Citizen Advisory Committees.*

18. Reasonable Accommodation

Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities and take measures to remove constraints. As part of this Housing Element, Santa Fe Springs has conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing. Nonetheless, the City has not yet adopted written procedures for requesting a reasonable accommodation, and is in the process of doing so to further encourage and facilitate the provision of

housing for persons with disabilities. Section 155.612 "Reasonable Accommodation Procedures for Disabled Persons" will be added to the Municipal Code to provide a mechanism through which the City can grant reasonable adjustments to its zoning and land use regulations to avoid unequal treatment towards individuals with disabilities.

> ***2014-2021 Objective:*** *Adopt and implement a reasonable accommodation procedure in 2013; inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City's website and at the Planning Department's public counter.*

19. Housing Opportunities for Persons Living with Disabilities

The East Los Angeles Regional Center (ELARC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The ELARC currently provides services to 115 developmentally disabled residents within the Santa Fe Springs 90670 zip code.

The Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will coordinate with the ELARC to implement an outreach program informing Santa Fe Springs families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

Santa Fe Springs supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in all residential zones, subject to a conditional use permit.
- Adoption of zoning ordinance provisions to specifically define supportive and transitional housing as a residential use of property, and to permit in residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.

- Programs to facilitate affordable housing, including Density Bonuses and Affordable Housing Development Assistance.

2014-2021 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the ELARC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in future affordable housing developments. Discuss with affordable housing providers their ability to provide for persons living with disabilities in housing projects.*

Table 5-3
Housing Program Summary

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
HOUSING MAINTENANCE AND REHABILITATION					
1. Home Improvement Rebate Program	Provide financial assistance for home repairs to lower income homeowners.	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	CDBG or other sources	Santa Fe Springs Planning Department	Re-initiate program in 2014
2. Property Maintenance Program	Assure that properties remain in compliance with the City's Property Maintenance Ordinance.	Continue to bring properties into compliance; provide information on available rehabilitation assistance.	Department Budget	Santa Fe Springs Planning Department	2014-2021
3. Residential Rental Inspection Program	Maintain the quality of rental housing.	Continue the annual inspection of rental units; bring substandard units into compliance.	Property Owner Fees	Santa Fe Springs Department of Fire Rescue	2014-2021
HOMEOWNERSHIP ASSISTANCE					
4. Sale of HARP Properties	Provide quality affordable ownership housing through the purchase, rehabilitation/replacement, and resale of previously substandard homes.	Transfer ownership of HARP properties to a non-profit for provision of first-time homebuyer units. Seek to provide two moderate income units.	Successor Agency Housing Assets	Santa Fe Springs Planning Department	2014-2015
5. County Homeownership Program (HOP)	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014
6. Southern California Home Financing Authority (SCHFA)	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the SCHFA program, along with a listing of participating lenders.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014
7. Mortgage Credit Certificate	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the MCC program, along with a listing of participating lenders.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014

Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
HOUSING DEVELOPMENT/PROVISION OF SITES					
8. Affordable Housing Development Assistance	Provide land write-downs and regulatory incentives, and as available, financial assistance in support of affordable housing, with particular emphasis on large families.	Issue an RFP for development of City-owned Lakeland/ Laurel and 10934 Laurel site for development with affordable housing. Waive entitlement fees for projects with 10% ELI units.	Successor Agency Housing Assets	Santa Fe Springs Planning Department	Issue RFP in 2014
9. Second Dwelling Unit Program	Provide additional sites for rental housing within existing neighborhoods.	Implement City's ordinance to accommodate second units.	Department Budget	Santa Fe Springs Planning Department	2014-2021
10. Sustainability and Green Building	Promote energy conservation and sustainable design in new and existing development.	Provide education/outreach to residents and development community on CALGREEN. Advertise available energy conservation programs to residents.	Department Budget	Santa Fe Springs Planning Department	Update advertising materials by 2014
CONSERVATION OF AFFORDABLE HOUSING					
11. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue participation in program and advertise to income eligible residents; encourage landlords to register units.	HUD Section 8	Santa Fe Springs Planning Department; HaCOLA	2014-2021
12. Preservation of Assisted Rental Housing	Preserve 156 units of existing affordable rental housing at risk of conversion to market rate.	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Section 8; HOME; and other State and Federal funds	Santa Fe Springs Planning Department	Contact at-risk property owners within one year of potential expiration
REMOVAL OF GOVERNMENTAL CONSTRAINTS					
13. Zoning Ordinance Revisions	Provide appropriate zoning to facilitate the provision of a variety of housing types.	Amend the Zoning Code to make explicit provisions for transitional & supportive housing, emergency shelters. manufactured housing, community care facilities, and SROs.	Department Budget	Santa Fe Springs Planning Department	Adopt SB 2 related amendments in 2013, with the balance of Code amendments in 2014.

Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
14. Density Bonus	Provide density and other incentives to facilitate the production of affordable housing.	Adopt and maintain a density bonus ordinance and advertise on the City's website.	Department Budget	Santa Fe Springs Planning Department	Adopt a local density bonus ordinance in 2013
15. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	Department Budget	Santa Fe Springs Planning Department	2014-2021
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
16. Fair Housing Programs	Promote fair housing practices by providing legal services and tenant/landlord dispute resolution.	Promote the fair housing program through advertisement in the City newsletter, and through program brochures placed at public locations.	City Facility; Volunteer lawyers	Santa Fe Springs Neighborhood Center for Social Services; Long Beach Fair Housing Council	2014-2021
17. Social Service Programs for Special Needs Groups	Offer a variety of support programs to assist special needs populations.	Maintain a proactive social service program; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	City General Fund; FEMA; County Nutrition Program; Non-profit fund raising	Santa Fe Springs Neighborhood Center for Social Services	2014-2021
18. Reasonable Accommodation	Facilitate the development and improvement of housing for persons with disabilities.	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.	Department Budgets	Santa Fe Springs Planning Department	Adopt Code procedures in 2013
19. Housing Opportunities for Persons Living with Disabilities	Support a range of housing options for persons with developmental disabilities.	Coordinate with ELARC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	Low Income Housing Tax Credits; other State and Federal funds.	Santa Fe Springs Planning Department	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.

Table 5-4
Summary of 2014-2021 Quantified Objectives

Income Level	New Construction	Rehabilitation	Conservation
Extremely Low	41		78
Very Low	41		78
Low	50		
Moderate	53		
Above Moderate	139		
Totals	**324**	**100**	**156**

* Reflects RHNA
** Reflects re-initiation of home improvement rebate program.
*** Reflects preservation of 156 Section 8 units in Pioneer Gardens and Silvercrest Residences. An estimated half of these units are extremely low income and half are very low income.

APPENDIX A

PUBLIC OUTREACH

HOUSING ELEMENT WORSHOP MAILING LIST

Veterans in Community Service
10260 Matern Place
Santa Fe Springs, CA 90670

Los Angeles County Housing Authority
700 West Main Street
Alhambra, CA 91801

National CORE
9065 Haven Avenue #100
Rancho Cucamonga, CA 91730

City of Pico Rivera
Planning Department
6615 Passons Blvd.
Pico Rivera, CA 90660

City of Whittier
Planning Department
13230 Penn Street
Whittier, CA 90602

Salvation Army Transitional Living Center
12000 Washington Blvd.
Santa Fe Springs, CA 90670

Brenda Wiewel, L.C.S.W., Exe. Center
L.A. Centers for Alcohol & Drug Abuse
11015 Bloomfield Avenue
Santa Fe Springs, CA 90670

Rancho Southeast Assoc. of Realtors
11812 South Street, Suite 200
Cerritos, CA 90703

Independent Living Center of So. Cal
14407 Gilmore Street #101
Van Nuys, CA 91401

LA Community Dev. Commission
Community Block Grant Div.
2 Coral Circle
Monterey Park, CA 91755

So. California Presbyterian Homes
516 Burchett Street
Glendale, CA 91203

City of Downey
Planning Department
11111 Brookshire Avenue
Downey, CA 90241

Santa Fe Springs
Chamber of Commerce
12016 Telegraph Road #100
Santa Fe Springs, CA 90670

Ability First/Lakeland Manor Apts.
13331 Lakeland Road
Whittier, CA 90605

Whittier Area First Day Coalition
12426 Whittier Blvd.
Whittier, CA 90602

Housing Rights Center
3255 Wilshire Blvd., Suite 1150
Los Angeles, CA 90010

L.A. Neighborhood Housing Services
3926 Wilshire Blvd., #200
Los Angeles, CA 90010

City of Los Angeles
Planning Department
201 N. Figueroa Street #4
Los Angeles, CA 90012

City of Norwalk
Planning Department
12700 Norwalk Blvd.
Norwalk, CA 90650

Villages at Heritage Springs
c/o Comstock Homes
321 12th Street
Manhattan Beach, CA 90266-5354
Attn.: Mr. Bob Comstock

Little Lake Village
10902 Fulton Wells Avenue
Santa Fe Springs, CA 90670

The Whole Child – Housing Program
10155 Colima Road
Whittier, CA 90603

CITY OF
SANTA FE SPRINGS

11710 Telegraph Road · CA · 90670-3679 · (562) 868-0511 · Fax (562) 868-7112 · www.santafesprings.org
"A great place to live, work, and play"

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
STUDY SESSION-HOUSING ELEMENT UPDATE 2014-2021

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Santa Fe Springs Planning Commission and City Council on the Draft Housing Element Update 2014-2021.

The City of Santa Fe Springs has begun the process of updating the Housing Element of the General Plan for the 2014-2021 period as required by State law. The Housing Element establishes policies and programs to address Santa Fe Springs' existing and projected housing needs, including the city's fair share of the regional housing need (or "RHNA").

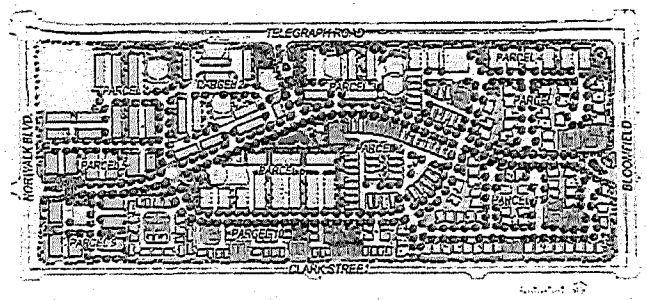
State law requires each city to regularly update its Housing Element to reflect a community's changing housing characteristics and needs. In addition to the above, State law recognizes that public participation is an important and necessary part of the housing element update process. Accordingly, the City welcomes comments and opinions from the public on the proposed Draft Housing Element Update 2014-2021. Written comments can be submitted to the Director of Planning and Development at the address listed below. Either oral or written comments can be presented at the Public Hearing.

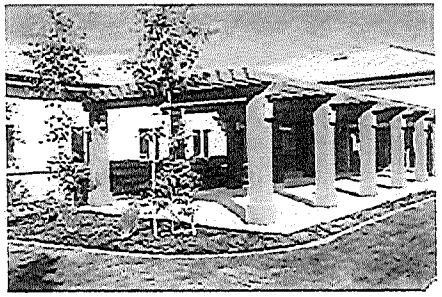
THE PUBLIC HEARING/STUDY SESSION will be held before the Santa Fe Springs Planning Commission on September 23, 2013 at 4:30 p.m., and City Council on September 26, 2013 at 6:00 p.m. Both meetings will be held in the City Council Chambers within City Hall, located at 11710 Telegraph Road, Santa Fe Springs, California 90670. At that time anyone wishing to speak in regard to the proposed Draft Housing Element Update 2014-2021 will be given an opportunity to be heard.

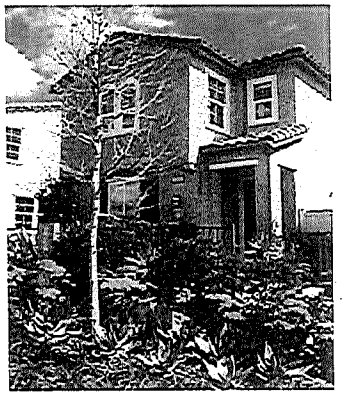
If you have any questions concerning the study session or if you cannot attend but wish to submit comments, please contact Mr. Wayne M. Morrell in the Department of Planning and Development at (562) 868-0511, ext. 7550.

Richard J. Moore, Mayor • Juanita Trujillo, Mayor Pro Tem
City Council
Louie González • Laurie M. Rios • William K. Rounds
City Manager
Thaddeus McCormack

Santa Fe Springs
2014-2021 Housing Element





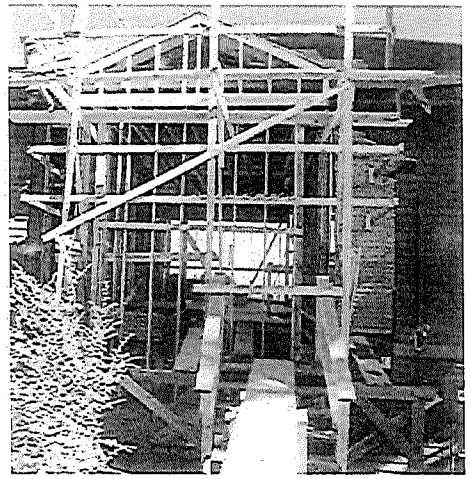




City Council Study Session
September 26, 2013

What is the Housing Element?

- **Part of the City's General Plan**



- **4 Major Components:**
  - Housing Needs Assessment
  - Evaluation of Constraints to Housing
  - Identification of Residential Sites
  - Program Strategy to Address Needs
- **Each California city required to update every 5 years, subject to the statutory schedule**
- **Review by State HCD for compliance with State law**

Benefits of HCD Compliance

- Presumption of legally adequate Housing Element in courts
- If courts invalidate Element, suspend City's authority to issue building permits until brought into compliance
- Maintain discretionary review over affordable housing projects
- Maintain eligibility for State housing funds
- Don't face RHNA carry-over into next Housing Element cycle



SANTA FE SPRINGS 2008-2014 HOUSING ELEMENT CERTIFIED BY HCD

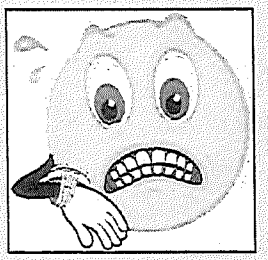
5th Cycle Housing Element Timing

SCAG jurisdictions: October 2013 adoption due date (+120 day grace period = February 12, 2014)

NEW - SB 375 Impact on Timing

- **Penalty for being late.** *If Element not adopted within 120 days of due date, jurisdiction subject to update every 4 years instead of 8*

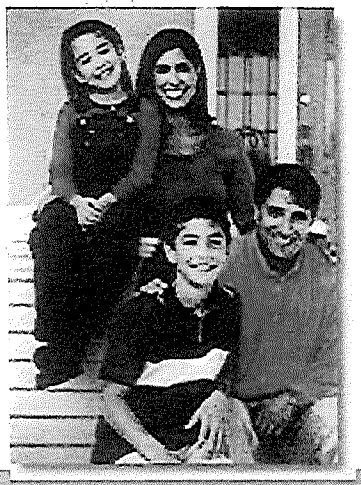
"If you want eight, Don't be late"



Demographic Profile

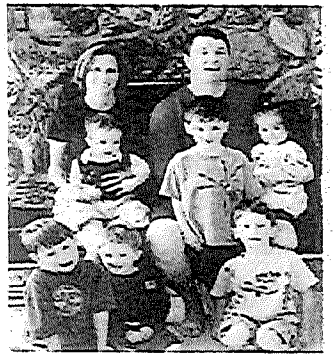
- **Limited population growth (↑8% 1990-2013)**
  - ✓ **Current 2013 population 16,816**
- **Population aging in place**
  - ✓ **Median age ↑ from 30.8 to 35.3 years**
  - ✓ **Decrease in young adults (25-44 years)**
  - ✓ **Increase in middle age (45-64 years)**
  - ✓ **Increase in seniors (age 65+)**
- **Decrease in families with children**
  - ✓ **Loss of 400 families, ↓ from 56% to 45%**





Special Needs Populations

26% large households (5+ members)



- 1/3 large renters (400 households)
- 85% large renters overpay/overcrowded
- Inadequate supply of large family rental units
- 2 affordable family housing projects
  (Pioneer Gardens, Villa Verde)= 57 large family units

30% senior households (age 65+)



- 2/3s lower income
- 1/3 senior renters (500 households)
- 38% have disability
- 3 senior housing projects-
  300 rental units, 200 rent-restricted units

Special Needs Populations

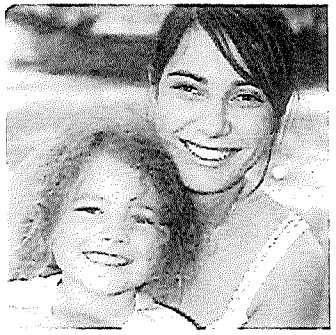
21% disabled population

- 3,300 persons with a disability
- Lakeland Manor provides 25 units for disabled adults



Homeless population

- Jan 2013 homeless count identified 74 homeless
  - Half reported a major physical illness
- Whittier First Day Outreach Team focusing on homeless "hot spots"- field based medical services, housing vouchers for veterans
- Salvation Army Transitional Housing provides shelter for 35 individuals/families
- SB 2 requires "by right" zoning for emergency shelters (ML zone)



Housing Costs



Santa Fe Springs Rental Market

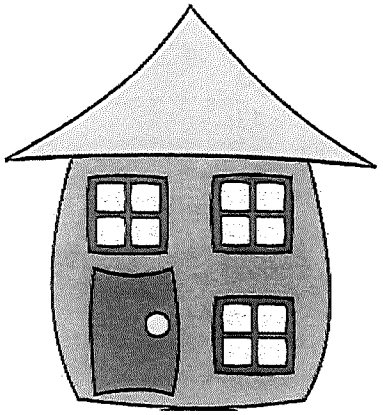
- $1,000 1 bedroom
- $1,275 2 bedroom
- $1,550 3 bedroom
  - 2007-2013 20% ↑ in Rents

Santa Fe Springs For-Sale Market (8/2012-7/2013)

- 91 single-family homes sold - $320,000 median
- 189 condominiums sold - $337,000 median

Regional Housing Needs (RHNA)

- **RHNA = Regional Housing Needs Allocation**
- **Requires cities to zone for "fair share" of region's housing needs**
  - Based on State population growth
  - Mix of housing for all economic segments
  - Affordability linked to zoning and density



- **RHNA is a planning target, not a building quota**

Santa Fe Springs 2014- 2021 RHNA

Income Level	2013 Income (3 person hh)	Units	"Default Density"
Very Low (<50% AMI)	$38,450	82 units	Min. 20 du/acre
Low (51-80% AMI)	$61,500	50 units	Min. 20 du/acre
Moderate (81–120% AMI)	$70,000	53 units	Min. 10 du/acre
Above Moderate (>120% AMI)	>$70,000	139 units	
Total		324 units	

Housing Element Goals

Goal 1.0: Maintain and enhance the quality of existing housing and residential neighborhoods in Santa Fe Springs.

Goal 2.0: Promote the continued availability of a range of housing types to meet the needs of existing and future residents.

Goal 3.0: Provide increased opportunities for home ownership.

Goal 4.0: Ensure that new housing is sensitive to the existing natural and built environment.

Housing Element Programs

Housing Maintenance and Rehabilitation

1. Home Improvement Rebate Program

   Progress: 674 rebates during 2008-2012

2. Home Repair Program

   Progress: 749 homeowners assisted during 2008-2012

3. Property Maintenance Program
4. Residential Rental Inspection Program

Housing Element Programs

Home Ownership Assistance Programs

5. Housing Acquisition and Rehabilitation Lottery Program (HARP)

   Progress: 3 homes purchased, rehabilitated & sold at affordable cost.

6. Mortgage Credit Certificate Program (MCC)
7. County Homeownership Program (HOP)
8. Southern California Home Financing Authority

Housing Element Programs

Housing Development Programs/ Provision of Sites

9. Affordable Housing Development Assistance

   Progress: 10 affordable first-time homebuyer units being provided in The Villages

10. Residential Rezoning Program

    Progress: In process

11. Sustainability and Green Building

    Progress: Enforcement of State Green Building Code

Housing Element Programs

Conservation of Affordable Housing

12. Section 8 Rental Assistance

13. Preservation of Assisted Rental Housing

Progress: No loss of affordable units

13a. Preservation of Villa Verde

Progress: Project rehabilitation and 55 year affordability covenant

Housing Element Programs

Removal of Governmental Constraints

14. Zoning Ordinance Revisions

    Progress: In process

15. Second Dwelling Unit Program

Housing Element Programs

Equal Housing Opportunities

16. Fair Housing Program
17. Social Service Programs for Special Needs Groups
18. Reasonable Accommodation Procedures

Progress: In process

Provide Us Your Input

What are Santa Fe Springs Most Important Housing Needs?

What programs should the City Pursue to Address Its Housing Needs?

23, 2013 before the Planning Commission, and the second on September 26, 2013 before the City Council. The purpose of these study sessions were to provide background information on the Element, discuss goals and objectives for the update, and to seek input from the public. Notification of the hearings were provided in the local newspaper and posted on the City's website. In addition, direct notification was provided to local stakeholders including: non-profit housing providers active in the City; affordable housing complexes in Santa Fe Springs; service agencies representing special needs and lower income populations; realtors; and adjacent jurisdictions. A copy of the meeting notification and distribution list is included in the Appendix to the Element.

Upon completion of the draft Housing Element, the City circulated a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including City Hall, the City library, the Gus Velasco Neighborhood Center, and the Betty Wilson Senior Center. In addition, the draft Housing Element is placed on the City's website. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment. Upon receipt of input from HCD, public hearings are held before the Planning Commission and City Council during adoption of the Element.

Public input received through the City's outreach effort included:

- Suitability of affordable housing for families on the City-owned Lakeland/Laurel site, particularly given the adjacency of the Carmela Elementary School and Amelia/Mayberry Park.
- City has adequate affordable housing for seniors, and instead needs to attract more young families and nurture them to grow along with the City.
- Given the loss of Redevelopment Housing funds and greater reliance on outside programs, City should provide links to County housing programs on its website.
- City should encourage second units as a way to provide lower cost housing for seniors, family members, and renters.

The City's Housing Element is responsive to the input received from the public. Program 8, Affordable Housing Development Assistance, includes an objective to emphasize the provision of affordable housing for families on the two City-owned housing sites. The Element commits the City to placing links on its website and disseminating brochures for a variety of County programs for which eligible Santa Fe Springs residents can participate, including first-time homebuyer, residential rehabilitation, fair housing and Section 8 rental assistance programs (refer to Housing Element programs 5, 6,7,12 and 19). And the City continues to encourage second units, as presented in Program 10 in the Element.

E. Relationship to Other General Plan Elements

The seven elements which comprise the Santa Fe Springs General Plan are required by law to be internally consistent. Together these elements provide the framework for development of those facilities, services and land uses necessary to address the needs and desires of the City's residents. To ensure these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

As part of the current Housing Element update, the other Elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements. The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

Pursuant to AB 162, the City will be amending its Safety and Conservation Elements to include analysis and policies regarding flood hazard and flood management, and will be reviewing its Land Use Element for those areas subject to flooding. The City will review its housing element for internal consistency with these amendments.

The City is aware of the requirements under SB 244 to identify any "disadvantaged communities" present within its sphere of influence, and to update the Land Use Element to analyze the availability of infrastructure and services to such communities. Santa Fe Springs will abide by these requirements, and to the extent revisions are made to the Land Use, will review the Housing Element for internal consistency.

Addressing the diverse housing needs of Santa Fe Springs' senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of variety of supportive living environments for seniors of all income levels.

2. Persons with Disabilities

A disability is defined as a long lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their often limited incomes, shortage of accessible housing, and higher health costs associated with their disability.

Approximately 21 percent of Santa Fe Springs residents (3,342 persons) reported having one or more disabilities in the Census. Among the City's senior population, 38 percent suffer from a disability. As Santa Fe Springs' population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons are able to live in an independent environment with the help of other family members. To maintain independent living, persons with disabilities may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

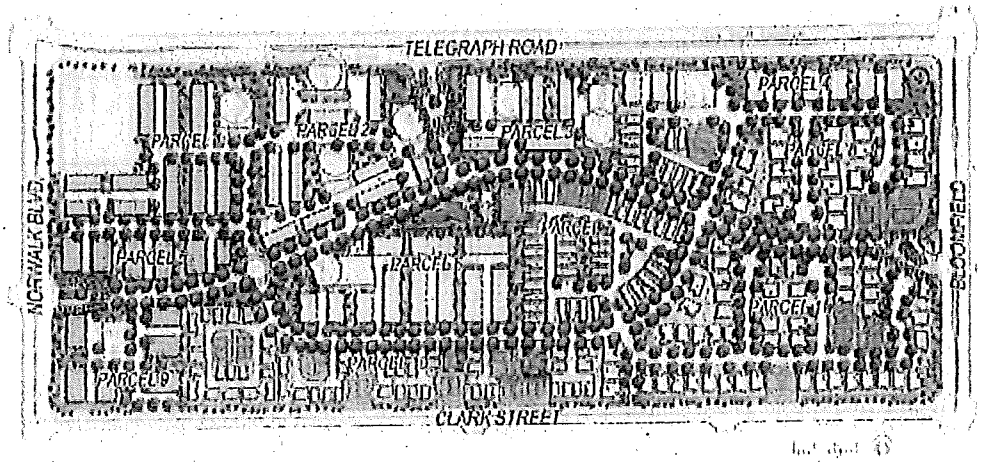
Developmental Disabilities

Section 4512 of the Welfare and Institutions Code defines "developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This term includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

The East Los Angeles Regional Center (ELARC) is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. Within the Santa Fe Springs zip code 90670, the East Los Angeles Regional Center currently provides services to 115 residents with developmental disabilities, generating an estimated need for 36 housing units:

traditionally non-residential areas. The PD overlay provides for flexibility in development standards and allows for increased residential densities above those permitted by the base residential zoning by not mandating an upper density limit. The City utilized the PD overlay in conjunction with R-3 zoning as a mechanism for development of Lakeland Manor (2001), a 25 unit apartment complex for persons with disabilities on .68 acres; and for Little Lake Village Senior Apartments (2003), providing 144 lower income units on 4.75 acres.

Most recently, the City rezoned 54 acres of Industrial land to R-1-PD and R-3-PD to accommodate up 534 units at The Villages at Heritage Springs, utilizing the PD overlay to allow for deviation from certain requirements of the underlying zones and allowing the continuation of oil and gas production activities on a portion of the site. The PD mechanism allowed for deviations in minimum lot size and lot coverage, building setbacks, and height standards in the R-1 and R-3 zones, resulting in an overall increase in density. For example, building heights range from 30 to 40 feet; lot coverage for the multi-family product is at 80 percent, and single-family lot sizes range from 3,600 to 4,500 square feet.



The Villages at Heritage Springs - example of PD Overlay

In summary, the City's residential development standards have not served as a constraint to the provision of housing due, in part, to the City's practices of utilizing the PD overlay as a tool to provide modified standards. Of the total 109 acres of R-3 property in Santa Fe Springs, 99 acres are zoned R-3-PD and just 10 acres are zoned R-3; these 10 acres are fully developed, with all remaining developable multi-family property designated with the PD overlay. Should one of the City's existing R-3 sites propose to be redeveloped, the City will redesignate at that time with a PD overlay as necessary to provide flexibility in development standards.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available though appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table 3-2 summarizes the housing types permitted in each of Santa Fe Springs' residential zone districts.

Table 3-2: Housing Types by Residential Zone Category

Housing Types Permitted	Zone District				
	R1	R3	A1	C4	ML
Single-Family	P	P	P		
Multiple-Family		P			
Mobile Home Parks		C			
Second Units	D	D			
Manufactured Housing*	D	D			
Care Facilities (6 or fewer)*	P	P	P		
Care Facilities (7 or more)*	C	C	C		
Transitional and Supportive Housing*	P	P	P		
Emergency Shelters*					P
Single Room Occupancy (SRO)*				C	C
Nursing and Boarding Homes		C			

P = Permitted **D** = Director's Approval **C** = Conditionally Permitted

* Pursuant to SB 2, the City has drafted Zoning Code provisions to explicitly accommodate emergency shelters, transitional and supportive housing, which was adopted by City Council in December 2013. The City will undertake additional Code revisions in 2014 to explicitly permit manufactured housing, community care facilities and SROs, as described in the narrative which follows.

residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

The Santa Fe Springs Zoning Ordinance does not currently specify provisions for community care facilities, does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone, and imposes no spacing requirements between community care facilities. The City has permitted a licensed five-bed adult residential facility by right on Davenrich, as well as several other unlicensed group homes.

The City will amend the Zoning Code in 2014 to explicitly allow small community care facilities by right and large community care facilities with a conditional use permit in residential districts. Due to the unique characteristics of larger (more than six persons) community care facilities, a conditional use permit will be used to ensure compatibility in the siting of these facilities, focusing on the use and not the characteristics of the users. Santa Fe Springs does not require a public hearing for approval of a conditional use permit.

Definition of Family: The City's existing Zoning Code defines "family" as any number of persons living together in a room or rooms comprising a single housekeeping unit and related by blood, marriage, adoption, or any unrelated person who resides therein as though a member of the family and including the domestic employees thereof. Any group of persons not so related but inhabiting a dwelling unit shall be considered to constitute one family for each five persons, exclusive of domestic employees, contained in such group. As this definition of family could be construed to limit six or more unrelated persons from residing together in a single-family district, the City has updated this definition within the Zoning Code (for adoption in November 2013) to provide greater consistency with state and federal fair housing laws:

> *"Family" means two or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility as that term is defined in Health & Safety Code Section 1502(a) (1), which serves six or fewer persons, excluding the licensee, the members of the licensee's family, and persons employed as facility staff who reside at the facility.*

Transitional and Supportive Housing and Emergency Shelters

Transitional housing is temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The City of Santa Fe Springs provides for transitional housing similar to any multi-family residential project. For example, Lakeland Manor, the 25 unit, Ability First transitional housing project was developed through an R-3-PD zone. While the City has permitted transitional housing facilities as a matter of purpose, until recently the

Zoning Ordinance did not contain a discrete definition of such facilities. In order to ensure compliance with recent changes in State law (SB 2) which require transitional facilities to be treated the same as any other residential use within the same zone, the City Council has adopted Zoning Code revisions consistent with these new requirements, adding the following definition to the Zoning Code, and explicitly permitting transitional housing in the R-1 and R-3 zone districts:

> Transitional Housing (Health and Safety Code Section 50675.2(h)): *Transitional housing and transitional housing development means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.*

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City of Santa Fe Springs regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use and for use by the residents of the facility. Similar to transitional housing, SB 2 requires supportive housing to be treated the same as residential uses. The City has added the following definition to the Zoning Code, and explicitly permitting supportive housing in the R-1 and R-3 zone districts:

> *Supportive Housing (Health and Safety Code Section 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.*

While Santa Fe Springs' Zoning Code has recently been amended to treat transitional and supportive housing as a residential use within residential zone districts, recent clarification of State statutes by the State Department of Housing and Community Development (HCD) indicates these uses must also be provided for in non-residential zone districts where housing is permitted. Within Santa Fe Springs' Planned Development (PD) Overlay zone, the Planning Commission, after holding a public hearing, may approve a combination of land uses which may include uses other than those permitted in the underlying zone, provided that at least 60% of the area is developed with one or more of the principal permitted, accessory, or conditional uses of the underlying zone. For example, a PD overlay added to a commercial zone district could also allow for the integration of residential uses. A program has thus been added to the Housing Element for the City to amend the Zoning Code to clarify that

transitional and supportive housing would be permitted within areas designated with a PD Overlay subject to the same approval processes as other residential uses.

An emergency shelter is a facility that provides shelter to homeless on a limited short-term basis. The Santa Fe Springs Zoning Ordinance does not currently specify provisions for emergency shelters. Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter II), the 2013 homeless count and registry identified 74 homeless individuals in Santa Fe Springs. In compliance with SB 2, Santa Fe Springs has conducted a review of its zoning districts and determined the ML, Limited Manufacturing, Administration and Research Zone is best suited to house an emergency homeless shelter. The ML zone serves as a transitional district separating industrial uses from more sensitive commercial and residential uses, and provides for administrative offices, scientific research offices and laboratories, restricted manufacturing and appurtenant uses compatible to the development of an industrial park. ML zone districts are centrally located in the city and transit accessible. The City's Land Use Element identifies over 100 acres of Light Industrial designated land. While there are a limited number of vacant ML parcels, numerous ML properties are either underutilized or have existing structures which could potentially be suitable for conversion to shelter use, providing capacity for at least one emergency shelter.

City staff conducted a site availability survey in the ML zone and identified ten properties available for lease, totaling over 124,000 in available building square footage. Most of this leasable space is within concrete tilt-up "flex space", divisible into units as small as 1,500 square feet. Available properties are located on Pioneer, Telegraph, and Alburtus, all of which are served by bus lines.

The City has drafted revisions to its Zoning Code to permit shelters in the ML zone by right (for adoption by City Council on November 26, 2013), subject to the same development and management standards as other permitted uses in the zone. The City's ML development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 25,000 sq ft
- Minimum building size: none
- Maximum lot coverage: 50%
- Building height: 50 ft
- Front yard setback: 30 ft

(3) Whether the requested accommodation would substantially undermine any express purpose of either the City's General Plan or an applicable specific plan; and
(4) Whether the requested accommodation would create an institutionalized environment due to the number of, and distance between, facilities that are similar in nature or operation.

Farm Employee Housing

Based on Census data compiled by the Southern California Association of Governments (SCAG), no Santa Fe Springs residents are employed in the industries of farming, fishing or forestry. The City has no land remaining in agricultural use and does not have any farm housing. However, the City does have some remaining agricultural zoning (A-1), and consistent with California Health and Safety Code Section 17021.6, permits "living quarters of persons regularly employed on the premises" within the A-1 zone; A-1 is the only zone in the City allowing Agricultural use.

Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions can not impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. A program has been added to the City's Housing Element to amend the Zoning Code to provide consistency with the Employee Housing Act.

5. Building Code

Santa Fe Springs has adopted the latest version of the California Code of Regulations, Title 24, along with all required updates. The City has also incorporated the 2010 California Energy Code and California Green Building Code Standards (CALGREEN) into the Municipal Code.

In January 2008, the City adopted the new International Building Code (IBC), as required of all jurisdictions in California. The new IBC establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing. The new IBC brings California building codes into consistency with the rest of the country. It is expected that changes from the previous State Building Code will increase the costs of development. Santa Fe Springs continues to adopt updates to its codes consistent with the County of Los Angeles, including most recently the 2013 update to the Building, Electrical, Mechanical, Plumbing and Residential codes.

Santa Fe Springs has adopted the following local amendments to the City Code:

- Section 150.096 (Residential Rental Inspection Program) does not allow a person to rent, lease, occupy or otherwise permit any unit vacated by the previous occupant until such unit is registered with and inspected by the City Fire Department or provided with a certificate of exemption.

- Section 150.009 requires proposed developments that need either a building permit or grading plan approval to prepare a drainage plan or a drainage element. This drainage plan or element must be approved by the City Engineer prior to the issuance of any building permit or prior to the approval of any grading plan.

Santa Fe Springs maintains a Residential Rental Inspection Program as a means of maintaining the habitable condition of rental units in the City. The City conducts sensitive enforcement of its residential codes by providing a minimum of three written notifications of code violations to property owners, allowing sufficient time for compliance, and by providing information on available rehabilitation assistance to code violators.

2. Infrastructure Constraints

As a completely urbanized community, the City of Santa Fe Springs already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and may require improvements or replacement over time. On the Townlots/The Villages at Heritage Springs project, the Water Availability Survey concluded there was sufficient existing capacity to serve the project and that upgraded water and wastewater conveyance lines were not required. Similarly, the City's Public Works Department has confirmed that there is sufficient water and sewer capacities to serve the city's regional housing needs for 324 additional units.

Review of Accomplishments under 2008-2014 Housing Element

Program	2014-2021 Accomplishment
	Implement the HARP program. However, the Housing Successor Agency will be disposing of several properties originally purchased by the CDC for development with homes under the HARP program. The City intends to sell these properties to a non-profit for development with moderate income, first-time homebuyer units.
6. Mortgage Credit Certificate 2008-2014 Objective: Advertise the availability of the MCC program, along with a listing of participating lenders.	Progress: Through the HARP Program, first-time homebuyers can opt to participate in the MCC program to either lower their monthly mortgage payment or become eligible for a slightly larger mortgage amount. Effectiveness: The City provides information on the MCC program to HARP participants, but ultimately the decision to participate is up to the home purchaser. Appropriateness: With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
7. County Homeownership Program (HOP) 2008-2014 Objective: Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.	Progress: The City is not aware of the County HOP Program being used in Santa Fe Springs. Effectiveness: This program was not effective. Appropriateness: With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
8. Southern California Home Financing Authority (SCHFA) 2008-2014 Objective: Advertise the availability of the SCHFA program, along with a listing of participating lenders.	Progress: The City is not aware of the SCHFA Program being used in Santa Fe Springs. Effectiveness: This program was not effective. Appropriateness: With the elimination of the HARP Program, the provision of information on homeownership assistance available through the County becomes more important and will be included in the Housing Element.
9. Affordable Housing Development Assistance 2008-2014 Objective: Assist in development of approx. 200 affordable units (Little Lake Village #2; Salvation Army Transitional Housing; Lakeland/Laurel; AbilityFirst #2; CHP site). Pursue issuance of affordable housing bond for Villages at Heritage Springs.	Progress: Ten deed restricted moderate income units for first-time homebuyers are being provided in The Villages at Heritage Springs. The Salvation Army was unsuccessful in pursuit of funds to expand its transitional housing facility, and AbilityFirst and Little Lake Village did not pursue expansion. Effectiveness: This program was only partially effective in providing affordable housing. Appropriateness: Affordable Housing Development Assistance remains appropriate to the updated Housing element, but due to the elimination of redevelopment funds, will have a more modest goal associated with affordable housing development on prior Redevelopment Agency owned sites.
10. Residential Rezoning Program 2008-2014 Objective: Redesignate sites to accommodate at least 139 lower income	Progress: The City Council rezoned the 3.9 acre vacant site at 13231 Lakeland Road and 0.75 acre vacant site at 10934 Laurel Avenue to R-3-PD. Based on an

2014-2021 Objective: *Provide for continued monitoring and sensitive enforcement of the Property Maintenance Ordinance. Provide information to code violators regarding available rehabilitation assistance. Seek to complete 60 residential inspections on an annual basis.*

3. Residential Rental Inspection Program

The City initiated this program in 1990 to ensure a high level of maintenance among rental units in the City. Under this program, the City inspects the rental property on an annual basis as well as prior to re-occupancy when a change in tenancy occurs.

2014-2021 Objective: *Continue the annual inspection of rental units and assure that all units remain in compliance with the Uniform Building Code and other state and local codes relating to zoning, health, safety, and property maintenance.*

HOME OWNERSHIP ASSISTANCE PROGRAMS

4. Sale of HARP Properties

HARP (Housing Acquisition and Rehabilitation Lottery program) is designed to both upgrade the housing stock and increase homeownership among the City's low and moderate income households. Under this program, the City purchases vacant land or existing substandard homes, and either builds a new house or completely rehabilitates the existing dwelling. The City then sells the home to a qualified low or moderate income family.

With the elimination of Redevelopment, the City no longer has funds to implement the HARP program. However, the Housing Successor Agency will be disposing of several properties originally purchased by the CDC for development with homes under the HARP program. The City intends to sell these properties to a non-profit for development with moderate income, first-time homebuyer units.

2014-2021 Objective: *Transfer ownership of HARP properties to a non-profit for development with first-time homebuyer units. Seek to provide two moderate income units.*

5. County Homeownership Program (HOP)

The Los Angeles County Community Development Commission (CDC) administers the HOP Program, offering up to $60,000 in deferred payment, 0 percent loans for downpayment and closing cost assistance for low income (80% MFI) first-time homebuyer households. The HOP Program is funded using federal HOME funds, and is available for existing, new construction, approved short sales and real estate owned (REO) properties. Santa Fe Springs is a participating jurisdiction in the HOP program, and has for-sale housing stock

HOUSING DEVELOPMENT PROGRAMS/PROVISION OF SITES

8. Affordable Housing Development Assistance

The City can play an important role in facilitating the development of quality, affordable housing through provision of land write-downs and regulatory incentives, and as available, financial assistance. Santa Fe Springs' Housing Successor Agency owns two housing sites (Lakeland/Laurel and 10934 Laurel) originally purchased with Low/Mod Housing Funds and recently rezoned R-3-PD with minimum 20 unit/acre densities. Designating these sites with a Planned Development (PD) Overlay eliminates any upper density limit and allows flexible development standards, providing an effective regulatory mechanism to facilitate affordable housing development.

Pursuant to AB 1484, once Santa Fe Springs' Successor Agency receives a "finding of completion" by the State Department of Finance (DOF), the Agency can develop a long-range property management plan which delineates the use or disposition of all properties owned by the Successor Agency. Upon approval of the property management plan by DOF and the oversight board, the City's Successor Agency will issue a Request for Proposal for development of the two vacant R-3-PD sites with affordable housing.

> ***2014-2021 Objective:*** *~~Issue an RFP for joint~~ Enter into a development agreement(s) for development of the 3.9 acre Lakeland/Laurel site and .75 acre site at 10934 Laurel with affordable housing, with a particular emphasis on family housing. Provide a land write-down and flexible development standards to enhance affordability, and waive Planning Dept application fees for projects with a minimum 10% extremely low income units. Seek to achieve a minimum of 100 affordable units on these two sites.*

9. Housing Element Monitoring/Annual Report - new program

The Planning Department will be responsible for establishing the regular monitoring of the Housing Element, and preparing an Annual Progress Report for review by the public, City decision-makers and submittal to State HCD. Completion of the Annual Report is required for the City to maintain access to State housing funds.

The Report will document:

- Santa Fe Springs' annual residential building activity, including identification of any deed restricted affordable units and assignment of market rate units to an appropriate affordability category
- Progress towards the Regional Housing Needs Allocation since the start of the planning period; and
- Implementation status of Housing Element programs.

In addition to the Annual Report, the City will conduct ongoing monitoring of the Housing Element sites inventory in conjunction with development applications to ensure the continued provision of adequate site capacity to address Santa Fe Springs' regional housing needs. The City will also monitor any applications for redevelopment of R-3 sites, and designate with a PD overlay as necessary to provide development flexibility.

> ***2014-2021 Objective:*** *Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City's Annual Progress Report to the State Department of Housing and Community Development (HCD) by April 1st of each year. Conduct ongoing monitoring of the sites inventory to ensure adequate capacity to address the City's RHNA needs. Should a potential shortfall be identified, redesignate additional sites as necessary. Monitor redevelopment of R-3 sites, and add a PD overlay as appropriate.*

~~9~~10. Second Dwelling Unit Program

A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, Santa Fe Springs offers a ministerial process for second unit applications, subject to review and approval by the Planning Director. The City permits attached and detached second dwelling units on minimum 5,000 square foot residential parcels within the R-1 and R-3 zones. Second units that are rented are required to be designated as "affordable" and be rented at affordable rents to very low and low income households.

> ***2014-2021 Objective:*** *Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing. Based on past trends, seek to achieve at least three new second units during the planning period.*

~~10~~11. Sustainability and Green Building

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards. In addition to implementing the State CALGREEN standards, Santa Fe Springs will continue to apply green building criteria in its Home

Rebate and HARP programs. Pursuant to City Ordinance No. 914, the City requires builders to complete a Construction and Demolition Recycling form to identify materials to be reused, recycled, or disposed of, with the City's goal to reuse or recycle at least 75% of project waste. The largest residential project in Santa Fe Springs - the 500+ unit Villages at Heritage Springs - was designed as a solar community, and combined with the numerous energy-saving features included in every home, has resulted in homes exceeding the National Energy Standard by 50 percent.

As a means of encouraging energy conservation among its residents, the City will advertise utility rebate, weatherization and energy audit programs available through private utilities and the State.

> ***2014-2021 Objective:*** *Provide outreach and education to developers, architects and residents on the CALGREEN code, and ways to incorporate sustainability into project design and in existing structures. Advertise energy conservation programs at City Hall, on the City's website, and in conjunction with the City's residential rebate program.*

CONSERVATION OF AFFORDABLE HOUSING

121. Section 8 Rental Assistance Program

The Section 8 program extends rental subsidies to extremely low and very low income households, providing a voucher to pay the difference between the fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Housing Authority of the County of Los Angeles (HaCOLA) coordinates Section 8 rental assistance on behalf of the City. HUD requires that 75 percent of new admissions be limited to extremely low income households (30% MFI). Given the gap between market rents and what these lower income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community.

> ***2014-2021 Objective:*** *Continue to participate in the Section 8 program administered by HACoLA and advertise to residents in the City's quarterly newsletter and through placement of brochures at the Gus Velasco Neighborhood Center and City Hall. Encourage landlords to register units with HaCOLA and to undergo education on the Section 8 program in conjunction with the City's annual Rental Inspection Program.*

132. Preservation of Assisted Rental Housing

Santa Fe Springs contains two projects at risk of conversion to market rate during the 2013-2023 planning period – Pioneer Gardens and Silvercrest Residences. However, each of these projects is considered at relatively low

conversion risk due either to non-profit ownership, or recent debt refinancing. Nonetheless, each of the project's Section 8 Housing Assistance Plan (HAP) contracts are subject to annual renewals from HUD, and therefore are considered at-risk.

2014-2021 Objective: *The following are strategies the City will undertake to work towards preservation of its 156 units of at-risk rental housing:*

- ***Monitor At-Risk Units:*** *Maintain an ongoing dialogue with Pioneer Gardens and Silvercrest Residences to confirm the status of Section 8 contract renewals.*
- ***Rental Assistance:*** *Should Section 8 contracts not be renewed by HUD, pursue alternative funding sources for rent subsidies to maintain affordability. While the City no longer has local funds for preservation, outside financial resources may include HOME, CDBG, and State preservation funds.*
- ***Tenant Education:*** *Based on California law, property owners are required to give a twelve month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary, contract with specialists like the California Housing Partnership to provide education regarding tenant rights, preservation opportunities and conversion procedures.*

REMOVAL OF GOVERNMENTAL CONSTRAINTS

143. Zoning Ordinance Revisions

As part of the Housing Element governmental constraints analysis, several revisions to the Santa Fe Springs Zoning Code have been identified as appropriate to better facilitate affordable housing and the provision of a variety of housing types. These zoning revisions include:

a. Add transitional and supportive housing within the Code's definition section, and list as permitted uses within residential zone districts.
b. Identification of emergency shelters as a by-right, permitted use in the ML zone.
c. Modify the current zoning definition of "family" to ensure compliance with state and federal fair housing laws.
d. Identification of manufactured housing as a permitted use in all residential zones.
e. Listing of small community care facilities (6 or fewer) as a residential use under zoning, and identification of large community care facilities as a conditionally permitted use within all residential zones.
f. Definition of single room occupancy hotels (SROs) and identification of SROs as a conditionally permitted use in the C-4 and M-2 zones.

g. Clarification that transitional and supportive housing are permitted in areas designated with a PD Overlay subject to the same approval processes as other residential uses.

Due to significant cut backs in staffing associated with the end of Redevelopment, as of mid-2013 the City had not yet adopted the specified zoning ordinance revisions. In July 2013, the City hired contract Planning staff who have completed drafts of Zoning Code revisions a-c, and were subsequently adopted by City Council in December 2013. Zoning Code revisions d-g will follow, with adoption in 2014.

2014-2021 Objective: *Amend the zoning ordinance in 2013 consistent with SB 2 to make provisions for transitional/supportive housing and emergency shelters, and adopt an updated definition of family. In 2014, amend the Code to make explicit provisions for manufactured housing, community care facilities and SROs, and transitional and supportive housing within PD zones.*

154. Affordable Housing Density Bonus

The City is adding Section 155.612 to the Santa Fe Springs Municipal Code to implement State density bonus law, providing a process for applicants of residential projects with five or more units to apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10 percent of the total units for lower income households; or
- 5 percent of the total units for very low income households; or
- A senior citizen housing development or mobile home park that limits residency based on age requirements; or
- 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- Reduced site development standards or design requirements.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

In addition to development incentives, developers may request and receive reduced parking as follows: 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.

2014-2021 Objective: *Adopt and maintain a local density bonus ordinance consistent with state requirements, and advertise on the City's website.*

16. Fee Deferrals and/or Waivers for Affordable Housing-new program

Santa Fe Springs collects various fees from development projects to cover the costs of processing permits and providing services and facilities. While these fees are assessed on a per unit share basis, they are an element in the cost of housing and could potentially constrain the provision of affordable housing. The deferral, reduction or waiver of City fees can lower the production costs of affordable housing.

In order to specifically encourage the provision of housing affordable to extremely low income (ELI) households (<30% AMI), the City will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low income units.

In addition, the California legislature passed AB 641 in 2007, which helps to address the cash flow challenges inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low-income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy.

2014-2021 Objective: *In conjunction with affordable housing projects, inform developers that fee deferrals, reductions and waivers may be requested as an incentive. By 2014, update the Code to specify the waiver of Planning Department application processing fees for projects with a minimum of 10% Extremely Low Income units.*

175. CEQA Exemptions for Infill Projects

Santa Fe Springs will continue to utilize allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill and other residential projects where site characteristics and an absence of potentially significant environmental impacts allow. Use of the CEQA exemption must be consistent with the environmental review of individual projects.

2014-2021 Objective: *Continue to utilize categorical exemptions under CEQA on a case-by-case basis as appropriate based on the facts and circumstances of individual residential and mixed use infill development projects.*

18. Zoning for Small Employee Housing (6 or fewer) -new program

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires any employee housing providing accommodations for six or fewer employees to be deemed a single-family structure with a residential land use designation. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

> ***2014-2021 Objective:*** Within two years of adoption of the Housing Element, amend the Zoning Ordinance consistent with the Employee Housing Act (H&S 17021.5) to permit employee housing for six or fewer employees as a single-family structure.

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

19. Fair Housing Programs

A variety of housing-related services are offered through the City of Santa Fe Springs Gus Velasco Neighborhood Center for Social Services. Legal counseling on housing matters is provided, including review of leases, fair housing matters, and landlord-tenant disputes. The population served generally tends to be low-income renters. Where necessary, fair housing cases are referred to the Long Beach Fair Housing Foundation.

> ***2014-2021 Objective:*** *Promote the fair housing program through advertisements in the City's quarterly newsletter (mailed to every household in Santa Fe Springs), as well as through program brochures placed at City Hall and the Gus Velasco Neighborhood Center.*

20. Social Service Programs for Special Needs Groups

In addition to fair housing services, the Gus Velasco Neighborhood Center and Betty Wilson Senior Center offer numerous social service programs for seniors, families, and other special needs groups. These programs include the following:

- **Housing Referral:** The Neighborhood Center Program Coordinator maintains contact with the managers of the assisted housing developments in Santa Fe Springs and assists households in housing placement. If necessary, applicants are referred to the County Housing Authority for placement on the Section 8 waiting list for rental assistance.

- **Emergency Rental Assistance:** The City provides emergency rental or financial assistance to families experiencing extreme hardship.

- **Emergency Shelter Referral:** Referrals are made to the Salvation Army and other local shelters for emergency overnight accommodations. In emergency situations, the City may provide a voucher for overnight shelter in a local motel.

- **Daily Nutrition Program:** The Southeast Area Social Services Funding Authority provides seniors with daily hot lunches at the Neighborhood Center. Home delivered meals are also available for qualifying seniors age 60 and over.

- **Adult Day Care:** Trained volunteers visit homebound seniors, as well as provide transportation to and from the senior center where a variety of activities are available.

- **Food pantry and food vouchers** for low-income households.

- **Children Services Program:** Morning and afternoon day care is subsidized based on a sliding income scale. Preschool is also provided at a subsidized rate.

- **Employment Services:** Information and referral, as well as job training.

- **Community Psychologist:** A licensed psychologist is available to City residents for crises intervention involving family or domestic counseling, as well as teen counseling and diversion programs for high risk youth.

2014-2021 Objective: *Maintain a proactive social service program and augment with additional programs as deemed appropriate by the Social Services and Senior Citizen Advisory Committees.*

21. Reasonable Accommodation

Pursuant to Senate Bill 520, jurisdictions are required to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities and take measures to remove constraints. As part of this Housing Element, Santa Fe Springs has conducted a review of zoning, building codes, and permit processing procedures and has not identified any institutional barriers to the provision of accessible housing. Nonetheless, the City has not yet adopted written procedures for requesting a reasonable accommodation, and is in the process of doing so to further encourage and facilitate the provision of housing for persons with disabilities. Section 155.612 "Reasonable Accommodation Procedures for Disabled Persons" will be added to the Municipal Code to provide a mechanism through which the City can grant reasonable

adjustments to its zoning and land use regulations to avoid unequal treatment towards individuals with disabilities.

> ***2014-2021 Objective:*** *Adopt and implement a reasonable accommodation procedure in 2013. Beginning in 2014, inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information on the City's website and at the Planning Department's public counter.*

22. Housing Opportunities for Persons Living with Disabilities

The East Los Angeles Regional Center (ELARC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The ELARC currently provides services to 115 developmentally disabled residents within the Santa Fe Springs 90670 zip code.

The Regional Center reports that 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will coordinate with the ELARC to implement an outreach program informing Santa Fe Springs families of housing and services available for persons with developmental disabilities, including making information available on the City's website.

Santa Fe Springs supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in all residential zones, subject to a conditional use permit.
- Adoption of zoning ordinance provisions to specifically define supportive and transitional housing as a residential use of property, and to permit in residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Procedures for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.
- Programs to facilitate affordable housing, including Density Bonuses and Affordable Housing Development Assistance.

2014-2021 Objective: *Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the ELARC to publicize information on available resources for housing and services. Evaluate the use of State and Federal funds available for supportive housing and services in conjunction with future affordable housing developments, and coordinate with affordable housing developers to apply for funds at least once during the planning period.*

Table 5-3
Housing Program Summary

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
HOUSING MAINTENANCE AND REHABILITATION					
1. Home Improvement Rebate Program	Provide financial assistance for home repairs to lower income homeowners.	Pursue outside funding to support re-initiation of program. Seek to assist 100 homeowners.	CDBG or other sources	Santa Fe Springs Planning Department	Re-initiate program in 2014
2. Property Maintenance Program	Assure that properties remain in compliance with the City's Property Maintenance Ordinance.	Continue to bring properties into compliance; provide information on available rehabilitation assistance. Seek to complete 60 residential inspections on an annual basis.	Department Budget	Santa Fe Springs Planning Department	2014-2021
3. Residential Rental Inspection Program	Maintain the quality of rental housing.	Continue the annual inspection of rental units; bring substandard units into compliance.	Property Owner Fees	Santa Fe Springs Department of Fire Rescue	2014-2021
HOMEOWNERSHIP ASSISTANCE					
4. Sale of HARP Properties	Provide quality affordable ownership housing through the purchase, rehabilitation/replacement, and resale of previously substandard homes.	Transfer ownership of HARP properties to a non-profit for provision of first-time homebuyer units. Seek to provide two moderate income units.	Successor Agency Housing Assets	Santa Fe Springs Planning Department	2014-2015
5. County Homeownership Program (HOP)	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the HOP program and LACDC bi-lingual homebuyer seminars.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014
6. Southern California Home Financing Authority (SCHFA)	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the SCHFA program, along with a listing of participating lenders.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014
7. Mortgage Credit Certificate	Assist moderate income households in purchasing housing in the community.	Advertise the availability of the MCC program, along with a listing of participating lenders.	Department Budget	Santa Fe Springs Planning Department; Los Angeles County CDC	Update advertising materials by 2014

Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
HOUSING DEVELOPMENT/PROVISION OF SITES					
8. Affordable Housing Development Assistance	Provide land write-downs and regulatory incentives, and as available, financial assistance in support of affordable housing, with an emphasis on housing for families.	Enter into a DDA(s) on two City-owned sites for development with affordable housing. Seek to achieve a minimum of 100 affordable units, and waive application processing fees for projects with 10% ELI units.	Successor Agency Housing Assets	Santa Fe Springs Planning Department	For the Lakeland/Laurel site, enter into a DDA in 2014 and complete construction by 2016. For 10934 Laurel, enter into a DDA by 2015 and complete construction by 2017.
9. Housing Element Monitoring/Annual Report (new)	Support the effective implementation of the Housing Element through monitoring.	Submit an annual Housing Element progress report to HCD. Monitor to ensure adequate sites to address RHNA throughout the planning period. Monitor redevelopment of R-3 properties.	Department Budget	Santa Fe Springs Planning Department	First annual report due April 1, 2014. Ongoing monitoring of sites and R-3 properties in conjunction with project applications.
10. Second Dwelling Unit Program	Provide additional sites for rental housing within existing neighborhoods.	Implement City's ordinance to accommodate second units. Seek to achieve at least 3 new second units.	Department Budget	Santa Fe Springs Planning Department	2014-2021
11. Sustainability and Green Building	Promote energy conservation and sustainable design in new and existing development.	Provide education/outreach to residents and development community on CALGREEN. Advertise available energy conservation programs to residents.	Department Budget	Santa Fe Springs Planning Department	Update advertising materials by 2014
CONSERVATION OF AFFORDABLE HOUSING					
12. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue participation in program and advertise through the City Newsletter and dissemination of brochures; encourage landlords to register units.	HUD Section 8	Santa Fe Springs Planning Department; HaCOLA	Advertise program quarterly in City Newsletter. Discuss with landlords in conjunction with annual Rental Inspection.

Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
13. Preservation of Assisted Rental Housing	Preserve 156 units of existing affordable rental housing at risk of conversion to market rate.	Monitor at-risk properties; as necessary, pursue alternative funding for rent subsidies and provide tenant education.	Section 8; HOME; and other State and Federal funds	Santa Fe Springs Planning Department	Contact at-risk property owners within one year of potential expiration
REMOVAL OF GOVERNMENTAL CONSTRAINTS					
14. Zoning Ordinance Revisions	Provide appropriate zoning to facilitate the provision of a variety of housing types.	Amend the Zoning Code to make explicit provisions for transitional & supportive housing, emergency shelters. manufactured housing, community care facilities, and SROs.	Department Budget	Santa Fe Springs Planning Department	Adopt SB 2 related amendments in 2013, with the balance of Code amendments in 2014.
15. Density Bonus	Provide density and other incentives to facilitate the production of affordable housing.	Adopt and maintain a density bonus ordinance and advertise on the City's website.	Department Budget	Santa Fe Springs Planning Department	Adopt a local density bonus ordinance in 2013
16. CEQA Exemptions for Infill Projects	Utilize allowable CEQA exemptions for qualified urban infill and other qualifying residential projects.	Continue to utilize categorical CEQA exemptions where appropriate, on a case-by-case basis.	Department Budget	Santa Fe Springs Planning Department	2014-2021
17. Fee Deferrals and/or Waivers for Affordable Housing (new)	Provide information regarding fee waivers for affordable housing, and specifically incentivize the inclusion of ELI units.	Inform affordable housing developers that fee deferrals, reductions and waivers may be requested as an incentive. Amend the Code to waive application processing fees for projects with 10% ELI units.	Department Budget	Santa Fe Springs Planning Department	Provide information on available fee incentives in conjunction with affordable projects. By the end of 2014, amend Code for ELI units

Housing Program Summary (cont'd)

Housing Program	Program Goal	2014-2021 Objective	Funding Source	Responsible Agency	Time Frame
18. Zoning for Small Employee Housing (6 or fewer)	Provide expanded housing options for employee housing.	Amend Zoning Code consistent with Employee Housing Act (H&S 17021.5).	Department Budget	Santa Fe Springs Planning Department	Within two years of Housing Element adoption.
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
19. Fair Housing Programs	Promote fair housing practices by providing legal services and tenant/landlord dispute resolution.	Promote the fair housing program through advertisement in the City newsletter, and through program brochures placed at public locations.	City Facility; Volunteer lawyers	Santa Fe Springs Neighborhood Center for Social Services; Long Beach Fair Housing Council	Advertise in City newsletter quarterly.
20. Social Service Programs for Special Needs Groups	Offer a variety of support programs to assist special needs populations.	Maintain a proactive social service program; augment services as directed by the Social Services and Senior Citizens Advisory Committees.	City General Fund; FEMA; County Nutrition Program; Non-profit fund raising	Santa Fe Springs Neighborhood Center for Social Services	2014-2021
21. Reasonable Accommodation	Facilitate the development and improvement of housing for persons with disabilities.	Adopt and implement reasonable accommodation procedures; disseminate information on the City's website and at the public counter.	Department Budgets	Santa Fe Springs Planning Department	Adopt Code procedures in 2013, and begin disseminating information in 2014.
22. Housing Opportunities for Persons Living with Disabilities	Support a range of housing options for persons with developmental disabilities.	Coordinate with ELARC to publicize info on resources for housing and services. Pursue State and Federal funds available for supportive housing and services in conjunction with future affordable housing projects, and apply for funds at least once during planning period.	Low Income Housing Tax Credits; other State and Federal funds.	Santa Fe Springs Planning Department	Publicize resources in 2014. Pursue funding in conjunction with affordable projects.

Table 5-4
Summary of 2014-2021 Quantified Objectives

Income Level	New Construction	Rehabilitation	Conservation
Extremely Low	41		78
Very Low	41	20	78
Low	50	80	
Moderate	53		
Above Moderate	139		
Totals	**324**	**100**	**156**

* Reflects RHNA
** Reflects re-initiation of home improvement rebate program.
*** Reflects preservation of 156 Section 8 units in Pioneer Gardens and Silvercrest Residences. An estimated half of these units are extremely low income and half are very low income.

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



RECEIVED
JAN 06 2014
Planning Dept.

December 23, 2013

Mr. Wayne Morrell, Director
Planning Department
City of Santa Fe Springs
1170 Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Morrell:

RE: Review of Santa Fe Springs' 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Santa Fe Springs' draft housing element update received for review on November 18, 2013 along with additional revisions received on December 19, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on December 16, 2013 with you and Ms. Karen Warner, Karen Warner Associates, facilitated the review.

The draft element meets the statutory requirements of State housing element law. This finding was based on, among other reasons, the amended zoning ordinance to permit year-round emergency shelter(s) without discretionary action pursuant to Government Code Section 65583(a)(4)(A). The element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for SCAG localities. If adopted after this date, the City of Santa Fe Springs will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For information on housing element adoption requirements, visit at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

The Department is pleased to inform the City that prior 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of $25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at http://www.hcd.ca.gov/hpd/hrpp/

The Department appreciates the hard work and dedication of you and Ms. Karen Warner, the City's consultant, in preparation of the housing element and looks forward to receiving Santa Fe Springs' adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

Glen A. Campora
Assistant Deputy Director

SATE OF CALIFORNIA Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691
(916) 373-3715
Fax (916) 373-5471
Web Site www.nahc.ca.gov
Ds_nahc@pacbell.net
e-mail: ds_nahc@pacbell.net

December 31, 2013

RECEIVED
JAN 0 6 2014
Planning Dept.

Mr. Wayne Morrell, Planner
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

RE: SCH#2013121063; CEQA Notice of Completion; proposed Negative Declaration for the **"Santa Fe Springs 2014-2021 Housing Element (General Plan Amendment);"** located in the City of Santa Fe Springs; Los Angeles County, California

Dear Mr. Morrell:

The Native American Heritage Commission (NAHC) has reviewed the above-referenced environmental document. This project is also subject to California Government Code Sections 65040.2 *et seq.*

The California Environmental Quality Act (CEQA) states that any project which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Contact the appropriate Information Center for a record search to determine :If a part or all of the area of project effect (APE) has been previously surveyed for cultural places(s), The NAHC recommends that known traditional cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report (DEIR).

If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure pursuant to California Government Code Section 6254.10.

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

California Government Code Section 65040.12(e) defines "environmental justice" to provide "fair treatment of People...with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies" and Executive Order B-10-11 requires consultation with Native American tribes their elected officials and other representatives of tribal governments to provide meaningful input into the development of legislation, regulations, rules, and policies on matters that may affect tribal communities.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities. Also, California Public Resources Code Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f).

Lead agencies should consider first, avoidance for sacred and/or historical sites, pursuant to CEQA Guidelines 15370(a). Then if the project goes ahead then, lead agencies include in their mitigation and monitoring plan provisions for the analysis and disposition of recovered artifacts, pursuant to California Public Resources Code Section 21083.2 in consultation with culturally affiliated Native Americans.

Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Dave Singleton
Program Analyst

CC: State Clearinghouse

Attachment: Native American Contacts list

Native American Contacts
Los Angeles County California
December 31, 2013

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th St, Rm. 403
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
sgoad@gabrielino-tongva.com
951-845-0443

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva
,
tattnlaw@gmail.com
310-570-6567

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Kitanemuk & Yowlumne Tejon Indians
Delia Dominguez, Chairperson
115 Radio Street Yowlumne
Bakersfield , CA 93305 Kitanemuk
deedominguez@juno.com
(626) 339-6785

Gabrielino-Tongva Tribe
Bernie Acuna, Co-Chairperson
P.O. Box 180 Gabrielino
Bonsall , CA 92003
(619) 294-6660-work
(310) 428-5690 - cell
(760) 636-0854- FAX
bacuna1@gabrielinotribe.org

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1232 - FAX
(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
P.O. Box 180 Gabrielino
Bonsall , CA 92003
palmsprings9@yahoo.com
626-676-1184- cell
(760) 636-0854 - FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

his list s only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2013121063; CEQA Notice of Completion; proposed Negative Declaration for the Santa Fe Springs 2014-2021 Housing Element Update of the General Plan; Los Angeles County, California.

Native American Contacts
Los Angeles County California
December 31, 2013

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina , CA 91723
gabrielenoindians@yahoo.
(626) 926-4131

Gabrielino-Tongva Tribe
Conrad Acuna,
P.O. Box 180 Gabrielino
Bonsall , CA 92003

760-636-0854 - FAX

Gabrielino /Tongva Nation
Sam Dunlap, Cultural Resorces Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net
909-262-9351

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

his list s only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2013121063; CEQA Notice of Completion; proposed Negative Declaration for the Santa Fe Springs 2014-2021 Housing Element Update of the General Plan; Los Angeles County, California.

STATE OF CALIFORNIA

EDMUND G. BROWN JR., *Governor*

PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083

January 15, 2014

Mr. Wayne Morrell
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, California 90670

Dear Mr. Morrell:

SUBJECT: SCH 2013121063 Santa Fe Springs 2014-2021 Housing Element - DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the draft *Negative Declaration (DND)* for the proposed City of Santa Fe Springs (City) Housing Element Project.

The project area includes active railroad tracks. RCES recommends that the City add language to the Housing Element so that any future development adjacent to or near the railroad right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes, and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Section
Safety and Enforcement Division

C: State Clearinghouse

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

January 16, 2014

Mr. Wayne Morrell
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
Email: waynemorrell@santafesprings.org

Subject: Draft Mitigated Negative Declaration for Santa Fe Springs 2014-2014-2021 Housing Element, Los Angeles County, (SCH # 2013121063)

Dear Mr. Morrell:

The California Department of Fish and Wildlife (Department) has reviewed the Draft Mitigated Negative Declaration (DMND) and Initial Study (IS) for the Santa Fe Springs Housing Element (Housing Element or project). The project identifies and assesses projected housing needs and provides an inventory of the constraints and resources relevant to meeting these needs in the City of Santa Fe Springs (City).

The Department is California's Trustee Agency for fish and wildlife resources, holding these resources in trust for the People of the State pursuant to various provisions of the California Fish and Game Code. (Fish & Game Code, §§ 711.7, subd. (a), 1802.) The Department submits these comments in that capacity under the California Environmental Quality Act (CEQA). (See generally Public Resources Code, §§ 21070; 21080.4.) Given its related permitting authority under the California Endangered Species Act (CESA) and Fish and Game Code section 1600 *et seq.*, the Department also submits these comments likely as a Responsible Agency for the project under CEQA. (*Id.*, § 21069.).

The California Wildlife Action Plan, a recent Department guidance document, identified the following stressors affecting wildlife and habitats within the project area: 1) growth and development; 2) water management conflicts and degradation of aquatic ecosystems; 3) invasive species; 4) altered fire regimes; and 5) recreational pressures. The Department looks forward to working with the City of Santa Fe Springs to minimize impacts to fish and wildlife resources with a focus on these stressors.

Project Impacts to Biological Resources

1. Project Impacts – The Biological Resources assessment in the IS of the DMND states that "Sana Fe Springs is an urbanized city and as a result has limited biological resources." The DMND references the City's General Plan which states that the City supports "common urban wildlife that are tolerant of human disturbances".

   The IS further states that the project "does not involve any specific development proposal" and that "Any potential impacts related to biological resources including the removal of trees protected by the Tree Master Plan would be analyzed in conjunction with the approval of a particular project."

The IS also references specific sections of the City's General Plan that relate to potential impacts that may occur from the project.

a. The Department is concerned that subsequent projects under the Housing Element project that are deemed by the City to be compliant with mitigation measures within the City's General Plan, may not be deemed subject to any further subsequent biological impact review by the City under CEQA.

   The removal of landscape vegetation, demolition of buildings and disturbances to vacant lots supporting vegetation or other habitat may have adverse impacts to native birds which utilize these habitats for reproduction, feeding and protective cover. Constructing buildings also introduces hazards including but not limited to light and glare, roof vent pipes, toxic materials and other hazards that may result in native bird injury or mortality.

   Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations). Sections 3503, 3503.5, and 3513 of the Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

b. Significant adverse impacts to protected native bird species may not have been considered in the General Plan and are often overlooked during impact assessments within urbanized areas. Please reference any measures in the General Plan that pertain to project impacts to native bird species, avoidance and mitigation measures that relate to the types of projects expected to be directed by the Housing Element project.

c. If the General Plan does not include provisions for assessing impacts to native birds, all subsequent projects directed under the Housing Element project should not be categorically exempt and should be subject to further CEQA review for further planning purposes. This will assist in avoiding significant impacts to protected bird species under CEQA.

d. Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code § 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.

   If avoidance of the avian breeding season is not feasible, the Department recommends that, beginning 30 days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys should continue on a weekly basis with the

last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, and/or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the City the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of native birds.

Alternately, If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (*e.g.*, species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the City to determine whether to allow a narrower buffer.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (*i.e.*, outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the City during the grubbing and clearing of vegetation, and shall notify the City immediately if project activities damage active avian nests.

2. Protection for Bats – The project will result in directing subsequent projects that will result in the removal of trees and the demolition of buildings.

   a. The project should reference specific sections in the General Plan which pertain to the consideration for impacts to bats. Activities that will result in the removal of trees, buildings or other habitat for bats should consider avoiding adverse impacts to bats. Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations, §251.1). Several bat species are also considered California Species of Special Concern (SSC) and meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines § 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines § 15065).

   b. If the General Plan does not include provisions for assessing impacts to bats, all subsequent projects directed under the Housing Element project should not be categorically exempt and should be subject to further CEQA review for further planning purposes. This will assist in avoiding significant impacts to protected bat species under CEQA.

c. To assist in the avoidance and direct loss of bats that could result from removal of trees and/or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark), the Department recommends that the following steps should be taken:

- To the extent feasible, tree removal or relocation would be scheduled between October 1 and February 28, outside of the maternity roosting season.

- If trees and/or structures must be removed during the maternity season (March 1 to September 30), a qualified bat specialist should conduct a pre-construction survey to identify those trees and/or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.

- Each tree and/or structure identified as potentially supporting an active maternity roost should be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to more precisely determine the presence or absence of roosting bats.

- If bats are not detected at time of inspection, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to push any tree down using heavy machinery rather than felling it with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree should be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be pushed to the ground slowly and should remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts should not be sawed up or mulched immediately. A period of at least 24 hours, and preferably 48 hours, should elapse prior to such operations to allow bats to escape. Bats should be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.

- Maternity season lasts from March 1 to September 30. Trees and/or structures determined to be maternity roosts should be left in place until the end of the maternity season.

- The bat specialist should document all demolition monitoring activities, and prepare a summary report to the City upon completion of tree disturbance and/or building demolition activities.

Thank you for this opportunity to provide comments. Please contact Mr. Scott Harris, Environmental Scientist at (626) 797-3170 if you should have any questions and for further coordination on the proposed project.

Sincerely,

Betty J Courtney

Betty Courtney
Environmental Program Manager
South Coast Region

cc: Ms. Erinn Wilson, CDFW, Los Alamitos
Ms. Kelly Schmoker, CDFW, Laguna Niguel
Mr. Scott Harris, CDFW, Pasadena
State Clearinghouse, Sacramento

WATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON CHAN
Chief Engineer and General Manager

January 16, 2014

Ref File No.: 2833099

RECEIVED
JAN 21 2014
Planning Dept.

Mr. Wayne M. Morrell
Department of Planning
City of Santa Fe Springs
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Morrell:

City of Santa Fe Springs 2014-2021 Housing Element Update

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Negative Declaration for the subject project on January 3, 2014. The City of Santa Fe Springs is located within the jurisdictional boundaries of District No. 18. We offer the following comments:

1. The Districts own, operate, and maintain only the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the City of Santa Fe Springs (City) except to state that presently no deficiencies exist in Districts' facilities that serve the City. For information on deficiencies in the City sewerage system, please contact the City Department of Public Works and/or the Los Angeles County Department of Public Works.

2. The District's regional wastewater conveyance system should be able to accommodate the additional 324 residential units proposed in the Housing Element Update, which would be an increase in average wastewater flow of approximately 67,067 gallons per day. The Districts should review individual developments within the City in order to determine whether or not sufficient trunk sewer capacity exists to serve each project and if Districts' facilities will be affected by the project.

3. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

4. The City's wastewater is treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 million gallons per day (mgd) and currently processes an average flow of 263.2 mgd, or the Los Coyotes Water Reclamation Plant located in the City of Cerritos, which has a design capacity of 37.5 mgd and currently processes an average flow of 20.7 mgd.

Recycled Paper

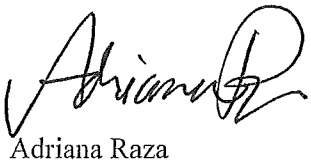
5. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Chan



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

DOC: #2849694.D18

NEW BUSINESS

Declaration of Surplus Furniture and Equipment and Authorization of Donation to Community Organizations and Disposition of Remaining Items by Way of Public Auction

RECOMMENDATION

1) That the City Council declare the furniture and equipment surplus as detailed in exhibit "A"; and
2) Authorize the donation of surplus furniture and equipment to community organizations; and
3) Authorize the disposition of any remaining furniture and equipment by way of public auction.

BACKGROUND

With the renovation of the Gus Velasco Neighborhood Center (GVNC) and the move of the Family Center to the temporary trailers at the GVNC, there was a surplus of furniture and equipment including desks, chairs, file cabinets, refrigerators, copiers, work station paneling, etc. as detailed in Exhibit "A" (see attached). Over the last few months each department was given the opportunity to put back into service any of the surplus material. What remains are the unwanted items.

In an a effort to further put this equipment to good use it is recommended that we hold an open house at the Municipal Services Yard on February 11, 12, & 13 from 8 a.m. to 12 p.m. and allow City-supported community organizations to obtain any of the material identified as surplus for use within their organizations. Those community organizations are:

- American Red Cross – Rio Hondo Chapter
- Hispanic Outreach Taskforce
- Interfaith Food Center
- LACADA
- Little Lake School District
- Los Nietos Middle School
- Meals on Wheels
- Saint Paul High School
- Saint Pius X School
- Santa Fe Christian School
- Santa Fe High School
- SASSFA
- Soroptomists International
- The Whole Child
- Any City Council recommended organization

At the conclusion of the donation event the remainder of the surplus material will be disposed of by way of public auction.

FISCAL IMPACT

Proceeds from the sale of the furniture and equipment are recognized as revenue and deposited into the general fund.

FOR THADDEUS McCORMACK

Thaddeus McCormack
City Manager

Attachment
Exhibit A

Exhibit A

Qty.	Description
7	wood desks with & without returns
2	metal desks
7	wood overhead cabinets
5	metal file cabinets
2	wood file cabinets
5	trash cans
2	pallets misc. office supplies & accessories
2	pallets of work station paneling
15	office chairs
49	stacking chairs
1	wheel chair
1	sofa
2	end tables
1	burgundy coffee table
1	burgundy bench seat
2	burgundy corner wall shelves
1	wood curio
2	wood seat w/storage
2	metal storage cabinets
3	wood storage cabinets
1	plastic storage cabinet
2	bingo boards
1	stainless steel dishwasher
1	stainless steel exhaust fan
4	stainless steel kitchen counter tops
4	stainless steel refrigerators
3	water heaters
4	printers
2	copiers

NEW BUSINESS

Citywide Street and Parking Lot Sweeping Services – Award of Contract

RECOMMENDATION

That the City Council take the following actions:

1. Award a contract to Nationwide Environmental Services, division of Joe's Sweeping, Inc. ("Nationwide") to provide Citywide Street and Parking Lot Sweeping Services; and

2. Authorize the Mayor to execute a Professional Services Agreement with Nationwide of Norwalk, California to provide Citywide Street and Parking Lot Sweeping Services for a fixed monthly fee of $10,600.00 and for a term beginning the effective date of the Agreement and ending June 30, 2017.

BACKGROUND

On October 24, 2013, the City suspended the Professional Services Agreement with American Sweeping Services, Inc. ("American Sweeping") The City's action to suspend the Agreement was based on a City staff inspection of American Sweeping's single Street Sweeper ("vehicle"). The staff inspection by a trained City mechanic determined that the vehicle was not performing to acceptable standards. In particular, the vehicle was not picking-up debris during its street sweeping operation.

During the interim period, beginning October 24, 2013 and ultimately ending with the termination of the agreement, the City engaged Nationwide Environmental Services ("Nationwide") to perform street and parking lot sweeping services under a Purchase Order.

Following conversations between the City and American Sweeping, it was determined that American Sweeping was unable to bring the vehicle to acceptable operating and performance standards and therefore unable to meet the conditions of the Agreement.

In a letter, dated November 17, 2013, the City communicated to American Sweeping that it was terminating the month-to-month agreement to provide street and parking lot sweeping services to the City effective January 1, 2014. In the same letter, American Sweeping was authorized to continue providing graffiti removal services on the same terms and conditions as set forth in the June 25, 2009 Agreement on a month-to-month basis.

Following termination of the Agreement with American Sweeping, staff reviewed the bids received from the Request for Bids (RFB) to provide street and parking lot sweeping services, which were submitted in June 2012. The RFB was authorized by the City Council on April 24, 2012.

The low bidder for the street and parking lot sweeping services was Nationwide of Norwalk, California in the amount $381,600.00 for a term of 36 months. Staff has determined the low bid submitted by Nationwide to be satisfactory and responsive. The following represents the bids received for street and parking lot sweeping and the amount of each bid:

Company Name	Bid Amount
Nationwide Environmental Services	$381,600.00
R.F. Dickson Company, Inc.	$470,658.24
Clean Street	$512,208.00
Athens Services	$619,933.68
American Sweeping	$639,288.00
Venco Power Sweeping, Inc.	$700,200.00

Staff's performance evaluation of Nationwide's citywide street and parking lot sweeping over the last two (2) months is that they have done an excellent job and complaints from residents and corporate residents have been eliminated.

Staff recommends that the City Council award a contract to Nationwide for street and parking lot sweeping services for a fixed monthly fee of $10,600 and for a term effective the date of the Agreement and ending June 30, 2017. The term of the contract is approximately forty one (41) months and the estimated cost of the contract award is approximately $434,600.00.

FISCAL IMPACT

The current annual cost for street and parking lot sweeping services is approximately $222,000, plus annual disposal costs to the City of approximately $42,500, for an annual total cost of approximately $264,500.

The contract with Nationwide will result in an annual cost savings of approximately $94,800 for sweeping services, plus approximately $42,500 in disposal costs (Nationwide will pay for disposal costs under the Agreement) for a total annual cost savings of approximately $137,300.

INFRASTRUCTURE IMPACT

With this program in place, the City's streets are kept clean and the safety and welfare of the City's residents and businesses is maintained.

FOR THADDEUS McCORMACK

Thaddeus McCormack
City Manager

Attachment:
Power Sweeping Service Agreement

Report Submitted By: Noe Negrete, Director, Public Works Date of Report: January 22, 201411

THE CITY OF CITY OF SANTA FE SPRINGS

POWER SWEEPING SERVICE AGREEMENT

THIS AGREEMENT is entered into this **30th** day of **January 2014**, by and between the **City of Santa Fe Springs**, a municipal corporation ("City"), and **Nationwide Environmental Services, a Division of Joe's Sweeping, Inc.** ("Contractor").

R E C I T A L S

WHEREAS, the City desires to employ the Contractor to perform the sweeping of residential and non-residential streets, parking lots and highways.

WHEREAS, the City has determined that the Contractor is willing to perform such services.

NOW, THEREFORE, THE PARTIES HERETO DO MUTUALLY AGREE AS FOLLOWS:

1. **ENGAGEMENT OF CONTRACTOR**
The City hereby agrees to engage the Contractor and the Contractor hereby agrees to perform the services hereinafter set forth in accordance with all terms and conditions contained herein.

The Contractor represents that all services required hereunder will be performed directly by the Contractor.

2. **SCOPE OF SERVICES**
The Contractor will perform services as set forth in the attached **Exhibit A.**

3. **PROJECT COORDINATION AND SUPERVISION**
The City shall designate the Director of Public Works or his designee as a Contract Administrator to monitor the progress and execution of this Agreement. The Contractor shall assign a single Project Director to provide supervision and have overall responsibility for the progress and execution of this Agreement for the Contractor.

4. **COMPENSATION AND PAYMENT**
The Contractor shall be compensated a fixed monthly amount of **$10,600.00** for services rendered in accordance with the cost proposal shown in **Exhibit D**. The Contract Administrator will review and approve the invoice for payment of services rendered consistent with the Agreement.

If after written notice to the Contractor of any deficiencies in the work, or of failure to comply with the Agreement provisions, or failure to comply with the schedule, the City may suspend all or a portion of the monthly payment due until the Contractor corrects any such deficiency.

Invoices will be processed monthly for payment and remitted within thirty (30) days from receipt of invoice, provided that work is accomplished consistent with Agreement as determined by the Contract Administrator.

5. **LENGTH OF AGREEMENT**

The length of this Agreement shall be from the effective date of the Agreement to **June 30, 2017** .

6. **INDEPENDENT CONTRACTOR**

Both parties hereto in the performance of this Agreement will be acting in an independent capacity and not as agents, employees, partners or joint venturers with one another. Neither the Contractor nor the Contractor's employees are employee of the City and are not entitled to any of the rights, benefits, or privileges of the City's employees, including but not limited to retirement, medical, unemployment, or workers' compensation insurance.

Neither this Agreement nor any interest herein may be assigned by the Contractor without the prior written consent of the City. Nothing herein contained is intended to prevent the Contractor from employing or hiring as many employees, or subcontractors, as the Contractor may deem necessary for the proper and efficient performance of this Agreement. All agreements by Contractor with its subcontractor(s) shall require the subcontractor to adhere to the applicable terms of this Agreement.

7. **CONTROL**

Neither the City nor its officers, agents or employees shall have any control over the conduct of the Contractor or any of the Contractor's employees except as herein set forth, and the Contractor expressly agrees not to represent that the Contractor or the Contractor's agents, servants, or employees are in any manner agents, servants or employees of the City, it being understood that the Contractor, its agents, servants, and employees are as to the City wholly independent contractors and that the Contractor's obligations to the City are solely such as are prescribed by this Agreement.

8. **COMPLIANCE WITH APPLICABLE LAW**

The Contractor, in the performance of the services to be provided herein, shall comply with all applicable State and Federal statutes and regulations, and all applicable ordinances, rules and regulations of the City of Santa Fe Springs, whether now in force or subsequently enacted. The Contractor, and each of its subcontractors, shall obtain and maintain a current City of Santa Fe Springs business license prior to and during performance of any work pursuant to this Agreement.

9. **LICENSES, PERMITS, ETC**

The Contractor represents and covenants that it has all licenses, permits, qualifications, and approvals of whatever nature that are legally required to practice its profession. The Contractor represents and covenants that the Contractor shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement, any license, permit, or approval which is legally required for the Contractor to practice its profession.

10. **STANDARD OF CARE**

The Contractor in performing any services under this Agreement shall perform in a manner consistent with that level of care and skill ordinarily exercised by members of the Contractor's trade or profession currently practicing under similar conditions and in similar locations. The Contractor shall take all special precautions necessary to protect the Contractor's employees and members of the public from risk of harm arising out of the nature of the work and/or the conditions of the work site.

Unless disclosed in writing prior to the date of this agreement, the Contractor warrants to the City that it is not now, nor has it for the five (5) years preceding, been debarred by a governmental agency or involved in debarment, arbitration or litigation proceedings concerning the Contractor professional performance or the furnishing of materials or services relating thereto.

11. **NON-DISCRIMINATION PROVISIONS**

The Contractor shall not discriminate against any employee or applicant for employment because of age, race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, physical handicap, or medical condition. The Contractor will take positive action to insure that applicants are employed without regard to their age, race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, physical handicap, or medical condition. Such action shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places available to employees and applicants for employment any notices provided by the City setting forth the provisions of this non-discrimination clause.

12. **INDEMNIFICATION AND HOLD HARMLESS**

The Contractor agrees to defend, indemnify, and hold harmless the City of Santa Fe Springs, its officers and employees, against and from any and all liability, loss, damages to property, injuries to, or death of any person or persons, and all claims, demands, suits, actions, proceedings, reasonable attorneys' fees, and defense costs, of any kind or nature, including workers' compensation claims, of or by anyone whomsoever, resulting from or arising out of the Contractor's negligent performance of this Agreement.

13. **WORKERS' COMPENSATION**

The Contractor shall take out and maintain during the life of this Agreement, worker's compensation insurance for all Contractor's employees engaged as part of the required services and as required by the Labor Code of the State of California.

No member of the City Council or any other official or authorized assistant, employee, or agent of the City shall be personally responsible for any damage resulting from the performance liability arising under the Agreement, or nonperformance, negligently, or intentionally of any portion of the services contracted.

14. **LIABILITY INSURANCE**

A. Commercial General Liability Insurance - The Contractor shall take out and maintain during the life of this contract such public liability and property damage insurance as shall protect him and the City from all claims for personal injury, including accidental death, as well as from claims for property damage arising from operations under this Agreement. The amount of such insurance shall be as hereinafter set forth.

As provided above, the Contractor shall take out and maintain public liability insurance for injuries, including accidental death to any one person, in an amount not less than One Million Dollars ($1,000,000); and subject to the same limit for each person; on account of any one accident in an amount of not less than Two Million Dollars ($2,000,000); and property damage insurance in an amount of not less than Five Hundred Thousand Dollars ($500,000); Contractor's contingent or protective insurance for public liability and property damage in amounts not less than the respective amounts noted above.

B. Business Auto Liability Insurance - The Contractor shall carry and maintain insurance coverage for property damage resulting from the Contractor's operations, in the sum of not less than Two Million Dollars ($2,000,000) resulting from any one occurrence, which may arise from the operation of the Contractor in the performance of the work that is provided herein. Said insurance coverage shall provide that Contractor and his/her insurers are primarily responsible for any claim which arises from Contractor's performance of this Agreement and that neither City nor any of its insurers shall be required to contribute to any such claim. The Contractor shall during the life of the Agreement, keep on file with the Public Works Department evidence that the Contractor if fully and properly insured as set forth herein and which evidence shall be approved by the Contract Administrator as to form and sufficiency.

All certificates of insurance with respect to liability insurance of any kind shall name the City of Santa Fe Springs with respect to the performance by the Contractor of the work which is the subject of the Agreement. The full and complete name of services shall be shown on the Certificate of Insurance.

C. Notification of Cancellation of Insurance - Certificates of proof of carriage of insurance shall provide for not less than thirty (30) days notice of change or cancellation prior to acceptance of the work.

D. Renewal of Insurance - The insurance required herein will be renewed annually as long as Contractor continues operations in any way related to this Agreement. This obligation applies whether the contract is canceled or terminated for any reason. Termination of this obligation is not effective until the City executes a written statement to that effect. This requirement is in addition to coverage required to be maintained for completed and discontinued operations as required elsewhere.

15. **LEGAL FEES**

If any party brings a suit or action against the other party arising from any breach of any of the covenants or agreements or any inaccuracies in any of the representations and warranties on the part of the other party arising out of this Agreement, then in that event, the prevailing party in such action or dispute, whether by final judgment or out-of-court settlement, shall be entitled to have and recover of and from the other party all costs and expenses of suit, including attorneys' fees.

For purposes of determining who is to be considered the prevailing party, it is stipulated that attorney's fees incurred in the prosecution or defense of the action or suit shall not be considered in determining the amount of the judgment or award. Attorney's fees to the prevailing party if other than the City shall, in addition, be limited to the amount of attorney's fees incurred by the City in its prosecution or defense of the action, irrespective of the actual amount of attorney's fees incurred by the prevailing party.

16. **MEDIATION/ARBITRATION**

If a dispute arises out of or relates to this Agreement, or the breach thereof, the parties agree first to try, in good faith, to settle the dispute by mediation in Santa Fe Springs, California, in accordance with the Commercial Mediation Rules of the American Arbitration Association (the "AAA") before resorting to arbitration. The costs of mediation shall be borne equally by the parties. Any controversy or claim arising out of, or relating to, this Agreement, or breach thereof, which is not resolved by mediation, shall be settled by arbitration in Santa Fe Springs, California, in accordance with the Commercial Arbitration Rules of the AAA then existing. Any award rendered shall be final and conclusive upon the parties, and a judgment thereon may be entered in any court having jurisdiction over the subject matter of the controversy. The expenses of the arbitration shall be borne equally by the parties to the arbitration, provided that each party shall pay for and bear the costs of its own experts, evidence and attorneys' fees, except that the arbitrator may assess such expenses or any part thereof against a specified party as part of the arbitration award.

17. **CANCELLATION OF AGREEMENT**

If at any time in the opinion of the Contract Administrator the Contractor has failed to supply adequate working force, or equipment of proper quality, or has failed in any other respect to prosecute the work with the diligence and force specified and intended in and by the terms of the Agreement, notice thereof in writing will be served upon the Contractor. Should the Contractor neglect or refuse to provide means for a satisfactory compliance with the agreement, as directed by the Contract Administrator, within the time specified in such notice, the City in such case shall have the power to terminate the Agreement and shall notify the Contractor, in writing, 30 days prior to cancellation.

18. **NOTICES**

All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered; or sent by overnight mail (Federal Express or the like); or sent by registered or certified mail, postage prepaid, return receipt requested; or sent by

ordinary mail, postage prepaid; or telegraphed or cabled; or delivered or sent by telex, telecopy, facsimile or fax; and shall be deemed received upon the earlier of (i) if personally delivered, the date of delivery to the address of the person to receive such notice, (ii) if sent by overnight mail, the business day following its deposit in such overnight mail facility, (iii) if mailed by registered, certified or ordinary mail, five (5) days (ten (10) days if the address is outside the State of California) after the date of deposit in a post office, mailbox, mail chute, or other like facility regularly maintained by the United States Postal Service, (iv) if given by telegraph or cable, when delivered to the telegraph company with charges prepaid, or (v) if given by telex, telecopy, facsimile or fax, when sent. Any notice, request, demand, direction or other communication delivered or sent as specified above shall be directed to the following persons:

To the City:	Noe Negrete Director of Public Works City Of Santa Fe Springs 11710 Telegraph Road City Of Santa Fe Springs, CA 90670-3679
To the Contractor:	Nejteh Der Bedrossian Operations Manager 11914 Front Street Norwalk, CA 90650

Notice of change of address shall be given by written notice in the manner specified in this Section. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to constitute receipt of the notice, demand, request or communication sent. Any notice, request, demand, direction or other communication sent by cable, telex, telecopy, facsimile or fax must be confirmed within forty-eight (48) hours by letter mailed or delivered as specified in this Section.

19. CONFLICT OF INTEREST AND POLITICAL REFORM ACT OBLIGATIONS

During the term of this Agreement, the Contractor shall not perform services of any kind for any person or entity whose interests conflict in any way with those of the City of Santa Fe Springs. The Contractor also agrees not to specify any product, treatment, process or material for the project in which the Contractor has a material financial interest, either direct or indirect, without first notifying the City of that fact. The Contractor shall at all times comply with the terms of the Political Reform Act and the City of Santa Fe Springs Conflict of Interest Code. The Contractor shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the City in which the Contractor has a financial interest as defined in Government Code Section 87103. The Contractor represents that it has no knowledge of any financial interests that would require it to disqualify itself from any matter on which it might perform services for the City.

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

By:_____

CITY OF SANTA FE SPRINGS

By:_____
MAYOR

ATTEST

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

EXHIBIT A

CITY OF SANTA FE SPRINGS
STREET SWEEPING SERVICES AGREEMENT

SCOPE OF SERVICES

General

The Contractor shall perform all work covered by this Agreement in a manner satisfactory to the Contract Administrator. The work to be done shall include the furnishing of all labor, material, equipment, tools, and any other incidental expenses necessary to perform the services as detailed below.

Street Sweeping Services

A. In general, all streets with medians must be swept on both the curb side and painted side. All streets and alleyways in the City, with or without curb and gutter must be swept.

B. Sweep all parking lots specified in attached **Exhibit B** once per week.

C. Each section or portion of street that is posted with "street sweeping signs" that temporarily prohibit vehicular parking during the posted times, shall be swept during the posted times. Each section or portion of street that is not posted, either with or without curb and gutter, shall also be swept. Every attempt shall be made to sweep curbside of each street unless prohibited by vehicles or other obstructions that render the provision of service impossible or hazardous in each specific circumstance.

D. Residential streets shall be swept during the posted hours. Sweeping routes for the residential areas have been separated by day and time in attached **Exhibit C**.

E. The Contract Administrator will negotiate with the Contractor a sweeping schedule and routes for industrial and commercial streets. All industrial and commercial streets, and the median curb and median areas shall be swept between the hours of 10:00 p.m. to 5:00 a.m.

F. The Contractor will be responsible for the cost of providing the water required for operating the street sweeping equipment. The Contractor will not use City of Santa Fe Springs water sources to perform street and parking lot sweeping services.

G. The discharge of non-storm water into storm drain inlets, catch basins, or into the curb-and-gutter leading to the storm drain system is strictly prohibited by Storm water and Runoff Pollution Control Regulations, and under the Federal Clean Water Act.

H. Contractor shall sweep in the vicinity of schools at times which do not conflict with parking, pickup and drop off times

I. Contractor shall report to the Contract Administrator any encroachment of vegetation which impairs one's ability to sweep.

J. Extra Sweeping – Emergency: There shall be a two-hour maximum response time for emergency sweeping after requested by the Contract Administrator. Emergency sweeping shall be paid at a rate of $75.00 per hour for actual time spent in the City performing the emergency work.

K. Extra Sweeping – Non-Emergency: Non-emergency sweeping shall take place no later than the same or next business day after requested by Contract Administrator. Non-emergency sweeping shall be paid at a rate of $60.00 per hour for actual time spent in the City performing non-emergency work.

L. Any extra work performed beyond what is described in Exhibit A, Street Sweeping Services, shall not be performed without prior authorization from the Contract Administrator.

Public Relations

A. The Contractor shall maintain an office and at all times during the hours between 8:00 a.m. and 5:00 p.m. of each working day have a full-time employee at said office for the answering of inquiries and for receiving complaints from the Contract Administrator.

B. The Contractor shall provide the telephone number of a designated employee available between 5:00 p.m. and 8:00 a.m. for emergency calls and complaints from the City.

C. The Contractor shall maintain a written log of all complaints, the date thereof, and the action taken pursuant thereto or the reason for non-action. Such a log of complaints shall be open to the inspection by the Contract Administrator.

D. The Contractor shall make every reasonable effort to respond to complaints on the same day they are received and shall report to the Contract Administrator within twenty-four (24) hours as to the action taken concerning each complaint.

E. The Contractor is required to have radio-equipped street sweepers and a supervisor available by telephone on a 24-hour basis who is assigned to provide direction and prompt attention to requests from the City for emergency service. Response shall be within two hours after request is received.

F. The Contractor shall, in person or through his/her agent, investigate any complaint, which may concern, or be involved in, the performance of the agreement. The Contractor shall report to the Contract Administrator the following working day as to the action taken with reference to the complaint and, when necessary, complete the Service Request, which will remain on file at City Hall. Complaints received before noon shall be answered the same day; complaints received after noon shall be answered the following day.

G. The Contractor shall provide all labor, materials and equipment to install traffic control devices advising the public of hazards due to cleaning. Upon completion of the work, the Contractor shall promptly remove all signs and warning devices.

Coordination with Other City Programs

The Contractor is required to establish and maintain good working relationships with various departments in the City. The Contractor shall be responsible for cooperating and coordinating with the following City programs:

A. Waste Collection Program: This program consists of the collection of garbage and recyclable materials in the residential areas. The frequency of collection is once a week and the days of collection are Mondays, Tuesdays and Wednesdays.

B. Tree Pruning Program: The City prunes street trees on a three-year trim cycle and also removes trees as necessary. Tree crews work daily, Mondays through Fridays.

C. Road Work: City, County, and utility maintenance forces make street repairs on an as-needed basis. Coordinate with the City's Department of Public Works for ongoing street and waterline projects.

D. Traffic Counters: The Contractor is cautioned that at various times and locations the City will temporarily install portable traffic counters, which utilize one or more hoses, placed in the roadway. The Contractor shall work with the City on its sweeping schedule to avoid sweeping areas with counters in place. If an area with a counter must be swept, care should be taken to avoid the traffic counter equipment and appurtenances. If the Contractor's equipment causes damage to such a counter or its appurtenances, the Contractor shall bear the entire cost of restoration, repair, testing, or replacement of the traffic counter.

Personnel and Supervision

The Contractor shall use and furnish all labor necessary for the satisfactory performance for the work set forth in this Agreement. The Contractor shall require his/her employees to present a neat appearance at all times while engaged in the performance of their duties. The employees shall also maintain good bearing and deportment toward the public.

The Contractor shall provide adequate supervision as to furnish proper surveillance of workmanship and adherence to the schedule by the employees performing the work. The field supervisor shall check with the Contract Administrator weekly as to (1) schedule of work, (2) complaints, and (3) adequacy of performance.

Equipment and Materials

Contractor shall use street sweeping equipment in conformance with the highest standard of street sweeping. Sweeper speed and broom pattern shall be in accordance with manufacturer's recommendations. Sweepers, when driven, shall not exceed the posted speed limit.

All equipment shall be:

A. Standard full size motorized street sweeper;

B. An air regenerative sweeper equal to or larger than a Tymco 600, or shall be a vacuum sweeper with equal pick-up capabilities, with dual gutter brooms;

C. Maintained in top running condition, including arriving clean for each daily schedule.

D. Equipped with an electronic or mechanical tachograph capable of recording sweeping speed, start-stop, operating time, and non-operating or travel time; and

E. Equipped with a mechanically or magnetically attached sign on each side of sweeper reading "This sweeper is under contract with the City of Santa Fe Springs". The sweeper shall also be identifiable with the company name and phone number on each side along with office telephone number.

F. Contractor shall comply with all applicable air pollution control rules, regulations, ordinances and statutes which apply to any work performed pursuant to the Agreement and shall not discharge smoke, dust or any other air contaminants into the atmosphere in such quantity as will violate the regulations of any legally constituted authority. All power sweeping equipment (including Strand Sweeper) must use alternative fuel in accordance with the South Coast Air Quality Management District Rule No. 1186.1.

Schedule Variations

A. **Notification.** Whenever the schedule of work is not followed, for any reason, the Contractor shall notify the Contract Administrator and get approval to modify the sweeping schedule.

B. **Holidays.** In the event that the scheduled sweeping day for an area falls on a City holiday, sweeping shall be scheduled and take place either the day previous to the holiday, the day immediately after the holiday or on the same day one week after the holiday, depending upon the direction of the Contract Administrator. The following days are designated by the City as holidays:

1. New Year's Day.
2. Martin Luther King Jr.'s Birthday.
3. Lincoln's Birthday.
4. Washington's Birthday.
5. Cesar Chavez's Birthday
6. Memorial Day.
7. Independence Day.
8. Labor Day.
9. Veteran's Day.

10. Thanksgiving Day.
11. Day after Thanksgiving Day.
12. The day before Christmas from 12 noon until 5 p.m., if Christmas falls on a day other than Saturday, Sunday, or Monday.
13. Christmas Day.
14. The day after Christmas, in those years in which Christmas falls on a Thursday.
15. Every day appointed by the President or Governor for a public holiday.

When a holiday falls on Sunday, the following Monday shall be observed. If the holiday falls on Saturday, the previous Friday is observed.

C. **Weather.** In the event weather cancels any sweeping, the work shall be made up at an agreed upon time and day following contact with the Contract Administrator.

D. **Equipment Failure.** In cases of equipment failure or operator failure which precludes the sweeping of scheduled streets during their posted time frames, the Contractor shall make every reasonable effort to provide services during the schedule time frames. Should the equipment or operator failure be of such a duration that the regularly scheduled street sweeping of a posted street is not able to be swept during the designated time frames, the Contractor shall sweep those neglected (not swept during the designated time frames) streets during the first available opportunity on the same day, without impacting the existing, established schedule or causing additional neglect to streets requiring sweeping on the designated day within the designated time frames.

E. **Documentation.** In the event that equipment or operator failure results in designated and posted streets being neglected and at no time during the same business day are those neglected streets swept - irrespective of whether the designated time frames are met - the Contractor shall be responsible for recording and reporting the neglected curb miles and credit the City on the applicable month's billing for services not rendered.

Failure of the Contractor to account for and report on the applicable monthly billing statement, of neglected streets not swept during regularly scheduled time frames due to the Contractor's failure to provide services, may be construed as a material breach of contract. If Contractor neglects sweeping on designated street, he or she shall sweep the street at his sole cost, at the Contract Administrator's request or discretion.

Sweeping Descriptions

A. Specifically, street sweeping shall include picking up silt, mud, sand, dirt, paper, leaves, grass, miscellaneous debris and standing water in swales.

B. Parking lots shall be swept for full coverage of area on the parking lot side of bumpers. Parking lots that are not equipped with wheel stops (bumpers) shall have the curb and gutter swept by whatever means necessary in order to provide appropriate and requested service, irrespective of the type of approved equipment utilized by the Contractor. In particular, gutters and drainage channels shall not be allowed to accumulate debris to the extent that water is obstructed and impeded from reaching intended drainage inlets.

C. The Contractor shall provide sufficient water for the street sweeping equipment necessary to comply with the Agreement and to assure that the curb and gutter are left in a clean condition and the amount of dust during the sweeping is kept to a minimum. .

D. The Contractor shall make additional passes on street routes to pick up any spillage of sweeping materials, debris dropped during turns, or crossing of cross gutters prior to moving to the next area.

E. The equipment operator shall immediately stop in the event of equipment spillage such as a spillage of diesel, motor oil or hydraulic oil. A call for assistance must be made by the operator and the area cleaned within two hours.

F. No work will be permitted on major streets between the hours of 7:00 a.m. - 8:30 a.m. and 4:00 p.m. - 7:00 p.m., except for emergency call-out services. Major streets are defined as Imperial Highway, Florence Avenue, Telegraph Road, Slauson Avenue and Washington Boulevard.

Disposal of Sweepings and/or Debris

A. The Contractor shall be responsible for the cost of disposal of all sweepings and debris.

Service Inspection and Deficiencies

A.. The Contractor must employ sufficient personnel to perform all work as scheduled and approved by Contract Administrator. All work shall be performed in accordance with this agreement so as to maintain a pleasing aesthetic appearance.

B. The Contract Administrator and the Contractor will meet on a mutually agreed schedule. Inspection of the areas included in the Agreement will be made by the City and Contractor. The results of each inspection will be recorded, forwarded to the Contractor and retained for reference.

C. The Contractor is required to correct any deficiencies found by inspection and listed in a deficiency report. Said deficiencies shall be corrected within the time specified by the Contract Administrator. If work listed in the Deficiency Report is not completed, payment covering subject deficiency shall be withheld until said deficiency is corrected.

D. The Contractor shall contact the Contract Administrator on a weekly basis for notification of deficiencies requiring correction or for changes of any type.

Damages

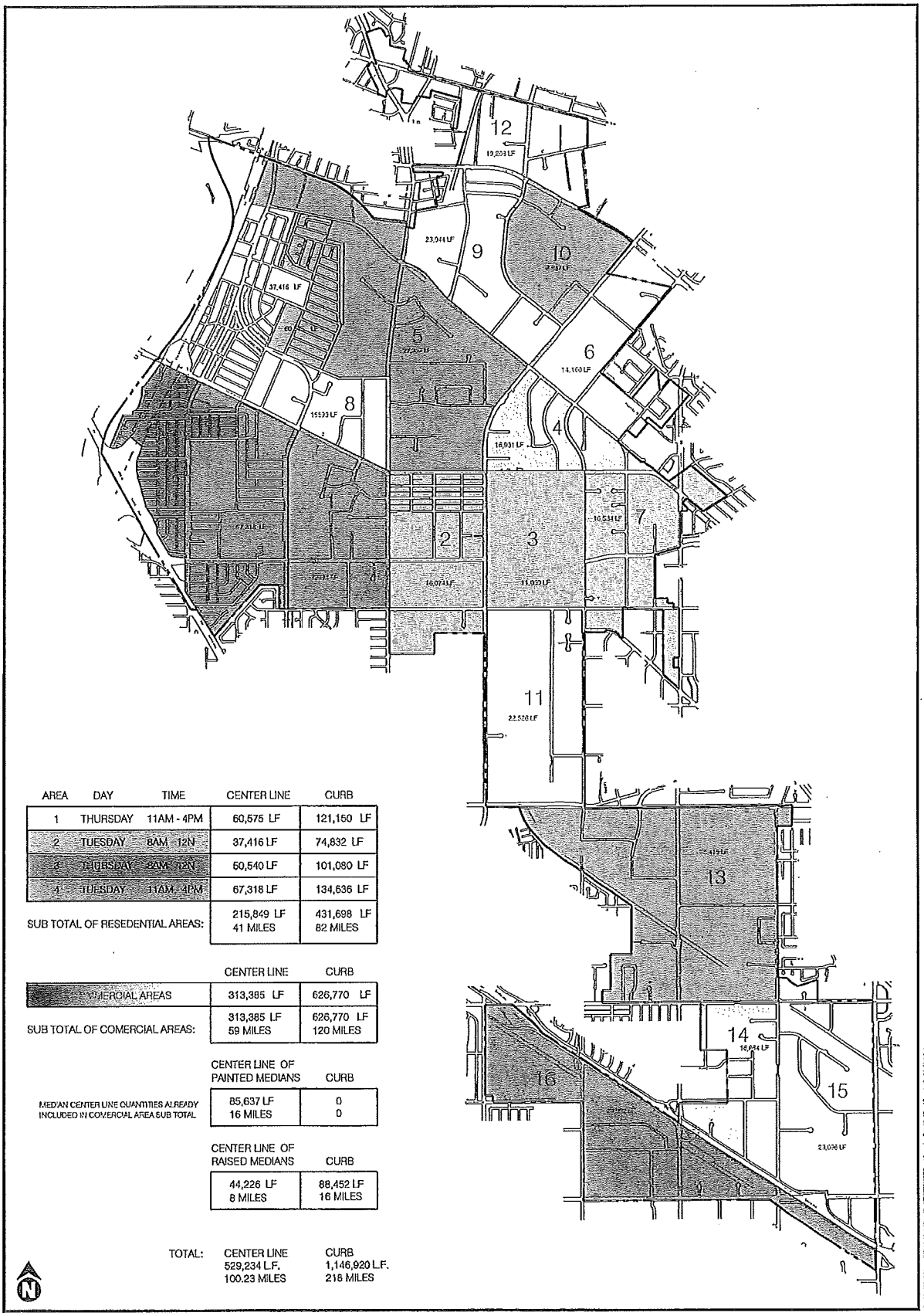
The Contractor shall report without delay any damage to City equipment, City property or private property. The Contractor shall be liable for damages caused by his/her actions. Any repairs and associated cost resulting from Contractor caused damage shall be the responsibility of the Contractor.

EXHIBIT B

PARKING LOT SWEEPING LOCATIONS

Location/Address	Acreage	Square Feet
Aquatic Center 10145 Pioneer Boulevard	0.54	23,805
Center Court 10340 Orr & Day Road	0.97	42,304
City Hall (West Side) 11710 E. Telegraph Road	0.84	37,095
Heritage Park (Main Lot) 12100 Mora Drive	0.48	20,997
Heritage Park (North Lot) 12100 Mora Drive	0.2	8,851
Lake Center School (South Lot) 11641 E. Florence Avenue	1.17	51,173
Lake Center School (Basketball Court) 11641 E. Florence Avenue	0.5	21,987
Library (South Side) 11700 E. Telegraph Road	0.28	12,354
Little Lake Park (North Lot) 10900 Pioneer Boulevard	1.35	59,022
Little Lake Park (South Lot) 10900 Pioneer Boulevard	1.22	53,373
Los Nietos Park 11155 Charlesworth Road	0.46	20,362
Municipal Services Yard (Interior) 12636 Emmens Way	3.23	141,100
Neighborhood Center 9255 S. Pioneer Boulevard	1.05	45,909
Santa Fe High School 10400 Orr & Day Road	1.02	44,976
Santa Fe Athletic Field 9720 Pioneer Boulevard	0.42	18,400
Santa Fe Springs Park 10068 Cedardale Drive	1.15	50,192
Town Center Hall/Post Office 11740 E. Telegraph Road	1.22	53,176
Total:	**15.94 Acres**	**705,085 S.F.**

EXHIBIT C



AREA	DAY	TIME	CENTER LINE	CURB
1	THURSDAY	11AM - 4PM	60,575 LF	121,150 LF
2	TUESDAY	8AM - 12N	37,416 LF	74,832 LF
3	THURSDAY	8AM - 12N	50,540 LF	101,080 LF
4	TUESDAY	11AM - 4PM	67,318 LF	134,636 LF
SUB TOTAL OF RESEDENTIAL AREAS:			215,849 LF 41 MILES	431,698 LF 82 MILES

	CENTER LINE	CURB
COMMERCIAL AREAS	313,385 LF	626,770 LF
SUB TOTAL OF COMERCIAL AREAS:	313,385 LF 59 MILES	626,770 LF 120 MILES

MEDIAN CENTER LINE QUANTITIES ALREADY INCLUDED IN COVERCIAL AREA SUB TOTAL	CENTER LINE OF PAINTED MEDIANS	CURB
	85,637 LF 16 MILES	0 0

	CENTER LINE OF RAISED MEDIANS	CURB
	44,226 LF 8 MILES	88,452 LF 16 MILES

TOTAL:	CENTER LINE	CURB
	529,234 LF. 100.23 MILES	1,146,920 LF. 218 MILES

LAST UPDATE: 05-10-12

STREET SWEEPING QUANTITIES

EXHIBIT D

BID SCHEDULE

CITYWIDE STREET SWEEPING SERVICES

CITY OF SANTA FE SPRINGS

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	EXTENDED AMOUNT
BASE BID					
1.	Sweep residential streets/alleys once per week	36	MONTHS	$3,356.00	$120,816.00
2.	Sweep industrial streets every two weeks	36	MONTHS	$5,570.00	$200,520.00
3.	Sweep median curbs every two weeks	36	MONTHS	$ 410.00	$ 14,760.00
4.	Sweep painted medians every two weeks	36	MONTHS	$ 454.00	$ 16,344.00

TOTAL AMOUNT BASE BID IN FIGURES: $ 352,440.00

TOTAL AMOUNT BASE BID IN WORDS: Three Hundred Fifty Two Thousand Four Hundred Forty Dollars and No Cents

BID ALTERNATE NO. 1					
5.	Sweep parking lots once per week	36	MONTHS	$810.00	$29,160.00

TOTAL AMOUNT BID ALTERNATE NO. 1 IN FIGURES: $ 29,160.00

TOTAL AMOUNT BID ALTERNATE NO. 1 IN WORDS: Twenty Nine Thousand One Hundred Sixty Dollars and No Cents

The contract will be awarded based on the Base Bid. The City of Santa Fe Springs reserves the right to accept or reject the bid for Bid Alternate No. 1.

NEW BUSINESS

Citywide Graffiti Removal Services – Award of Contract

RECOMMENDATION

That the City Council take the following actions:

1. Award a contract to American Sweeping Services to provide Citywide Graffiti Removal Services; and

2. Authorize the Mayor to execute a Professional Services Agreement with American Sweeping Services of Santa Fe Springs, California to provide Citywide Graffiti Removal Services.

BACKGROUND

On October 24, 2013, the City suspended the Professional Services Agreement with American Sweeping Services, Inc. ("American Sweeping"). The City's action to suspend the Agreement was based on a City staff inspection of American Sweeping's single Street Sweeper ("vehicle"). The staff inspection by a trained City mechanic determined that the vehicle was not performing to acceptable standards. In particular, the vehicle was not picking-up debris during its street sweeping operation.

As part of the suspension letter, American Sweeping was requested to bring the vehicle up to acceptable operating and performance standards and informed that the City was scheduling another inspection of the vehicle on October 30, 2013. American Sweeping was informed that if the vehicle passed the scheduled inspection, the City would re-instate the Agreement effective October 31, 2013.

Following the scheduled inspection on October 30, 2013 by a CHP mechanic, City staff determined that the vehicle was still not able to operate and perform to acceptable standards. The City continued the suspension of the American Sweeping Agreement in a letter dated October 30, 2013, allowing more time for American Sweeping to rectify the vehicle's deficiencies.

By mid-November it was determined that American Sweeping was and would be unable to bring the vehicle to acceptable operating and performance standards, and therefore unable to meet the terms and conditions of the Agreement.

Report Submitted By: Noe Negrete, Director, Public Works Date of Report: January 22, 2014

In a letter, dated November 17, 2013, the City communicated to American Sweeping that it was terminating the month-to-month agreement to provide street and parking lot sweeping services to the City effective January 1, 2014. In the same letter, American Sweeping was authorized to continue providing graffiti removal services on the same terms and conditions as set forth in the June 25, 2009 Agreement on a month-to-month basis, as the sub-standard street sweeping vehicle is not used for graffiti removal, and because the quality and level of graffiti removal services that American Sweeping has provided in the past has been more than satisfactory.

Staff is recommending that the City Council award a contract to American Sweeping to perform citywide graffiti removal services at a fixed hourly rate of $80.00 per hour for a two (2) man crew working a maximum of twenty four (24) hours per week, and for a term of twelve (12) months from the effective date of the new Agreement. The estimated annual cost to provide citywide graffiti removal services under this Agreement is approximately $96,000.

FISCAL IMPACT

Funding for services under this Agreement for graffiti removal services is included in the approved FY 2013-14 Department of Public Works Budget.

INFRASTRUCTURE IMPACT

The scope of service of this agreement is limited to graffiti removal; American Sweeping will no longer provide any street or parking lot seeping for the City. Under this Agreement, graffiti is quickly removed from the City's public facilities and property, including but not limited to signs, walls, fences, curbs, sidewalks, bus shelters, trash cans, street lights, signal poles, bollards, trees, and asphalt. The City's assets are maintained and protected and the quality of life for the City's residents and businesses is maintained.

For Thaddeus McCormack

Thaddeus McCormack
City Manager

Attachment:
Graffiti Removal Service Agreement

Report Submitted By: Noe Negrete, Director, Public Works

Date of Report: January 22, 2014

THE CITY OF CITY OF SANTA FE SPRINGS

GRAFFITI REMOVAL SERVICE AGREEMENT

THIS AGREEMENT is entered into this **30th day of January, 2014**, by and between the **City of Santa Fe Springs**, a municipal corporation ("City"), and **American Sweeping Services, Inc.** ("Contractor").

RECITALS

WHEREAS, the City desires to employ the Contractor to perform **Graffiti Removal Services** within the City of Santa Fe Springs.

WHEREAS, the City has determined that the Contractor is willing to perform such services.

NOW, THEREFORE, THE PARTIES HERETO DO MUTUALLY AGREE AS FOLLOWS:

1. **ENGAGEMENT OF CONTRACTOR**
The City hereby agrees to engage the Contractor and the Contractor hereby agrees to perform the services hereinafter set forth in accordance with all terms and conditions contained herein.

The Contractor represents that all services required hereunder will be performed directly by the Contractor.

2. **SCOPE OF SERVICES**
The Contractor will perform services as set forth in the attached Exhibit "A".

3. **PROJECT COORDINATION AND SUPERVISION**
The City shall designate the Director of Public Works (or his designee) as Contract Administrator to monitor the progress and execution of this Agreement. The Contractor shall assign a single Project Director to provide supervision and have overall responsibility for the progress and execution of this Agreement for the Contractor.

4. **COMPENSATION AND PAYMENT**
The Contractor shall be compensated a fixed hourly rate of **$80.00** per hour for a two (2) man crew for services rendered. The Contract Administrator will review and approve the invoice for payment of services rendered consistent with the Agreement.

If after written notice to the Contractor of any deficiencies in the work, or of failure to comply with the Agreement provisions, or failure to comply with the schedule, the City may suspend all or a portion of the monthly payment due until the Contractor corrects any such deficiency.

Invoices will be processed **bi-weekly** for payment and remitted within (15) days from receipt of invoice, provided that work is accomplished consistent with Agreement as determined by the Contract Administrator. Invoices will be due to the Contractor Administrator on Monday at 11:00 a.m. of the week invoices are due in accordance with the Accounts Payable Calendar established by the City's Finance Department.

5. **LENGTH OF AGREEMENT**

The term of this Agreement shall be for twelve **(12)** months from the effective date of the Agreement.

6. **INDEPENDENT CONTRACTOR**

Both parties hereto in the performance of this Agreement will be acting in an independent capacity and not as agents, employees, partners or joint venturers with one another. Neither the Contractor nor the Contractor's employees are employee of the City and are not entitled to any of the rights, benefits, or privileges of the City's employees, including but not limited to retirement, medical, unemployment, or workers' compensation insurance.

Neither this Agreement nor any interest herein may be assigned by the Contractor without the prior written consent of the City. Nothing herein contained is intended to prevent the Contractor from employing or hiring as many employees, or subcontractors, as the Contractor may deem necessary for the proper and efficient performance of this Agreement. All agreements by Contractor with its subcontractor(s) shall require the subcontractor to adhere to the applicable terms of this Agreement.

7. **CONTROL**

Neither the City nor its officers, agents or employees shall have any control over the conduct of the Contractor or any of the Contractor's employees except as herein set forth, and the Contractor expressly agrees not to represent that the Contractor or the Contractor's agents, servants, or employees are in any manner agents, servants or employees of the City, it being understood that the Contractor, its agents, servants, and employees are as to the City wholly independent contractors and that the Contractor's obligations to the City are solely such as are prescribed by this Agreement.

8. **COMPLIANCE WITH APPLICABLE LAW**

The Contractor, in the performance of the services to be provided herein, shall comply with all applicable State and Federal statutes and regulations, and all applicable ordinances, rules and regulations of the City of Santa Fe Springs, whether now in force or subsequently enacted. The Contractor, and each of its subcontractors, shall obtain and maintain a current City of Santa Fe Springs business license prior to and during performance of any work pursuant to this Agreement.

9. **LICENSES, PERMITS, ETC**

The Contractor represents and covenants that it has all licenses, permits, qualifications, and approvals of whatever nature that are legally required to practice its profession. The Contractor represents and covenants that the Contractor shall, at its sole cost and expense,

keep in effect at all times during the term of this Agreement, any license, permit, or approval which is legally required for the Contractor to practice its profession.

10. **STANDARD OF CARE**

The Contractor in performing any services under this Agreement shall perform in a manner consistent with that level of care and skill ordinarily exercised by members of the Contractor's trade or profession currently practicing under similar conditions and in similar locations. The Contractor shall take all special precautions necessary to protect the Contractor's employees and members of the public from risk of harm arising out of the nature of the work and/or the conditions of the work site.

Unless disclosed in writing prior to the date of this agreement, the Contractor warrants to the City that it is not now, nor has it for the five (5) years preceding, been debarred by a governmental agency or involved in debarment, arbitration or litigation proceedings concerning the Contractor professional performance or the furnishing of materials or services relating thereto.

11. **NON-DISCRIMINATION PROVISIONS**

The Contractor shall not discriminate against any employee or applicant for employment because of age, race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, physical handicap, or medical condition. The Contractor will take positive action to insure that applicants are employed without regard to their age, race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, physical handicap, or medical condition. Such action shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places available to employees and applicants for employment any notices provided by the City setting forth the provisions of this non-discrimination clause.

12. **INDEMNIFICATION AND HOLD HARMLESS**

The Contractor agrees to defend, indemnify, and hold harmless the City of Santa Fe Springs, its officers and employees, against and from any and all liability, loss, damages to property, injuries to, or death of any person or persons, and all claims, demands, suits, actions, proceedings, reasonable attorneys' fees, and defense costs, of any kind or nature, including workers' compensation claims, of or by anyone whomsoever, resulting from or arising out of the Contractor's negligent performance of this Agreement.

13. **WORKERS' COMPENSATION**

The Contractor shall take out and maintain during the life of this Agreement, worker's compensation insurance for all Contractor's employees engaged as part of the required services and as required by the Labor Code of the State of California.

No member of the City Council or any other official or authorized assistant, employee, or agent of the City shall be personally responsible for any damage resulting from the

performance liability arising under the Agreement, or nonperformance, negligently, or intentionally of any portion of the services contracted.

14. **LIABILITY INSURANCE**

A. Commercial General Liability Insurance - The Contractor shall take out and maintain during the life of this contract such public liability and property damage insurance as shall protect him and the City from all claims for personal injury, including accidental death, as well as from claims for property damage arising from operations under this Agreement. The amount of such insurance shall be as hereinafter set forth.

As provided above, the Contractor shall take out and maintain public liability insurance for injuries, including accidental death to any one person, in an amount not less than One Million Dollars ($1,000,000); and subject to the same limit for each person; on account of any one accident in an amount of not less than Two Million Dollars ($2,000,000); and property damage insurance in an amount of not less than Five Hundred Thousand Dollars ($500,000); Contractor's contingent or protective insurance for public liability and property damage in amounts not less than the respective amounts noted above.

B. Business Auto Liability Insurance - The Contractor shall carry and maintain insurance coverage for property damage resulting from the Contractor's operations, in the sum of not less than Two Million Dollars ($2,000,000) resulting from any one occurrence, which may arise from the operation of the Contractor in the performance of the work that is provided herein. Said insurance coverage shall provide that Contractor and his/her insurers are primarily responsible for any claim which arises from Contractor's performance of this Agreement and that neither City nor any of its insurers shall be required to contribute to any such claim. The Contractor shall during the life of the Agreement, keep on file with the Public Works Department evidence that the Contractor if fully and properly insured as set forth herein and which evidence shall be approved by the Contract Administrator as to form and sufficiency.

All certificates of insurance with respect to liability insurance of any kind shall name the City of Santa Fe Springs with respect to the performance by the Contractor of the work which is the subject of the Agreement. The full and complete name of services shall be shown on the Certificate of Insurance.

C. Notification of Cancellation of Insurance - Certificates of proof of carriage of insurance shall provide for not less than thirty (30) days notice of change or cancellation prior to acceptance of the work.

D. Renewal of Insurance - The insurance required herein will be renewed annually as long as Contractor continues operations in any way related to this Agreement. This obligation applies whether the contract is canceled or terminated for any reason. Termination of this obligation is not effective until the City executes a

written statement to that effect. This requirement is in addition to coverage required to be maintained for completed and discontinued operations as required elsewhere.

15. **LEGAL FEES**

If any party brings a suit or action against the other party arising from any breach of any of the covenants or agreements or any inaccuracies in any of the representations and warranties on the part of the other party arising out of this Agreement, then in that event, the prevailing party in such action or dispute, whether by final judgment or out-of-court settlement, shall be entitled to have and recover of and from the other party all costs and expenses of suit, including attorneys' fees.

For purposes of determining who is to be considered the prevailing party, it is stipulated that attorney's fees incurred in the prosecution or defense of the action or suit shall not be considered in determining the amount of the judgment or award. Attorney's fees to the prevailing party if other than the City shall, in addition, be limited to the amount of attorney's fees incurred by the City in its prosecution or defense of the action, irrespective of the actual amount of attorney's fees incurred by the prevailing party.

16. **MEDIATION/ARBITRATION**

If a dispute arises out of or relates to this Agreement, or the breach thereof, the parties agree first to try, in good faith, to settle the dispute by mediation in Santa Fe Springs, California, in accordance with the Commercial Mediation Rules of the American Arbitration Association (the "AAA") before resorting to arbitration. The costs of mediation shall be borne equally by the parties. Any controversy or claim arising out of, or relating to, this Agreement, or breach thereof, which is not resolved by mediation, shall be settled by arbitration in Santa Fe Springs, California, in accordance with the Commercial Arbitration Rules of the AAA then existing. Any award rendered shall be final and conclusive upon the parties, and a judgment thereon may be entered in any court having jurisdiction over the subject matter of the controversy. The expenses of the arbitration shall be borne equally by the parties to the arbitration, provided that each party shall pay for and bear the costs of its own experts, evidence and attorneys' fees, except that the arbitrator may assess such expenses or any part thereof against a specified party as part of the arbitration award.

17. **CANCELLATION OF AGREEMENT**

If at any time in the opinion of the Contract Administrator the Contractor has failed to supply adequate working force, or equipment of proper quality, or has failed in any other respect to prosecute the work with the diligence and force specified and intended in and by the terms of the Agreement, notice thereof in writing will be served upon the Contractor. Should the Contractor neglect or refuse to provide means for a satisfactory compliance with the agreement, as directed by the Contract Administrator, within the time specified in such notice, the City in such case shall have the power to terminate the Agreement and shall notify the Contractor, in writing, 30 days prior to cancellation.

18. **NOTICES**

All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered; or sent by overnight mail (Federal Express or the like); or sent by registered or certified mail, postage prepaid, return receipt requested; or sent by ordinary mail, postage prepaid; or telegraphed or cabled; or delivered or sent by telex, telecopy, facsimile or fax; and shall be deemed received upon the earlier of (i) if personally delivered, the date of delivery to the address of the person to receive such notice, (ii) if sent by overnight mail, the business day following its deposit in such overnight mail facility, (iii) if mailed by registered, certified or ordinary mail, five (5) days (ten (10) days if the address is outside the State of California) after the date of deposit in a post office, mailbox, mail chute, or other like facility regularly maintained by the United States Postal Service, (iv) if given by telegraph or cable, when delivered to the telegraph company with charges prepaid, or (v) if given by telex, telecopy, facsimile or fax, when sent. Any notice, request, demand, direction or other communication delivered or sent as specified above shall be directed to the following persons:

To the City:

Noe Negrete
Director of Public Works
City Of Santa Fe Springs
11710 Telegraph Road
City Of Santa Fe Springs, CA 90670-3679

To the Contractor:

American Sweeping Services, Inc.
Attention: Esther Mae Earl
13043 E. Telegraph Road
Santa Fe Springs, CA 90670

Notice of change of address shall be given by written notice in the manner specified in this Section. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to constitute receipt of the notice, demand, request or communication sent. Any notice, request, demand, direction or other communication sent by cable, telex, telecopy, facsimile or fax must be confirmed within forty-eight (48) hours by letter mailed or delivered as specified in this Section.

19. CONFLICT OF INTEREST AND POLITICAL REFORM ACT OBLIGATIONS

During the term of this Agreement, the Contractor shall not perform services of any kind for any person or entity whose interests conflict in any way with those of the City of Santa Fe Springs. The Contractor also agrees not to specify any product, treatment, process or material for the project in which the Contractor has a material financial interest, either direct or indirect, without first notifying the City of that fact. The Contractor shall at all times comply with the terms of the Political Reform Act and the City of Santa Fe Springs Conflict of Interest Code. The Contractor shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the City in which the Contractor has a financial interest as defined in Government Code Section

87103. The Contractor represents that it has no knowledge of any financial interests that would require it to disqualify itself from any matter on which it might perform services for the City.

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

By:_____

CITY OF SANTA FE SPRINGS

By:_____
MAYOR

ATTEST

_____
CITY CLERK

APPROVED AS TO FORM

_____
CITY ATTORNEY

EXHIBIT A

CITY OF SANTA FE SPRINGS
GRAFITTI REMOVAL SERVICES AGREEMENT

SCOPE OF SERVICES

GENERAL

A. Contractor shall provide a fully equipped vehicle and two (2) personnel to perform graffiti removal services throughout the City.

B. The Contractor's vehicle be in good working condition and shall have current California vehicle registration tags and applicable insurance certificates.

C. The Contractor's vehicle shall be equipped with a mechanically or magnetically attached sign on each side reading "This vehicle is under contract with the City of Santa Fe Springs". The vehicle shall also be identifiable with the company name and office telephone number on each side.

D. The Contractor's personnel shall posses current California vehicle driver's licenses.

E. The Contractor's vehicle shall contain all necessary safety equipment and emergency lighting to safely park on City streets adjacent to moving traffic.

F. The Contractor's vehicle shall contain pressure washing equipment that will provide professional and clean removal of graffiti.

G. The City shall provide the Contractor all necessary materials needed for graffiti removal, including but not limited to: brushes, rollers, paint and chemical removers. These materials will be available at the Municipal Services Yard Warehouse, located at 12636 Emmens Way, Santa Fe Springs. The Contractor's personnel shall obtain approval from the Contract Administrator prior to requesting the needed materials from the Warehouse staff.

H. The Contractor shall perform graffiti removal services with a two (2) man crew between the hours of 7:00 a.m. and 3:30 p.m. on Monday, Wednesday and Friday of each work week for a maximum of 24 hours of service per week by the two (2) man crew. The Contractor shall <u>not</u> be paid for Mondays, Wednesdays or Fridays not worked due to equipment failure, weather conditions or holidays that fall on these days of the week.

The Contractor shall provide the Contract Administrator with a break schedule and lunch schedule.

I. The Contractor's personnel shall arrive at the City's Municipal Services Yard at 7:00 a.m. on designated work days to sign-in on the Daily Log and receive special assignments, instructions and tasks from the Contract Administrator.

The Contractor's personnel will be provided a Daily Graffiti Log to be completed and returned to the Contractor Administrator at the end of the work day. The Contractor's personnel will also indentify on the Daily Graffiti Log any work not completed at the end of the work day.

The Contractor's personnel shall arrive at the City's Municipal Services Yard at 3:30 p.m. on designated work days to sign-out on the Daily Log and submit the completed Daily Graffiti Log.

J. If the work indentified on the Daily Graffiti Log exceeds eight hours to complete, the Contractor shall contact the Contract Administrator in advance and request authorization to work overtime.

The Contract Administrator will be limited to authorizing a maximum of four (4) hours of overtime in each bi-weekly (two-week) period. The Contractor shall be compensated for overtime work at the established hourly rate of $80.00 per hour for a two (2) man crew.

K. The Contractor shall not perform graffiti removal services on the following holidays observed by the City in 2014:

1. New Years Day	Wednesday, January 1, 2014
2. Martin Luther King Jr. Day	Monday, January 20, 2014
3. Lincoln's Birthday	Monday, February 10, 2014
4. President's (Washington) Day	Monday, February 17, 2014
5. Caesar Chavez Day	Monday, March 31, 2014
6. Memorial Day	Monday, May 26, 2014
7. Independence Day	Friday, July 4, 2014
8. Labor Day	Monday, September 1, 2014
9. Veteran's Day	Tuesday, November 11, 2014
10. Thanksgiving Day	Thursday, November 27, 2014
11. Day Following Thanksgiving	Friday, November 28, 2014
12. Christmas Eve Day	Wednesday December 24, 2014
13. Christmas Day	Thursday, December 25, 2014

L. The Contract Administrator may request the Contractor to perform additional work on an "emergency call-out" basis with a 24 hour advance notice. The Contractor shall be compensated at the established hourly rate of $80.00 per hour for a two (2) man crew for "emergency call-out" work. The Contractor shall be paid a minimum of 4 hours for "emergency call-out" work requests.

M. The Contractor shall provide the Contract Administrator with a cellular phone number that will serve as an alternative means of communication to the City-provided two-way radio.

N. The Contractor shall provide the two (2) assigned personnel with clean and pressed uniforms with long sleeve shirts. Uniforms shall have the name of the company on the uniform.

GRAFITTI REMOVAL SERVICES

A. General Tasks

1. Remove graffiti from public facilities and property, including but not limited to: signs, walls, fences, curbs, sidewalks, bus shelters, trash cans, streetlights, signal poles, bollards, trees, asphalt, etc.
2. Remove stickers from public facilities and property.
3. Paint public facilities and property in connection with graffiti removal.
4. Perform all of the above tasks on private property as instructed.

B. Routes (both sides of streets and medians)

Mondays

1. **Telegraph Road** (from San Gabriel Bridge to Gunn Ave.)
2. **Orr and Day Road** (from Florence Ave. to Pioneer Blvd.)
3. **Florence Avenue** (from west City limit to Carmenita Road)
4. **Pioneer Blvd.** (from Florence Ave. to Los Nietos Road)
5. **Carmenita Road** (from Painter Ave. to Florence Ave.)

Wednesdays

1. **Washington Blvd.** (from Vicki to Duchess north and south sides of street)
2. **Washington Blvd.** (from Duchess to Chetle south side of street).
3. **Washington Blvd.** (from Norwalk Blvd. south to Boer).
4. **Sorensen Ave.** (from Washington to Santa Fe Spring Road).
5. **Slauson Ave.** (from Norwalk Blvd. to Santa Fe Springs Road).
6. **Santa Fe Springs Road** (from Slauson Ave. to Lakeland Road)
7. **Norwalk Blvd.** (from Lakeland Road to Perkins Ave.)
8. **Los Nietos Road** (from Pioneer Blvd. to Painter Ave.)
9. **Painter Ave.** (from Telegraph Road to Lakeland Road).

Fridays

1. **Bloomfield** (east from Lakeland Road to Imperial Highway).
2. **Imperial Highway** (north side from Bloomfield to Underpass).
3. **Imperial Highway** (both sides from Underpass to Shoemaker)
4. **Imperial Highway** (south side from Shoemaker to Marquardt)
5. **Carmenita Road** (from Imperial Highway to Rosecrans)
6. **Rosecrans** (both sides from Best Street to Anson)
7. **Rosecrans** (south side from Anson to Valley View)

8. **Alondra Blvd**. (form Shoemaker to Valley View)
9. **Freeway Drive** (north side from Carmenita to Alondra Blvd.)

C. City Service Districts 1-9

In addition to the scheduled route assignments, the Contract Administrator will also assign the Contractor a City Service District on Mondays, Wednesdays and Fridays of each work week for graffiti removal services.

NEW BUSINESS

I-5 Pre-Construction Mitigation Phase II – Telegraph Road, Orr & Day Road, Pioneer Boulevard and Florence Avenue "Resurfacing & Reconstruction" - Approval of Contract Change Order No. 1

RECOMMENDATION
That the City Council take the following actions:

1. Approve Contract Change Order No. 1 in the amount of $91,329.72; and

2. Authorize the Director of Public Works to execute Contract Change Order No. 1.

BACKGROUND
The I-5 Pre-Construction Mitigation Phase II (Telegraph Road, Orr & Day Road, Pioneer Boulevard and Florence Avenue) Pavement Rehabilitation Project is substantially complete. Punch lists are being compiled by the Engineer and project close-out documentation is being submitted for staff review and filing.

Additional change order work is necessary for the purposes of addressing value engineering and additional safety and drainage improvements that the Engineer has deemed necessary for public safety. The total aggregate cost of all this change order work is $91,329.72. The change order work is summarized below.

1. Demolish and replace three existing substandard concrete cross gutters. Remove and replace three existing damaged cross gutters (with low flow slots) and spandrels at Orr and Day Road/Clarkman Street and Orr and Day Road/Otto Street, both near Santa Fe High School; and Florence Avenue/Koontz Avenue. The aggregate cost of this change order work is $71,477.85.

2. High Early Concrete. In order to alleviate the impact to traveling public and to minimize the amount of lane closures at some critical areas on the Orr & Day Road street concrete construction, the Engineer deemed it necessary to request the Contractor to use High/Early Strength Concrete in lieu of the conventional strength mix. The aggregate cost of this change order work is $4,346.00.

3. Additional AC Pavement Reconstruction at certain New Curb Ramps for ADA Access. In order to ensure that all ADA required access grades are met for newly-built access ramps on Orr & Day Road, the Engineer deemed it necessary to request of the Contractor to reconstruct portions of

Report Submitted By: Noe Negrete, Director Public Works Date of Report: January 16, 2014

the adjacent AC pavement. The aggregate cost of this change order work is $34,861.02.

4. Over-excavation and Removal Unsuitable Material. Removals of existing unsuitable roadway subsurface materials at various project locations. Replace over-excavated and removed material with approved base material and/or concrete slurry as directed by the Engineer. The aggregate cost of this change order work is $6,773.66.

5. Removal and Replacement of Damaged Side Street AC Pavement. As directed by the Engineer in order to accommodate a new 4" AC structural section that is flush with the adjacent surface behind the new concrete cross-gutters at Orr & Day Road/Otto Street and Florence Avenue/Koontz Avenue. The aggregate cost of this change order work is $24,652.20.

6. Replace ARHM (Asphalt Rubber Hot Mix) AC Pavement with Conventional AC Pavement on Orr & Day Road. Since the as-bid, as-specified ARHM was unavailable at construction time for Orr & Day Road, the Engineer requested the Contractor to substitute the ARHM AC mix with Conventional AC mix for a credit price. The Contractor provided a $13 per ton credit to the City. This substitution resulted in an aggregate credit to the City of aggregate ($52,727.48).

7. Install Additional Striping and Pavement Legends at Florence Avnue and Lake Center Park Lane intersection. The Engineer requested the Contractor to install additional striping and pavement legends in the westbound lanes of Florence Avenue at the intersection with Lake Center Park Lane. The aggregate cost of this change order work is $1,946.47.

The total amount for Contract Change Order No. 1 is $91,329.72.

FISCAL IMPACT

The City of Santa Fe Springs will be reimbursed up to $2,756,186.89 by the Los Angeles Metropolitan Transportation Authority (MTA). The City Council accepted bids from the project bid opening on May 28, 2013 and awarded the project contract to the lowest responsible bidder, Sully-Miller Contracting Company of Brea, California in the amount of $2,317,398.00. Local funds were used only to make initial payments to the Contractor in advance of the MTA reimbursement. Any cost overruns will be the responsibility of the City.

INFRASTRUCTURE IMPACT

Authorization to make these safety and drainage improvements recommended in Change Order No. 1 are consistent with the planned improvements on Orr and Day Road and Florence Avenue, and Telegraph Road and will provide smoother, safer access and traffic flows, achieve ADA compliance, increase operations and

maintenance efficiencies, and enhance the affected streets drainage serviceability.

For Thaddeus McCormack

Thaddeus McCormack
City Manager

Attachments:
Contract Change Order No. 1

Report Submitted By: Noe Negrete, Director Public Works Date of Report: January 16, 201411

CITY OF
SANTA FE SPRINGS

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

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

January 16, 2014

Sully-Miller Contracting Company
1325 S. State College Boulevard, #400
Brea, CA 92821

Attention: Mauricio Arreola, Project Manager

Subject: I-5 Pre-Construction Mitigation Phase II
Contract Change Order No. 1

Dear Mr. Arreola:

It is proposed that the Contractor perform the following additional work for the subject project:

1. Demolish and replace three existing substandard concrete cross gutters.

    a. Remove three existing damaged cross gutters (with low flow slots) and spandrels at Orr & Day Road/ Clarkman Street (approximately 1,865 square feet), Orr & Day Road/ Otto Street (approximately 960 square feet), both near Santa Fe High School; and Florence Avenue/ Koontz Avenue (approximately 1,200 square feet).

    b. The new cross gutters shall meet the City's Standard requirements.

    c. The Concrete Mix Design is a "High Early" 560-C-3250.

    d. Compensation to demolish and replace three existing substandard cross gutters will be made at the agreed lump sum price of $71,477.85.

2. High Early Concrete. To alleviate impact to the traveling public and to minimize the amount of time for lane closures at some critical areas on Orr & Day Road, the Engineer deemed it necessary to request the Contractor to use High/Early Strength PCC (5,000 psi @ 28 days, 3000psi in 3 days) in lieu of the conventional mix (Class 520-C-2500) specified for the construction of PCC Curb and Gutter.

    a. Remove 424 LF of damaged Type A-2, Curb and Gutter on Orr & Day Road as directed by the Engineer.

b. Construct curb and gutter, Type A-2, using High/Early PCC meeting the requirements of the approved mix design for PCC 5,000 PSI in 28 days, 3000psi in 3 days.

c. The work shall include all materials and labor required to form, pour and finish the approximately 424 LF of curb and gutter.

d. Concrete shall conform to the approved Mix Design for PCC 5000 PSI in 28 days, 3000psi in 3 days, so that it's fast-setting curing could allow earlier stripping of forms and traffic loading.

e. Compensation to use High Early Concrete for curb and gutter on Orr and Day at various locations will be made at the agreed upon unit price of $47.25 per linear foot. For approximately 424 linear feet of new curb and gutter (includes 5% for traffic control) the total compensation shall be $20,034.

f. A deduction of $15,688 will be made from Bid Item No. 2 (424 linear feet at $37.00 per linear feet) to compensate for the quantities being paid under Extra Work and this Contract Change Order.

g. Final Compensation to use High Early Concrete accounting for the deduction of quantities, will be made at the agreed upon lump sum price of $4,346.00.

3. Additional AC Pavement Reconstruction at certain New Curb Ramps for ADA Access. The Contractor to install additional AC Pavement (outside of the 12" required by the contract) slot patch work necessary to ensure that all ADA required grades are met for all newly-built access ramps. These ramps are outside the cold mill limits of paving.

a. Removal and replacement of AC pavement (as needed and measured) on Orr and Day Road to ensure that the maximum 5% ADA required grade for nine curb ramps are met.

b. AC slot patch the additional removals in accordance with the Plans, and Special Provisions using the approved Class B AC Pavement Mix Design.

c. The work shall include all materials and labor required to remove and repave the nine (9) areas adjacent to the ramps.

d. The work shall be done at the unit price as bid on Bid Item No. 11, Construct Pavement Repair, 2" Thickness (Grade B PG-64-19) and Bid Item No. 12,

Construct Pavement Repair, 3" Thickness (Grade B PG-64-10) which is $79.00 per ton.

e. The measured and agreed-to square footage of additional slot paving to accommodate the required ramp grades along Orr & Day Rd. was measured to be approximately 841 SF.

f. Using an average depth of 2" (0" – 4"), it was agreed that the total amount of Asphalt Concrete is 10.1 Tons.

g. Compensation for this work includes labor and equipment to sawcut, demolish, excavate, backfill, and compact the additional slot patch areas is included.

h. Compensation to construct additional AC Pavement at the curb ramps on Orr and Day Road will be made at the agreed lump sum price of $34,861.02

4. Over-excavation and Removal of Unsuitable Material. Over-excavate and remove unsuitable material at various locations. Replace over-excavated and removed material with base material and/or slurry as directed by the Engineer.

a. Compensation for over-excavation and removal of unsuitable material will be made at the agreed lump sum price of $6,773.66.

b. All work involved will be performed per the Standard Specifications for Public Works Construction and the contract documents.

5. Removal and Replacement of Damaged Side Street AC Pavement. Removal of 2,286 square feet of AC as directed by the Engineer in order to accommodate a new 4'' AC structural section that is flush with the adjacent surface behind the new PCC cross-gutters at Orr & Day Road/ Otto Street (903 square feet) and Florence Avenue/ Koontz Avenue (1,383 square feet).

Place approximately 58 Tons of C2/B (3/4") AC Hot Mix with tack coat.

a. Compensation for removal and replacement of damaged side street AC pavement will be made at the agreed lump sum price of $24,652.20.

b. All work involved will be performed per the Standard Specifications for Public Works Construction and the contract documents.

6. Replace ARHM (Asphalt Rubber Hot Mix) AC Pavement with Conventional AC Pavement on Orr & Day Road. Replace 4055.96 tons of ARHM Pavement with Conventional AC Pavement on Orr & Day Road. The requested that the Contractor substitute conventional AC for ARHM in order to pave Orr and Day Road prior to the start of the first day of school for Santa Fe High School. The substitution was accepted since the contractor was unable to procure ARHM during this timeframe.

   a. The City requested that the Contractor replace the as-bid, as-specified Bid Item No. 13, Construct Asphalt Rubber Hot Mix Pavement on Orr & Day Road with Conventional AC (Class C2) for a credit.

   b. The Contractor offers a credit of $13 per ton between ARHM Pavement and conventional AC Pavement.

   c. Compensation (a credit to the City) to replace ARHM with Conventional AC Pavement will be made for the agreed lump sum price of ($52,727.48)

7. Install Additional Striping and Pavement Legends at Florence and Lake Center Park Lane intersection.

   a. The Contractor shall install four (4) "KEEP CLEAR" legends, one (1) "STOP" legend, and 148 linear feet of 12" white limit line in the westbound lanes of Florence at the intersection with Lake Center Park Lane. This work was not included in the original scope of work.

   b. Compensation to Install Additional Striping and Pavement Legends at Florence and Lake Center Park Lane will be made at the agreed lump sum price of $1,946.47.

The revised completion date for this Contract is January 29, 2014, as shown below.

FIRST WORKING DAY.....		June 28, 2013
Working days specified in Contract.....	45	Working Days
ORIGINAL COMPLETION DATE.....		August 30, 2013
Administrative Delay.....	52	working days
Non-working days due to weather delays by previous Change Orders.....	0	working days
Non-working days due to weather delays by this Change Order.....	0	working days
Contract Time Extensions by previous Change Orders.....	0	working days
Contract Time Extensions by this Change Order.....	**52**	**working days**
Total Contract Time Extensions by this and previous Change Order	**0**	**working days**
REVISED COMPLETION DATE.....		**January 29, 2014**

The total compensation for Change Order No. 1 is $91,329.72. This sum constitutes full compensation, including all markups, for the work of this change and fifty-two (52) working days will be granted for this work.

The Contractor shall sign, date and return this change for final acceptance by the City.

SUBMITTED BY:

CITY OF SANTA FE SPRINGS

_____
Robert Garcia, Project Manager

_____
Date

ACCEPTED BY:

SULLY-MILLER CONTRACTING, CO.

_____
Mauricio Arreola, Project Manager

_____
Date

APPROVED BY:

_____
Noe Negrete
Director of Public Works

_____
Date

NEW BUSINESS

Interstate 5 Water Main Relocation for the Carmenita Road Segment – Project Acceptance

RECOMMENDATION
That the City Council accept the Interstate 5 Water Main Relocation for the Carmenita Road Segment as complete.

BACKGROUND
At the City Council Meeting of April 12, 2012 the City Council awarded a contract to Vido Artukovich & Sons, Inc./Vidmar, Inc. a joint venture of El Monte, California, in the amount of $4,114,930.00 for the construction of the subject project. The project was completed in January 2013, but litigation issues have prevented the project from being brought to the Council, requesting project acceptance.

Currently the retention amount has been returned to the contractor but the final payment on the project is under dispute. The contractor claims they are entitled to additional compensation beyond what was agreed to. The contractor was granted additional work and time to complete the project due to unforeseen circumstances during construction. The contractor has been paid in full for the additional work added to the project. The contractor now claims that they are entitled to additional home office overhead compensation due to the completion date of the project being extended. The City's position is that the contractor has been fully paid for all additional time and days. To date a total of $3,760,969.13 has been paid to the contractor for services rendered during the project. Santa Fe Springs legal counsel has advised staff to close out the project and have it recorded as completed.

All work under the contract has been completed and found to be satisfactory. This project is financed by the Utility Agreement with the State of California and funds are available.

For Thaddeus McCormack

Thaddeus McCormack
City Manager

Attachments:
Progress Payment No. 8 (for reference only)

Report Submitted By: Noe Negrete, Director
Public Works

Date of Report: January 22, 2014

Payment Detail
Interstate 5 Water Main Relocation - Carmenita Segment

Contractor: Vido Artukovich & Son, Inc./Vidmar, Inc. a JV
11155 Rush Street
South El Monte, CA 91733

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
Segments A-1 and A-2									
1.	Mobilization/Demobilization, Bond, and Insurance	1	L.S.	$ 150,000	$150,000.00			100%	$ 150,000.00
2.	Install 12" Cement Lined Ductile Iron Pipe - Trenched	8,027	L.F.	$ 155	$1,244,185.00			7,539	$ 1,168,545.00
3.	Install 16" Cement Lined Ductile Iron Pipe - Trenched	4,070	L.F.	$ 200	$814,000.00			3,608	$ 721,600.00
4.	Construct Pipeline Connection	13	EA.	$ 2,000	$26,000.00			11	$ 22,000.00
5. (S)	Construct Firestone 1 (Line "B" Sta. 30+90 to 32+50) 12" Pipe in 24" Steel Casing - Bore and Jacked	160	L.F.	$ 450	$72,000.00			160	$ 72,000.00
6. (S)	Construct Firestone 2 (Line "B" Sta. 33+96 to 34+94) 12" Pipe in 24" Steel Casing - Bore and Jacked	98	L.F.	$ 450	$44,100.00				$ -
7. (S)	Construct Carmenita Pl. (Line "F") 16" Pipe in 28" Steel Casing - Bore and Jacked	222	L.F.	$ 500	$111,000.00			267	$ 133,500.00
8. (S)	Construct I-5 Fwy. (Line "S") 16" Pipe in 28" Steel Casing - Bore and Jacked	246	L.F.	$ 500	$123,000.00			246	$ 123,000.00
9.	Construct Firestone 1 (Line "B" Sta. 30+90 to 32+50) Bore/Receiving Pits - Excav., Backfill, Haul, and Shoring	1	L.S.	$ 30,000	$30,000.00			100%	$ 30,000.00
10.	Construct Firestone 2 (Line "B" Sta. 33+96 to 34+94) Bore/Receiving Pits - Excav., Backfill, Haul, and Shoring	1	L.S.	$ 30,000	$30,000.00				$ -
11.	Construct Carmenita Pl. (Line "F") Bore/Receiv	1	L.S.	$ 30,000	$30,000.00			100%	$ 30,000.00
12.	Construct I-5 Fwy. (Line "S") Bore/Receiving Pits - Excav., Backfill, Haul, and Shoring	1	L.S.	$ 30,000	$30,000.00			100%	$ 30,000.00
13.	Construct Fire Hydrant Assembly	38	EA.	$ 4,500	$171,000.00			38	$ 171,000.00
14.	Install Copper Service Assembly	25	EA.	$ 3,500	$87,500.00			22	$ 77,000.00
15.	Furnish and Install 12" Gate Valve and Box	25	EA.	$ 3,500	$87,500.00			26	$ 91,000.00
16.	Furnish and Install 16" Gate Valve and Box	19	EA.	$ 7,500	$142,500.00			15	$ 112,500.00
17.	Install 1" Air Release Valve Assembly	14	EA.	$ 3,000	$42,000.00			12	$ 36,000.00
18.	Install 2" Blowoff Valve Assembly	18	L.S.	$ 3,000	$54,000.00			12	$ 36,000.00
19.	Install Temporary Chain Link Fence	1	S.F.	$ 15,000	$15,000.00			100%	$ 15,000.00
20.	Remove and Restore AC Pavement	19,500	S.F.	$ 7	$136,500.00			21,357	$ 149,499.00
21.	Remove and Restore Concrete	5,300	C.Y.	$ 10	$53,000.00			3,000	$ 30,000.00
22.	Remove Contaminated Soil and Backfill	800	C.Y.	$ 70	$56,000.00				$ -
23.	Construct Detector Check Assembly	18	EA.	$ 10,000	$180,000.00			13	$ 130,000.00
24.	Provide Traffic Control and Detour Plans & Setup	1	L.S.	$ 30,000	$30,000.00			100%	$ 30,000.00
					$3,759,285.00		$ -		$ 3,358,644.00

RECEIVED
Finance Dept
JUN 22 2017
CITY OF
SANTA FE SPRINGS

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
Segment B									
1.	Mobilization/Demobilization, Bond, and Insurance	1	L.S.	$ 50,000	$50,000.00		$ -		$ -
2.	Install 12" Cement Lined Ductile Iron Pipe - Trenched	843	L.F.	$ 155	$130,665.00		$ -		$ -
3.	Construct 8" Lateral Assembly - Trenched	242	L.F.	$ 140	$33,880.00		$ -		$ -
4.	Construct Pipeline Connection	2	EA.	$ 2,000	$4,000.00		$ -		$ -
5.	Construct Fire Hydrant Assembly	4	EA.	$ 4,500	$18,000.00		$ -		$ -
6.	Furnish and Install 12" Gate Valve and Box	5	EA.	$ 3,500	$17,500.00		$ -		$ -
7.	Furnish and Install 8" Gate Valve and Box	1	EA.	$ 3,000	$3,000.00		$ -		$ -
8.	Install 1" Air Release Valve Assembly	1	EA.	$ 3,000	$3,000.00		$ -		$ -
9.	Install 2" Blowoff Valve Assembly	1	EA.	$ 3,000	$3,000.00		$ -		$ -
10.	Install Copper Service Assembly	6	EA.	$ 3,500	$21,000.00		$ -		$ -
11.	Remove and Restore AC Pavement	4300	S.F.	$ 7	$30,100.00		$ -		$ -
12.	Remove and Restore Concrete	650	S.F.	$ 10	$6,500.00		$ -		$ -
14.	Construct Detector Check Assembly	2	EA.	$ 10,000	$20,000.00		$ -		$ -
15.	Provide Traffic Control and Detour Plans & Setup	1	L.S.	$ 15,000	$15,000.00		$ -		$ -
				Total	$355,645.00		$ -		
Contract Change Orders									
1.	Contract Change No. 1	1	L.S.	$ 14,552.54	$ 14,552.54			100%	$ 14,552.54
2.	Contract Change No. 2	1	L.S.	$ 33,005.25	$ 33,005.25			100%	$ 33,005.25
3	Contract Change No. 3	1	L.S.	$ 52,600.60	$ 52,600.60			100%	$ 52,600.60
4.	Contract Change No. 4	1	L.S.	$ 288,467.35	$ 288,467.35			100%	$ 288,467.35
5.	Contract Change No. 4	1	L.S.	$ 13,699.39	$ 13,699.39		$ 13,699.39	100%	$ 13,699.39
					$ 402,325.13		$ 13,699.39		$ 402,325.13
				TOTAL:	$4,517,255.13		$ 13,699.39		

Total Completed This Period $ 13,699.39

Total Completed Items to Date: $ 3,760,969.13

CONTRACT PAYMENTS	
Total Items Completed to Date	$ 3,760,969.13
Escrow Balance (Less 5%)	$ 188,048.46
Less Progess Payment No. 1	$ 537,163.25
Less Progress Payment No. 2	$ 1,622,125.00
Less Progress Payment No. 3	$ 618,402.50
Less Progress Payment No. 4	$ 300,912.50
Less Progress Payment No. 5	$ 173,375.00
Less Progress Payment No.6	$ 90,067.40
Less Progress Payment No. 7	$ 217,860.60
Progress Payment No. 8	$ 13,014.42

ESCROW PAYMENTS	
Escrow Balance	$ 188,048.46
Less Payment No. 1	$ 28,271.75
Less Payment No.2	$ 85,375.00
Less Escrow Payment No.3	$ 32,547.50
Less Escrow Payment No.4	$ 15,837.50
Less Escrow Payment No.5	$ 9,125.00
Less Escrow Payment No.6	$ 4,740.39
Less Escrow Payment No. 7	$ 11,466.35
Escrow Payment No. 8	$ 684.97

FINANCE PLEASE PAY:

Amount: $ 13,014.42

W.O. #: 484-397-R539-4800

Recommended: _____

Approved: _____

7/23/13

Received
Finance Dept

JUL 23 2013

CITY OF
SANTA FE SPRINGS

NEW BUSINESS

Corrected Grant Deed for Property Located at 13939 Borate Street – Authorization to Execute

RECOMMENDATION
That the City Council authorize the City Manager to execute a Corrected Grant Deed conveying title to the property at 13939 Borate Street, Santa Fe Springs, back to Hospira, Inc.

BACKGROUND

In October 2009, the City acquired from Hospira, Inc. a small parcel from their property located at 13939 Borate Street. The small parcel was acquired for installation of Water Well No. 12. As part of the process, the City prepared and filed a Parcel Map legally separating the small parcel from the Hospira property site.

During the process of conveying title of the small parcel to the City, and recording the Parcel Map, the Los Angeles County Recorder's Office inadvertently conveyed to the City title to both the small parcel and the Hospira property site.

The City is correcting this administrative error with the assistance of Commerce Escrow Company and Chicago Tile Insurance Company. The error will be corrected by filing a Corrected Grant Deed conveying title back to Hospira, Inc. This process requires City Council authorization for the City Manager to sign the Corrected Grant Deed on behalf of the City. The cost to the City is approximately $50.00 for filing costs.

For Thaddeus McCormack

Thaddeus McCormack
City Manager

Attachment:
September 24, 2009 City Council Report with attachments

Report Submitted By: Noe Negrete, Director, Public Works — Date of Report: January 22, 2014

NEW BUSINESS

Approval to Purchase A Portion of the Property Located at 13939 Borate Street, APN 8069-007-023, from Hospira, Inc.

RECOMMENDATION

That the City Council approve a Purchase and Sale Agreement to Acquire 12,700 Square Feet of Assessor's Parcel No. 8069-007-023 at a Cost of $30 Per Square Foot, [$381,000] and Authorize the City Attorney, City Manager, and City Engineer to Prepare and Sign all Required Documents.

BACKGROUND

Following authorization granted by the City Council staff prepared and sent an offer letter to Hospira Inc. owner of the property located at 13939 Borate Street to acquire a 12,700 sq. ft. portion of a larger lot. The offer to purchase was based on an appraisal prepared by R.P. Laurain and Associates which set the value at $30 per sq. ft. or $381,000. The property is to be used to drill a new domestic water well.

After a brief negotiation, Mr. Thomas Lockowitz, VP for Administrative Services for Hospira Inc. has agreed to sell the City approximately 12,700 sq. ft. of property at $30 per sq. ft. The precise purchase price will not be established until the lot has been surveyed and a parcel map has been prepared, but the total cost will be very close to $381,000. The area to be acquired is shown on the attached site plan. Also enclosed is a copy of the offer letter countersigned by Mr. Lockowitz and a Purchase and Sale Agreement prepared by the city attorney.

FISCAL IMPACT

Based on 12,700 square feet, it will cost $381,000 to acquire the vacant parcel. Furthermore, staff estimates that $2.5 to $3.5 million will need to be expended in the future to drill the new water well and purchase pumps, surge tanks, filters, piping, and other support equipment to bring the well on-line. Funds have been appropriated in the current budget for the purchase of the property and construction of the new well.

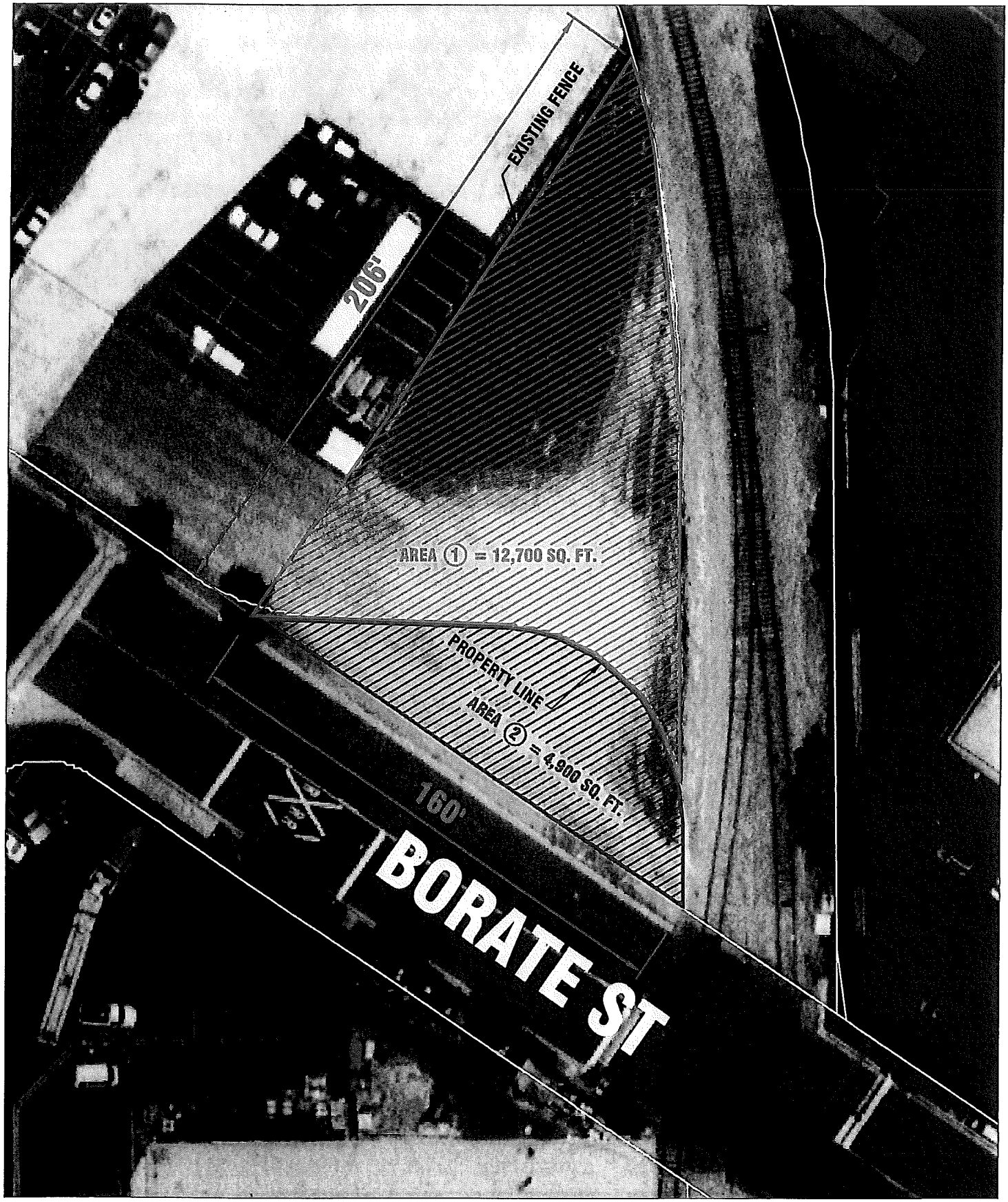
Report Submitted By: A.C. Lazzaretto Date of Report: September 15, 2009

INFRASTRUCTURE IMPACT

There will be a positive impact on the water system infrastructure as a result of this action. The City will eventually use the Site to drill a well that will provide high quality domestic water to the businesses and residents of Santa Fe Springs.

Frederick W. Latham
City Manager

Attachment(s):
Location and site maps 13939 Borate Street
Revised Offer Letter to Purchase a Portion of APN 8069-007-023
Purchase and Sale Agreement



PROPOSED PROPERTY ACUISITION
HOSPIRA, INC.

LEGEND

(1) AREA OF ACQUISITION

(2) CITY OWNED PROPERTY

SCALE: 1" = 40'

City of Santa Fe Springs
11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

August 13, 2009

Mr. Thomas Lockowitz
Hospira, Inc.
Attn: Karen L. Eltz
275 N. Field Drive, NRLE, Bldg. H4
Lake Forest, IL 60045

SUBJECT: Revised Offer to Purchase a Portion of the Industrial Property Located at 13939 Borate Street, Assessor's Parcel No: 8069-007-023, in the City of Santa Fe Springs California

Dear Mr. Lockowitz:

This letter is being sent to you as the apparent record owner of the above identified property (hereafter "the Site"), further described in Exhibit "A" attached hereto, located within the City of Santa Fe Springs, California. The City of Santa Fe Springs (hereafter "City") hereby offers to purchase a portion of the Site (hereafter "the Property"). The Property is sought for public purposes, namely the construction of a domestic water well and appurtenances thereto; the City wishes to acquire the fee interest in the Property.

The Property has been appraised by a professional real estate appraiser retained by the City. The date of value of the Property was determined by the appraiser as of June 15, 2009. Based on the physical characteristics of the Property, industrial use in the surrounding area and the current zoning (M-2 Heavy Industrial), the appraiser has determined that the highest and best use of the Property is for industrial purposes in accordance with the existing zoning. The appraiser has also determined that severance damages and benefits will not accrue to the Property or the Site by virtue of the partial taking, or construction of the public project in the manner proposed.

The City is offering the full amount reflected in the appraisal as the fair market value for the Property. In compliance with California law, the appraised value disregards any increase or decrease in the fair market value of the Property that occurred prior to the date of valuation that was caused by the public improvement for which the Property may be acquired other than a decrease due to physical deterioration of the Property within the reasonable control of the Property owner(s) or any occupant(s). Also in compliance with California law, the appraised value does not reflect consideration of, or make allowance for, any relocation

Louie González, Mayor • Betty Putnam, Mayor Pro Tem
City Council
Joseph D. Serrano, Sr. • Gustavo R. Velasco • William K. Rounds
City Manager
Frederick W. Latham

assistance and payments, any payments for goodwill or other benefits under California Government Code § 7262, et seq. or California Code of Regulations § 6100, et seq.

Attached hereto as Exhibit "B" is a summary of the basis of the City's appraisal fixing the amount established by the City as just compensation for the Property. The City is offering to purchase approximately 12,700 square feet of the Property for $381,000 for all interests it seeks to acquire in the Property. Attached is a plat map showing the area that the City wishes to acquire.

The City is aware that a lot subdivision will be required in order to complete the transaction. The City is prepared to take responsibility to create a legal parcel of the Property and make certain that the remaining portion of the Site is also maintained as a legal parcel. Final compensation for the Property will be based on the actual square footage of the Property once the site has been surveyed and the exact size of the Property is determined. The City will pay all necessary escrow fees, charges and costs which arise out of this acquisition, including, but not limited to all title and survey charges as well as transfer taxes.

This offer is for title to the fee interest in the Property. Payment will be made when the title to the Property vests in the City free and clear of all recorded or unrecorded liens, encumbrances, assessments, encroachments, leases and taxes, except:

1. Taxes for the year in which the Property is purchased shall be prorated to close of escrow;

2. Covenants, conditions, restrictions and reservations of record that do not interfere with the City's proposed use of the Property;

3. Easements or rights-of-way over the land for public or quasi-public utility or public street purposes, if any; and

4. Any other interests in the Property or exceptions to title appearing on a preliminary title report or litigation guarantee which are accepted by the City in writing through escrow.

This offer is made with the understanding that the City will acquire the Property "as is" WHERE IS and WITH ALL FAULTS. The City reserves the right to enter the Property for the purpose of conducting soils, toxic and hazardous substances investigations, and this offer is subject to modification depending on the results of such investigations. All investigations and/or assessments to be at the sole cost of the City and copies of which shall be provided to Hospira upon receipt.

If this offer is acceptable to you, please so indicate to the undersigned in writing. Upon your acceptance, the City will prepare and forward to you an agreement which will contain details

pertaining to the acquisition. Upon receipt of a signed agreement, the matter will be reviewed by the City Council, which has final ratification authority.

If for any reason you are not satisfied with this offer of just compensation and have relevant information regarding the value of the Property that you would like the City to consider, it will be happy to do so. In addition, you should be aware that in the event negotiations fail to result in an agreement, and the City decides to proceed with the acquisition of the Property through eminent domain, you have the right to have the amount of just compensation paid by the City for the Property fixed by a court of law. Toward this end, California law stipulates that you have the right to obtain an independent appraisal and that the City will pay the reasonable costs of the appraisal, not to exceed five thousand dollars ($5,000). If you choose to take this route, the independent appraisal must be conducted by an appraiser licensed by the California Office of Real Estate Appraisers.

Thank you, for your consideration of this offer. In order to proceed with this acquisition in a timely manner it is requested that you respond to the undersigned within 30 days of the date this letter. If you have any questions regarding this offer or have information regarding the value of your property, please contact Andrew C. Lazzaretto, Department of Planning and Development, at (562) 868-0511, ext. 7354.

Sincerely,

Donald K. Jensen

Donald K. Jensen
Director of Public Works

CC: Karen L. Eltz, Jones Lang LaSalle, Inc.
Steve Skolnik, City Attorney
Andrew Lazzaretto, Dept. Planning and Development

This offer has been accepted this 13th day of August 2009, by Hospira Inc.

Thomas G. Lockowitz, VP of Administrative Services

EXHIBIT "A"

Legal Description of Site

(Assessor's Parcel No: 8069-007-023)

Parcel 4 of Parcel Map No. 1882, in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map filed in Book 29, Page 40 of Parcel Maps, in the office of the County Recorder of said County.

Together with an easement for firebreak purposes over a strip of land 30 feet in width, the easterly line of which is contiguous with the westerly line of the hereinabove-described property.

Except from all of said land, all of the oil, gas and other petroleum or mineral substances lying in or under all of the hereinabove-described land below 100 feet of the surface thereof but without right of surface entry, as reserved in deed executed by the Santa Fe Land Improvement Company, a California corporation, in deed recorded November 14, 1973 as instrument No. 168 of official records.

EXHIBIT "B"

SUMMARY OF APPRAISAL

Assessor's Parcel No: 8069-007-023

APPARENT VESTEE:	Hospira, Inc.
ASSESSOR'S NO:	Los Angeles County Assessor's Identification No.: 8069-007-023
ADDRESS:	13939 Borate Street Santa Fe Springs, California, 90670
LEGAL DESCRIPTION:	Parcel 4 of Parcel Map No. 1882, in the City of Santa Fe Springs, County of Los Angeles, State of California, as per map filed in Book 29, Page 40 of Parcel Maps, in the office of the County Recorder of said County
LAND SHAPE:	Irregular land configuration.
DIMENSIONS:	291' x 489.20' (rough triangle)
LAND AREA:	158,123 square feet.
TOPOGRAPHY:	Overall topography is effectively level.
ACCESS:	The subject property has 489.20 feet of frontage on Borate Street.
ZONING:	M2 zone designation (heavy industrial).
BUILDING IMPROVEMENTS:	Industrial warehouse/manufacturing building containing 76,663 square feet of building area, paving, fencing, landscaping, etc.
HIGHEST AND BEST USE:	The existing industrial development of the Property is legally permissible within the M2 zone classification, which permits various types of heaving and light industrial uses. Based on the

the "after" condition, (2) vehicular access, as well as potential rail access, to the Site will not be impacted, and (3) the change to the overall land area and land configuration will not impact the existing or future highest and best use of the Site. Based on the analysis, the appraiser concluded that there is no severance damage indicated as a result of the taking by the City.

Benefits:

Likewise, benefits will not accrue to the remainder portion of the parent property as a result of the construction/development of the public improvement in the manner proposed, for the same reasons presented above under the question of severance damages. The value of the remainder, after the acquisition of the fee taking, and after consider benefits, is unchanged and, therefore, there are no benefits.

Market Conditions:

The appraisal takes into account the market conditions that currently prevail. Broker and developer interviewed by the appraiser indicated that the recent crisis pertaining to interest rates and financing has slowed development activity and there remains continued uncertainty regarding the financing of future development projects.

Based on the foregoing, as well as interviews with various brokers, agents, buyers, sellers, and developers, adjustments for market conditions were made to the sale properties in the appraisal based on the following schedule:

July-December, 2007:	+	6.0% per year, or +0.5% per month
January-June, 2008:		0.0% per year, or 0.0% per month
July-December, 2008:	-	6.0% per year, or -0.5% per month
January-June, 2009:	-	12.0% per year, or -1.0% per month

Adjustments to the sale properties have been made based on the foregoing schedule beginning the first full month following the date of sale. Inasmuch as the date of value utilized in the appraisal is June 15, 2009, a downward adjustment of negative 0.5% was applied for the first two weeks of June, 2009. A copy of the Market Data Summary found in the appraisal is attached and covers the 6 properties reviewed by the appraiser.

Final Estimate of Market Value

Based on the analysis summarized above, the market value of the Property, in the current as-is condition, as of June 15, 2009, is $381,000.

analysis of the various improved sale properties employed by the appraiser, the highest and best use of the Property is continued utilization of the existing building.

VALUATION METHODS:

The valuation methodology utilized in the total just compensation analysis of the subject parent ownership is summarized as follows:

- Market value of parent property in "before" condition.
- Value of remainder, as part of the whole parent property.
- Value of remainder in "after" condition, before consideration of benefits.
- Indicated severance damages, if any.
- Indicated benefits, if any.
- Summary of total just compensation.

Inasmuch as the subject parent property was considered based on the value of the underlying land, the Sales Comparison Approach was the only valuation method consider reliable by the appraiser as an indicator of value.

Sales Comparison Approach:

Land Value:

The appraisal identified 6 properties that were sold between November 2007 and April 2009. The value per square foot ranged from $23.50 to $35.69 per square foot. Based on an analysis of the land value indicators, the unencumbered fee simple rate of the subject site, in the before condition, as if vacant, is estimated to be $30.00 per square foot of land area, as follows:

158,123 SF @ $30.00 = $4,743,690

Using the 12,700 square feet as the size of the parcel required by the City the value of the Property is:

12,700 SF @ $30.00 = $381,000

Severance Damages:

The appraisal pointed out that after the taking the remaining portion of the parent property (the Site) will maintain its utility and value. The construction of the water well site will not have an adverse impact on the value of the parent property inasmuch as (1) the existing development, inclusive of the building and on-site improvements, will remain unchanged in

DRAFT

AGREEMENT FOR PURCHASE AND SALE

AND ESCROW INSTRUCTIONS

BY AND BETWEEN

HOSPIRA INCORPORATED

("SELLER")

AND

THE CITY OF SANTA FE SPRINGS

("BUYER")

AGREEMENT FOR PURCHASE AND SALE AND ESCROW INSTRUCTIONS

THIS AGREEMENT FOR PURCHASE AND SALE AND ESCROW INSTRUCTIONS ("**Agreement**") is made and entered into as of _____, 2009 ("**Effective Date**") by and between HOSPIRA INCORPORATED ("**Seller**"), and the CITY OF SANTA FE SPRINGS COMMUNITY, a public body, corporate and politic ("**Buyer**").

R E C I T A L S:

A. Seller is the owner in fee of (i) that certain real property located at 13939 Borate Street and identified as Assessor Parcel No. 8069-007-023, in the City of Santa Fe Springs ("**City**"), County of Los Angeles, State of California (hereinafter the "**Site**"). The City wishes to purchase a portion of the Site equal to approximately 12,700 square feet (hereinafter the "**Property**"). The Property is more particularly described in the legal description attached hereto as Exhibit "A".

B. Buyer has the authority to exercise the power of eminent domain to acquire the Property. Buyer has notified Seller of its intent to acquire Seller's fee interest in the Property. Subject to certain exceptions and reservations set forth in Section 9 hereof, Seller has agreed to sell to Buyer the Property under the threat, and in lieu, of condemnation.

C. The conveyance of Seller's fee interest in the Property from Seller to Buyer shall be on the terms and conditions set forth herein.

A G R E E M E N T:

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants herein contained, the parties hereto agree as follows:

1. PURCHASE PRICE.

1.1 Amount. Subject to the terms of this Agreement, Buyer hereby agrees to purchase Seller's fee interest in the Property from Seller and Seller agrees to sell Seller's fee interest in the Property to Buyer, an area equal to 12,700 square feet, for the purchase price of Three Hundred Eighty-One Thousand Dollars ($381,000.00) (the "**Purchase Price**"). Should the survey to be performed by Buyer show that the Property is actually smaller or larger than the estimated size, then the parties shall adjust the Purchase Price proportionately, based on a unit vale of $30.00/square foot.

1.2 Payment of Purchase Price. On or before 5:00 p.m. on the business day preceding the "Closing Date" (as that term is defined in Section

4.1) or such earlier time as required by "Escrow Holder" (as that term is defined in Section 3.1 below) in order to close Escrow on the Closing Date, Buyer shall deposit with Escrow Holder in Good Funds (as used in this Agreement, the term "**Good Funds**" shall mean a confirmed wire transfer of immediately available funds, cashier's or certified check drawn on or issued by the office of a financial institution located in Los Angeles County, or cash) the Purchase Price and the Closing Costs (as defined in Section 10).

2. TITLE MATTERS. Buyer acknowledges that it has been provided that certain preliminary title report for the Property prepared by Chicago Title Company (the "**Title Company**") as Order Number 910076370-x59 (the "**Title Report**"). Buyer hereby approves the condition of title to the Property and approves and consents to all of the exceptions to title listed in the Title Report.

3. ESCROW.

3.1 Escrow. Closing of the sale of Seller's fee interest in the Property shall take place through that certain escrow that was established with Commerce Escrow, as Escrow Number 09-54510-HW (the "**Escrow**") at its office located at 1545 Wilshire Boulevard, Suite 600, Los Angeles, California 90017. The escrow officer for the Escrow shall be Helen Wong (the "**Escrow Holder**").

3.2 Escrow Instructions. This Agreement, once deposited in Escrow, shall constitute the joint escrow instructions of Buyer and Seller to Escrow Holder. Additionally, if Escrow Holder so requires, Buyer and Seller agree to execute the form of escrow instructions that Escrow Holder customarily requires in real property escrows administered by it. In the event of any conflict or inconsistency between Escrow Holder's standard instructions and the provisions of this Agreement, the provisions of this Agreement shall supersede and be controlling.

4. CLOSE OF ESCROW.

4.1 Close of Escrow; Closing Date. Provided that all of the conditions of this Agreement precedent to the "Close of Escrow" (as hereinafter defined) have been satisfied (or waived by the appropriate party) prior to or on the Closing Date, the Closing of this transaction for the sale and purchase of Seller's fee interest in the Property shall take place on the date which is five (5) days after the date on which all of "Buyer's Conditions to Closing" and all of "Seller's Conditions to Closing" (as those terms are defined in Section 8) have been satisfied (or waived by the appropriate party); provided, however, in no event shall the Closing occur, if at all, later than March 30, 2010 ("**Closing Date**"). The terms "**Close of Escrow**" and the "**Closing**" are used herein to mean the time Seller's grant deed conveying fee title to Seller's fee interest in the Property to Buyer is recorded in the Official Records of the Office of the County Recorder of Los Angeles ("**Official Records**"). If Escrow is not in a

condition to close by the Closing Date due to the inability of the Buyer to record the Parcel Map identified in Section 8 below, then the Escrow shall be extended for a period of time mutually acceptable to both the Seller and the Buyer. If Escrow is not in a condition to close by the Closing Date for other reasons, either party not then in default hereunder may, upon five (5) days advance written notice to the other party and Escrow Holder, elect to terminate this Agreement and the Escrow. No such termination shall release either party then in default from liability for such default. If neither party so elects to terminate this Agreement and the Escrow, Escrow Holder shall close the Escrow as soon as possible.

4.2 Recordation; Release of Funds and Documents.

4.2.1 Escrow Holder is directed, on the Closing Date, to record in the Official Records, the following documents in the order listed: (i) the Grant Deed; and (ii) such other and further documents as may be directed jointly by Buyer and Seller.

4.2.2 Upon the Closing, Escrow Holder shall deliver (i) the Purchase Price to Seller, and (ii) conformed copies of all recorded documents to both Buyer and Seller.

5. DELIVERY OF DOCUMENTS REQUIRED FROM BUYER AND SELLER.

5.1 Buyer's Obligations. Buyer agrees that on or before 5:00 p.m. of the last business day immediately preceding the Closing Date, Buyer shall deposit or cause to be deposited with Escrow Holder the following:

(a) the Purchase Price;

(b) any and all additional instruments required from Buyer (executed and acknowledged where appropriate) as may be reasonably necessary in order for the Escrow Holder to comply with the terms of this Agreement; and

(c) all of the Closing Costs.

5.2 Seller's Obligations. Seller agrees that on or before 1:00 p.m. Pacific Stand Time of the last business day immediately preceding the Closing Date, Seller shall deposit or cause to be deposited with Escrow Holder each of the following:

(a) the executed and acknowledged Grant Deed, and;

(b) all other instruments required from Seller (executed and acknowledged where appropriate) as may be reasonably necessary in order for Escrow Holder to comply with the provisions of this Agreement.

6. TITLE INSURANCE POLICY.

6.1 Title Policy. At the Closing Date, the Title Company, as insurer, shall issue a CLTA owner's standard coverage policy of title insurance ("**Title Policy**"), in favor of Buyer, as insured, with liability in the amount of the Purchase Price, subject to the following:

(a) non-delinquent real property taxes and assessments;

(b) all of the exceptions to title listed in the Title Report;

(c) any other exceptions approved by Buyer; and

(d) the standard printed conditions and exceptions contained in the CLTA standard coverage owner's policy of title insurance regularly issued by the Title Company.

6.2 Payment for Title Policy. Buyer shall be responsible for all of the charges for the Title Policy.

7. REAL PROPERTY TAXES. Upon Buyer's acquisition of fee title to Seller's fee interest in the Property, Buyer shall be responsible for paying all pro rata taxes or assessments assessed against the Property. Seller shall be responsible for paying for (i) all property taxes or assessments assessed against the Property after the Closing for any period prior to the Closing.

8. CONDITIONS PRECEDENT TO CLOSING.

8.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement to purchase Seller's fee interest in the Property and close the Escrow shall be subject to the satisfaction or signed written waiver by Buyer of each and all of the following conditions precedent (collectively "**Buyer's Conditions to Closing**"):

(a) Buyer will have had the Property surveyed and cause to have prepared a Parcel Map legally separating the Property from the Site. Seller will have signed the Parcel Map and all related documents and the Parcel Map will have been recorded by the City of Santa Fe Springs with the Los Angeles County Recorder in accordance with the California Map Act. The portion of the Site which remains after the Parcel Map is created shall constitute a legal lot under the California Map Act;

(b) On the Closing Date, the Title Company shall be irrevocably committed to issue the Title Policy pursuant to Section 6 above insuring fee title to the Property as being vested in Buyer;

(c) Escrow Holder holds all instruments and funds required for the Closing and will deliver to Buyer the instruments and funds, if any, accruing to Buyer pursuant to this Agreement;

(d) except as otherwise permitted by this Agreement, all representations and warranties by Seller in this Agreement shall be true on and as of the Closing Date as though made at that time and all covenants of Seller pursuant to this Agreement shall have been fulfilled by the Closing Date;

(e) Seller is not in material default of any term or condition of this Agreement.

In the event that any of Buyer's Conditions to Closing are not satisfied, deemed satisfied, or waived in a writing signed by Buyer prior to the expiration of the applicable period for satisfaction or waiver, Buyer may terminate this Agreement.

8.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement shall be subject to the satisfaction or signed written waiver by Seller of each and all of the following conditions precedent ("**Seller's Conditions to Closing**"):

(a) Buyer will have had the Property surveyed and cause to have prepared a Parcel Map legally separating the Property from the Site. Seller will have signed the Parcel Map and all related documents and the Parcel Map will have been recorded by the City of Santa Fe Springs with the Los Angeles County Recorder in accordance with the California Map Act. The portion of the Site which remains after the Parcel Map is created shall constitute a legal lot under the California Map Act;

(b) Escrow Holder holds the Purchase Price and all other instruments and funds required for the Closing and will deliver to Seller the instruments and funds, including but not limited to the Purchase Price accruing to Seller pursuant to this Agreement;

(c) Except as otherwise permitted by this Agreement, all representations and warranties by the Buyer in this Agreement shall be true on and as of the Closing Date as though made at that time and all covenants of Buyer pursuant to this Agreement shall have been fulfilled by the Closing Date;

(d) Buyer is not in material default of any term or condition of this Agreement.

In the event that any of Seller's Conditions to Closing are not satisfied, deemed satisfied, or waived in a writing signed by Seller prior to the expiration of the applicable period for satisfaction or waiver, Seller may terminate this Agreement.

9. ALLOCATION OF COSTS.

9.1 Buyer's Costs. Buyer shall pay the following costs:

(a) all of Escrow Holder's escrow fees;

(b) any documentary transfer taxes associated with the conveyance;

(c) Buyer's own attorneys' fees and engineering fees incurred in connection with this Agreement and the transactions contemplated hereby, including but not limited to preparation and recording of the Parcel Map;

(d) all of the charges for recording the Grant Deed, if any;

(e) all of the costs for the Title Policy; and

(f) any and all other costs or charges necessary to close the Escrow.

Items (a), (b), (d), (e) and (f) shall be referred to as the "**Closing Costs**."

9.2 Seller's Costs. Seller shall pay Seller's own attorneys' fees in connection with this Agreement and the transactions contemplated hereby.

10. CONDITION OF THE PROPERTY.

10.1 Buyer Acknowledgements. Buyer acknowledges and agrees to all of the following:

10.1.1 Buyer has had a Phase I Environmental Assessment performed for the property by SCS Engineers. SCS Engineers prepared a report dated April 2009 and that report revealed no evident of conditions indicative of releases or threatened releases of hazardous substances. The report concluded by finding that no further investigations are recommended.

10.1.2 A copy of the Phase I Environmental Assessment performed for the property by SCS Engineers was provided to the Seller.

11. "As Is." BUYER ACKNOWLEDGES AND AGREES THAT ANY PORTION OF THE PROPERTY THAT IT ACQUIRES FROM THE SELLER PURSUANT TO THIS AGREEMENT SHALL BE PURCHASED IN "AS IS-WHERE IS, NO FAULTS" CONDITION AND, SELLER MAKES NO REPRESENTATION OR WARRANTY OR ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT (A) TO THE DESIGN, CONSTRUCTION, LOCATION, SIZE, CHARACTER, PHYSICAL CONDITION OR STATE OF REPAIR OF THE PROPERTY OR ANY PORTION THEREOF; (B) TO THE TOPOGRAPHY, DRAINAGE OR CONDITION OF THE SURFACE AND SUBSURFACE SOILS OF OR ON THE PROPERTY; (C) TO THE PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES AT, ON, IN, BENEATH, OR FROM THE PROPERTY; (D) TO THE MERCHANTABILITY, HABITABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE PROPERTY; (E) TO THE PAST OR FUTURE TAXES OR ASSESSMENTS THEREOF, INCOME THEREFROM OR EXPENSES THEREOF; (F) TO THE DEVELOPABILITY OF THE PROPERTY; OR (G) TO THE COMPLIANCE THEREOF WITH ANY APPLICABLE GOVERNMENTAL REQUIREMENT, OR ANY OTHER REPRESENTATION OR WARRANTY NOT HEREIN EXPRESSLY SET FORTH OR PROVIDED FOR. BY EXECUTION HEREOF, BUYER REPRESENTS AND WARRANTS TO SELLER THAT BUYER IS AN EXPERIENCED, SOPHISTICATED BUYER OF COMMERCIAL REAL ESTATE WITH

KNOWLEDGE AND EXPERIENCE SUFFICIENT TO ENABLE IT TO EVALUATE THE MERITS AND RISKS OF THE SALE, AND THAT IT IS REPRESENTED BY KNOWLEDGEABLE AND EXPERIENCED LEGAL COUNSEL OF ITS OWN CHOOSING AND AGREES THAT NEITHER SELLER, NOR ITS AGENTS OR REPRESENTATIVES, HAS MADE, AND THAT BUYER HAS NOT RELIED UPON, ANY REPRESENTATION OR WARRANTY OR ANY KIND WHICH IS NOT HEREIN EXPRESSLY SET FORTH OR PROVIDED FOR, IN CONNECTION WITH THE SALE OF THE PROPERTY OR BUYER'S ACTUAL PURCHASE THEREOF PURSUANT HERETO, BUYER HAVING ELECTED TO RELY INSTEAD ENTIRELY UPON ITS INSPECTION OF THE PROPERTY PURSUANT TO THE TERMS OF THIS AGREEMENT.

12. MISCELLANEOUS.

12.1 Assignment. This Agreement shall be binding upon and shall inure to the benefit of Buyer and Seller and their respective heirs, personal representatives, successors and assigns. Neither party to this Agreement may assign this Agreement or any interest or right hereunder or under the Escrow without the prior written consent and approval of the other party, which consent and approval may be withheld in the sole and absolute discretion of either party. No provision of this Agreement is intended nor shall in any way be construed to benefit any party not a signatory hereto or to create a third party beneficiary relationship.

12.2 Attorneys' Fees. In the event of any action between Buyer and Seller concerning rights and obligations under this Agreement or the enforcement of any of the terms and conditions to this Agreement or the Escrow or otherwise in connection with the Property, the prevailing party in such action shall be awarded, in addition to damages, injunctive or other relief, its reasonable costs and expenses, including without limitation its expert witness fees and costs and reasonable attorneys' fees, and including all fees and costs of any appeal.

12.3 Notices. All notices under this Agreement shall be effective upon personal delivery, via facsimile so long as the sender receives confirmation of successful transmission from the sending machine, or three (3) business days after deposit in the United States mail, registered or certified, postage fully prepaid and addressed to the respective parties as set forth below or as to such other address as the parties may from time to time designate in writing:

To Seller: Thomas Lockowitz
VP Administrative Services
Hospira Inc.
275 N. Field Drive, NRLE, Bldg. H4
Lake Forest, IL 60045

Copy to: Karen Eltz
Jones Lang LaSalle, Inc.
275 N. Field Drive, NRLE, Bldg. H4
Lake Forest, IL 60045
Facsimile No.: (714) 546-9035

To Buyer: City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670-3679
Attn: Don Jensen, Director of Public Works
Facsimile No.: (562) 868-7112

Copy to: Steve Skolnik,
City Attorney
11710 Telegraph Road
Santa Fe Springs, CA 90670

12.4 Fair Meaning. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto.

12.5 Headings. The headings at the beginning of each numbered Section of this Agreement are solely for the convenience of the parties hereto and are not a part of this Agreement.

12.6 Choice of Laws. This Agreement shall be governed by the internal laws of the State of California and any question arising hereunder shall be construed or determined according to such law.

12.7 Nonliability of Buyer Officials. No officer, official, member, employee, agent, or representatives of Buyer shall be liable for any amounts due hereunder, and no judgment or execution thereon entered in any action hereon shall be personally enforced against any such officer, official, member, employee, agent, or representative.

12.8 Gender; Number. As used in this Agreement, masculine, feminine, and neuter gender and the singular or plural number shall be deemed to include the others wherever and whenever the context so dictates.

12.9 Survival. This Agreement and all covenants to be performed after the Closing, and, except as otherwise set forth herein, all representations and warranties contained herein, shall survive the Closing Date and shall remain a binding contract between the parties hereto.

12.10 Time of Essence. Time is of the essence to this Agreement and to each and every term and provision hereof, it being understood that the parties hereto have specifically negotiated the dates for the completion of each obligation herein.

12.11 Waiver or Modification. A waiver of a provision hereof, or modification of any provision herein contained, shall be effective only if said waiver or modification is in writing, and signed by both Buyer and Seller. No waiver of any breach or default by any party hereto shall be considered to be a waiver of any breach or default unless expressly provided herein or in the waiver.

12.12 Broker's/Consulting Fees. Seller and Buyer represent and warrant to the other that neither Buyer nor Seller has employed any real estate broker to represent its interest in this transaction. Each party agrees to indemnify and hold the other free and harmless from and against any and all liability, loss, cost, or expense (including court costs and reasonable attorneys' fees) in any manner connected with a claim asserted by any individual or entity for any broker's commission in connection with the conveyance of Seller's interest in the Property arising out of agreements by the indemnifying party to pay any commission.

12.13 Duplicate Originals. This Agreement may be executed in any number of duplicate originals, all of which shall be of equal legal force and effect.

12.14 Severability. If any term, covenant or condition of this Agreement or the application thereof to any person, entity, or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant, or condition to persons, entities, or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

12.15 Exhibits. The following exhibits are attached hereto and incorporated herein by this reference:

Exhibit "A" Legal Description of Property

12.16 Corporate Authority. The person(s) executing this Agreement on behalf of each of the parties hereto represent and warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement such party is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other agreement to which such party is bound.

12.17 Entire Agreement; Amendment. Except as set forth above, this Agreement and the exhibits incorporated herein, including the executed Grant Deed, contain the entire agreement of Buyer and Seller with respect to the matters contained herein, and no prior agreement or understanding pertaining to any such matter shall be effective for any purpose. No provisions of this

Agreement may be amended or modified in any manner whatsoever except by an agreement in writing signed by duly authorized officers or representatives of each of the parties hereto.

12.18 Facsimile Signatures. Signatures of the parties transmitted by facsimile shall be deemed binding. However, each party agrees to submit their original signature to the other party within five (5) business days after execution hereof.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Buyer and Seller each hereby represents that it has read this Agreement, understands it, and hereby executes this Agreement to be effective as of the day and year first written above.

"Seller"

THE HOSPIRA INCORPORATED

By: _____
Thomas Lockowitz, VP Administrative Services

Date: _____, 2009

"Buyer"

CITY OF SANTA FE SPRINGS, a public body, corporate and politic

By: _____
Frederick Latham, City Manager

Date: _____, 2009

ATTEST:

_____
Barbara Earl, City Clerk

APPROVED AS TO FORM:
By: _____
City Attorney

Helen Wong, Commerce Escrow, agrees to act as Escrow Holder in accordance with the terms of this Agreement.

Date: _____, 2009 By: _____
Helen Wong, Escrow Officer

[END OF SIGNATURES]

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The land situated in the City of Santa Fe Springs, in the County of Los Angeles, State of California, described as follows:

LEGAL DESCRIPTION TO BE PROVIDED AT A LATER DATE EITHER BY MEETS AND BOUNDS DESCRIPTION OR A PARCEL MAP LOT NUMBER

NEW BUSINESS

Valley View Avenue Grade Separation Project – Status Update

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

BACKGROUND
Staff will make a presentation to inform the City Council as to the current status of the Valley View Avenue Grade Separation Project.

For Thaddeus McCormack
Thaddeus McCormack
City Manager

Attachments:
None

Report Submitted By: Noe Negrete
Department of Public Works

Date of Report: January 15, 2014

NEW BUSINESS

Fire-Rescue Response Time Study After Re-opening Station Two and Engine 82

RECOMMENDATION
The Mayor may call upon Fire Chief Mike Crook for the Presentation.

BACKGROUND

On August 13, 2012, minimum staffing in the Department of Fire-Rescue was reduced from seventeen (17) minimum daily personnel staffing to fifteen (15).

This resulted in the closure of Station Two and Engine 82 located at 8634 Dice Road. The fire station housed one engine company, consisting of three personnel per shift. Three captain and three engineer positions were eliminated and three firefighter positions were transferred to Station Four to place Paramedic Squad 841 into service.

A six-month response time study report was presented to the Council in March 2013. It was outlined in the report that emergency response times were increased to an unacceptable level since the closure of Station Two and Engine 82. The Fire Chief presented a new staffing model to the City Council that would improve emergency response times in the northeast portion of the City that included re-opening Station Two and Engine 82 and closing Engine 81.

The Council approved the recommendation and on May 6, 2013, Station Two was re-opened with Engine 82. Engine 81, stationed at Headquarters Fire Station, was removed from service.

This presentation is to provide an update to the City Council on Fire-Rescue's emergency response times since the re-opening of Station Two.

For Thaddeus McCormack

Thaddeus McCormack
City Manager

Report Submitted By: Fire Chief Michael Crook Date of Report: January 22, 2014

PRESENTATION
Assembly Bill 109 Update

RECOMMENDATION
The Mayor may wish to call upon Whittier Police Chief Jeff Piper to give an update on Assembly Bill 109, also known as "Realignment", and the impact of this law on the City and local law enforcement.

In 2011, Governor Brown signed Assembly Bill (AB) 109, legislation that allowed the classification of non-violent, non-serious, and non sex offenders to serve their sentence in county jails instead of state prisons. The bill was intended to be the cornerstone of California's solution for reducing the number of inmates in the state's 33 prisons to 137.5 percent of design capacity by June 27, 2013, as ordered by the Three-Judge Court and affirmed by the U.S. Supreme Court.

Although unpopular at many levels, AB 109 tried to ease the concerns of the public by including the following provision within the bill:

- No inmates currently in state prison would be transferred to county jails.
- No inmates currently in state prison would be released early.
- All felons sent to state prison would continue to serve their entire sentence in state prison.
- All felons convicted of current or prior serious or violent offenses, sex offenses, and sex offenses against children would go to state prison.

For THADDEUS McCORMACK

Thaddeus McCormack
City Manager

Report Submitted By: Dino Torres, Director of Police Services January 22, 2014

PRESENTATION

2013 Neighborly Elf Christmas Basket Program – Recognition of Donors and Volunteers

RECOMMENDATION

The Mayor may wish call upon Community Services Supervisor Ed Ramirez to assist with the presentation and recognize the various donors and volunteers.

BACKGROUND

The Family and Human Services (FHS) Division hosted the annual Neighborly Elf Christmas Basket Program on Saturday, December 14, 2013 at the Gus Velasco Neighborhood Center.

With the assistance of 220 volunteers, the contributions made by our community, and the support provided by partnering social service agencies, the FHS Division was able to provide over 200 low-income families with an abundant food basket and toys for their children for the holiday season. Additionally, through the Neighborly Elf Christmas Program, the FHS Division was able to provide holiday food baskets to local social service agencies who serve disadvantaged families throughout the year.

The families and their children were welcomed at the Gus Velasco Neighborhood Center with an ambience of festive holiday décor. The Gus Velasco Neighborhood Center was transformed into a winter wonderland for all families to enjoy. Once families checked in, they were led to visit with Santa Claus. After sharing their holiday wishes with Santa, the children received a toy gift from our very own Santa Fe Springs (SFS) firemen, Whittier policemen and youth volunteers. After they received toys, the children and families walked though Santa's workshop where they were provided a food basket that contained a variety of holiday food items.

This program was made possible by the generous donations provided by numerous businesses and City residents, donations from local schools, service clubs, and community organizations. We also could not have done it without our volunteers; they spent several hours assisting with every detail relating to this event.

Report Submitted By: Ed Ramirez, Community Services Supervisor
Community Services Department
Family and Human Services Division

Date of Report: January 22, 2014

They City would like to recognize the following donors and volunteers:

Monetary Donors

1)	Prime of Life Club	$300.00
2)	SFS Women's Club	$300.00
3)	May Sharp	$100.00
4)	Ed & Gloria Duran	$150.00
5)	Rev-Co Manufacturing	$40.00
6)	Edward & Ji Won	$100.00
7)	Robert & Claudia Orpin	$200.00
8)	Bob Apodaca Central Basin Water District 2010	$250.00
9)	Good Neighbor Senior Citizens Club	$100.00
10)	Complete Landscape	$100.00
11)	LeFiell Manufacturing Co.	$250.00
12)	Air West Mechanical Construction Inc.	$50.00
13)	Graphic Dies, Inc.	$100.00
14)	D.A. Inc DBA Poor Denny's Saloon The Embers Lounge	$25.00
15)	Ansa Insurance Services	$25.00
16)	Richard Moore	$500.00
17)	SFS City Employees Association	$250.00
18)	Abraham Lincoln Club	$100.00
19)	Judith E. McDonnell	$30.00
20)	Summerfield Foundation	$50.00
21)	The Framery	$158.00
22)	Bonnie L. Fox	$25.00
23)	Linda M. Flores	$30.00
24)	GVNC Older Adult Services Holiday Dance	$141.00
25)	SFS Sister City	$80.00
26)	Levonne Gunn	$25.00
27)	Anonymous	$8.00
28)	SFS Executive, Management and Confidential Employees' Association	$250.00
29)	T R Lopez (Tom Lopez)	$100.00
30)	McMaster-Carr Supply Company	$3,500.00
31)	Golden Springs Development Co.	$500.00
32)	Premier Packaging/Assembly	$200.00
33)	Santa Fe Springs Retirees	$2,060.00
	TOTAL:	**$10,097.00**

Report Submitted By: Ed Ramirez, Community Services Supervisor
Community Services Department
Family and Human Services Division

Date of Report: January 22, 2014

Food/Gift Card Donors

Masters of Harmony
New Breed Mix Martial Arts Academy
Aggreko
Brenntag Pacific, Inc.
International Paper
Jersey Elementary School PTA
California Teachers Association
Consolidated Disposal Services
Republic Trash Services Company
Santa Fe High School
RG Industries
Santa Fe Springs Chamber of Commerce and Industrial League
Santa Fe Springs Community Playhouse
Santa Fe Springs Library
Santa Fe Springs Women's Club
Santa Fe Springs Sister City Committee
St. Pius X Church
Joanne & Rabin Perkins

Toy Donors

Kiwanis Club
Santa Fe Springs Sister City Committee
California Highway Patrol
Johnson Peltier
Santa Fe Springs Employees Association
New Breed Mix Martial Arts Academy
St. Pius X Church
Santa Fe Springs Chamber of Commerce
The Holiday
Wood Group Field Services
Wood Workers of Whittier
Vans Employees
Toys for Tots Christmas Baseball Tournament – Youth Leadership Committee

Apparel Donors

Vans Company
Lyana Murillo
Edward & Ji Won

Volunteers

Amelia Acosta
Gilbert Aguirre
Janie Aguirre
Esther Alvarez
Nicole Buenfil
Margarita Camacho
Al Castillo
Margie Castillo
Mike Ceballos
Monica Ceballos
Dolores Duran
Ed Duran
Gloria Duran
Bonnie Fox
Dolores Garcia
Lydia Gonzales
Star Gonzalez
Jonathan Hernandez
Eskarlethe Juarez
Yoshi Kamaki
Jimmy Mendoza
Jesse Mendoza
Natalie Miramontes
Councilmember Moore
Paul Nakamura
Yoko Nakamura
Mikaylee Nunez
Victoria Nunez
Wendy Pineda
Ted Radoumis
Peggy Radoumis
Mayor Pro Tem Rios
Anissa Rodriguez
Annette Rodriguez
Tony Rodriguez
Dolores Romero
Councilmember Rounds
Onesimos Sanchez
Josephina Santa-Anna
Jacob Santos
Berta Serta
Mayor Trujillo
Pete Vallejo
Toni Vallejo
Gloria Vasquez
Manny Zevallos
Marty Villanueva

LA CADA Allen House
Santa Fe Springs Firemen Association
Santa Fe Springs Rotary Club
Santa Fe Springs Sister Cities Committee
Santa Fe Springs Woman's Club
St. Paul High School
TEENS Program
Vans Company Employees
Wood Group Field Services
Youth Leadership Committee
Whittier Unified High School District - Sierra High School

For Thaddeus McCormack

Thaddeus McCormack
City Manager

Report Submitted By: Ed Ramirez, Community Services Supervisor
Community Services Department
Family and Human Services Division

Date of Report: January 22, 2014

PRESENTATION

2013 Holiday Home Decorating Contest Winners

RECOMMENDATION
The Mayor may wish to call upon Community Services Supervisor Jo Ann Madrid to assist with the presentation.

BACKGROUND

City residents celebrated the holiday season by participating in the annual Christmas Home Decorating Contest. Homes were beautifully decorated and dazzled with holiday displays. On Monday, December 9, 2013, the Holiday Home Decorating Contest Committee toured the City and viewed the many magnificently decorated homes. The Holiday Home Decorating Contest Committee selected 17 homes which they felt best embodied the spirit of the contest and the holiday season.

The 2013 contest winners have been invited to tonight's meeting to be recognized by the Council for their creativity and civic participation.

The City would like to recognize the following winners:

Jose Aleman	The Spirit of Christmas
Richard & Ana Aguilar	Toyland Express
Robert Aguirre	Hometown Pride
David Betancourt	Gingerbread Land
Philip & Christina Coppin	The Sounds of Christmas
Juliette De Lara	Have a Beary Merry Christmas
Theodore & Noriko Fletcher	"Tis the Season"
Ruben & Margaret Garcia	Silent Night
Ruth Garcia	Santa's Playground
Craig Piper	Toy Solider
Theresa M. Martinez	Christmas Extravaganza
Juan & Teresa Moreno	Away in the Manger
Olga and Maria Puentes	Candy Cane Lane
Paul and Talese Pulley	A Village Christmas
Jose G. Vargas	Holly Jolly Christmas
Ruth & Chris Cagle	Honorable Mention
Tommy Murray	Mayor's Award

For Thaddeus McCormack
Thaddeus McCormack
City Manager

Report Submitted By: Jo Ann Madrid, Community Services Supervisor
Community Services Department
Parks and Recreation Services Division

Date of Report: January 22, 2014

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancy	Councilmember
Beautification	1	Moore
Beautification	1	Rios
Beautification	3	Sarno
Community Program	2	Moore
Community Program	1	Rios
Community Program	1	Rounds
Community Program	5	Trujillo
Family & Human Services	1	Sarno
Historical	1	Moore
Historical	2	Rounds
Historical	2	Sarno
Historical	3	Trujillo
Senior Citizens	1	Rios
Senior Citizens	2	Rounds
Senior Citizens	2	Sarno
Senior Citizens	3	Trujillo
Sister City	1	Moore
Sister City	1	Rios
Sister City	1	Rounds
Sister City	1	Sarno
Sister City	1	Trujillo
Youth Leadership	2	Moore
Youth Leadership	1	Trujillo

Recent Activity: Councilmember Moore appointed Evony Reyes to the Youth Leadership Committee.

Applications Received: Nicolette Bravo – Traffic Commission; Gabriela Garcia – Community Program, Family & Human Services, and Parks & Recreation Committees.

For Thaddeus McCormack

Thaddeus McCormack
City Manager

Attachments:
Committee Lists
Prospective Member List

Report Submitted by: Anita Jimenez
Deputy City Clerk

Date of Report: January 21, 2014

Prospective Members for Various Committees/Commissions

Beautification

Community Program
Gabriela Garcia

Family & Human Services
Gabriela Garcia

Heritage Arts

Historical

Personnel Advisory Board

Parks & Recreation
Gabriela Garcia

Planning Commission
Carlos Tovar
Manuel Zevallos

Senior Citizens Advisory
Linda Vallejo

Sister City
Linda Vallejo

Traffic Commission
Nicolette Bravo
Manuel Zevallos

Youth Leadership

BEAUTIFICATION COMMITTEE

Meets the fourth Wednesday of each month, except July, Aug, Dec.
9:30 a.m., Town Center Hall
Qualifications: 18 Years of age, reside or active in the City
Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Juliet Ray	(14)
	Paula Minnehan	(14)
	Annie Petris	(15)
	Guadalupe Placensia	(15)
	Vacant	(15)
Rios	Mary Reed	(14)
	Charlotte Zevallos	(14)
	Vacant	(14)
	Vada Conrad	(15)
	Joseph Saiza	(15)
Rounds	Sadie Calderon	(14)
	Rita Argott	(14)
	Mary Arias	(15)
	Marlene Vernava*	(15)
	Debra Cabrera	(15)
Sarno	Vacant	(14)
	Irene Pasillas	(14)
	Vacant	(14)
	May Sharp	(15)
	Vacant	(15)
Trujillo	Mary Jo Haller	(14)
	Eleanor Connelly	(14)
	Margaret Bustos*	(14)
	Rosalie Miller	(15)
	A.J. Hayes	(15)

**Indicates person currently serves on three committees*

COMMUNITY PROGRAM COMMITTEE

Meets the third Wednesday in Jan., May, and Sept., at 7:00 p.m., in City Hall.
Qualifications: 18 Years of age, reside or active in the City

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Vacant	(14)
	Margaret Palomino	(14)
	Mary Jo Haller	(15)
	Vacant	(15)
	Bryan Collins	(15)
Rios	Francis Carbajal	(14)
	Mary Anderson	(15)
	Dolores H. Romero*	(15)
	Vacant	(14)
	David Diaz-Infante*	(15)
Rounds	Mark Scoggins*	(14)
	Marlene Vernava*	(14)
	Vacant	(14)
	Anthony Ambris	(15)
	Johana Coca	(15)
Sarno	Jeanne Teran	(14)
	Miguel Estevez	(14)
	Kim Mette	(14)
	Cecilia Leader	(15)
	Frank Leader	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Vacant	(14)
	Vacant	(15)
	Vacant	(15)

**Indicates person currently serves on three committees*

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jul., Aug., Sept., and Dec., at 5:30 p.m., Gus Velasco Neighborhood Center

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

Membership: 15 Residents Appointed by City Council

5 Social Service Agency Representatives Appointed by the Committee

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Arcelia Miranda	(14)
	Martha Villanueva	(15)
	Margaret Bustos*	(15)
Rios	Lydia Gonzales	(14)
	Manny Zevallos*	(15)
	Gilbert Aguirre*	(15)
Rounds	Annette Rodriguez	(14)
	Janie Aguirre*	(15)
	Ted Radoumis	(15)
Sarno	Mercedes Diaz	(14)
	Vacant	(14)
	Angelica Miranda	(15)
Trujillo	Dolores H. Romero*	(14)
	Gloria Duran*	(14)
	David Diaz-Infante *	(15)

Organizational Representatives: Nancy Stowe
Evelyn Castro-Guillen
Elvia Torres
(SPIRITT Family Services)

**Indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Gus Velasco Neighborhood Center Room 1

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

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	May Sharp	6/30/2014
Rios	Paula Minnehan	6/30/2014
Rounds	A.J. Hayes	6/30/2014
Sarno	Gloria Duran*	6/30/2014
Trujillo	Amparo Oblea	6/30/2014

Committee Representatives

Beautification Committee	Marlene Vernava*	6/30/2015
Historical Committee	Larry Oblea	6/30/2015
Planning Commission	Vacant	6/30/2015
Chamber of Commerce	Tom Summerfield	6/30/2015

Council/Staff Representatives

Council	Richard Moore
Council Alternate	Laurie Rios
City Manager	Thaddeus McCormack
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

**Indicates person currently serves on three committees*

HISTORICAL COMMITTEE

Meets Quarterly - The 2nd Tuesday of Jan. and the 1st Tuesday of April, July, and Oct., at 5:30 p.m., Carraige Barn

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

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Astrid Gonzalez	(14)
	Tony Reyes	(14)
	Amparo Oblea	(15)
	Vacant	(15)
Rios	Gilbert Aguirre	(14)
	Hilda Zamora	(14)
	Janie Aguirre	(15)
	Larry Oblea	(15)
Rounds	Vacant	(14)
	Vacant	(14)
	Mark Scoggins*	(15)
	Janice Smith	(15)
Sarno	Ed Duran	(14)
	Vacant	(14)
	Vacant	(15)
	Sally Gaitan	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Merrie Hathaway	(15)
	Vacant	(15)

**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., Council Chambers.

Subcommittee Meets at 6:00 p.m., Council Chambers

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Mary Tavera	(14)
	John Salgado	(14)
	Janet Rock	(15)
	Ralph Aranda	(15)
	Sheila Archuleta	(15)
Rios	Lynda Short	(14)
	Bernie Landin	(14)
	Carlos Tovar	(14)
	Sally Gaitan	(15)
	Fred Earl	(15)
Rounds	Kenneth Arnold	(14)
	Richard Legarreta, Sr.	(14)
	Luigi Trujillo	(14)
	Angelica Miranda	(15)
	Mark Scoggins*	(15)
Sarno	Jennie Carlos	(14)
	Frank Leader	(14)
	Brandy Ordway-Roach	(15)
	Raul Miranda, Jr.	(14)
	David Diaz-Infante*	(15)
Trujillo	Miguel Estevez	(14)
	Andrea Lopez	(14)
	A.J. Hayes	(15)
	Jesus Mendoza	(15)
	Arcelia Miranda	(15)

**Indicates person currently serves on three committees*

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

Membership: 5 (2 Appointed by City Council, 1 by Personnel Board, 1 by Firemen's Association, 1 by Employees' Association)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Council	Angel Munoz	6/30/2017
	Ron Biggs	6/30/2017
Personnel Advisory Board	Jim Contreras	6/30/2013
Firemen's Association	Jim De Silva	6/30/2017
Employees' Association	Anita Ayala	6/30/2017

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers
Qualifications: 18 Years of age, reside or active in the City
Membership: 5

APPOINTED BY	NAME
Moore	Louie Gonzalez
Rios	Michael Madrigal
Rounds	Susan Johnston
Sarno	Joe Angel Zamora
Trujillo	Frank Ybarra

SENIOR CITIZENS ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jul., Aug., Sep., and Dec., at 10:00 a.m., Gus Velasco Neighborhood Center

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Yoshi Komaki	(14)
	Yoko Nakamura	(14)
	Paul Nakamura	(14)
	Astrid Gonzales	(15)
	Pete Vallejo	(15)
Rios	Janie Aguirre	(14)
	Louis Serrano	(14)
	Vacant	(14)
	Amelia Acosta	(15)
	Jessie Serrano	(15)
Rounds	Vacant	(14)
	Vacant	(14)
	Gloria Vasquez	(15)
	Lorena Huitron	(15)
	Berta Sera	(15)
Sarno	Gloria Duran	(14)
	Josephine Santa-Anna	(14)
	Vacant	(15)
	Vacant	(15)
	Ed Duran	(15)
Trujillo	Vacant	(14)
	Vacant	(14)
	Gilbert Aguirre*	(15)
	Margaret Bustos*	(15)
	Vacant	(15)

**Indicates person currently serves on three committees*

SISTER CITY COMMITTEE

Meets the First Monday of every month, except Dec., at 6:30 p.m., Town Center Hall, Mtg. Room #1. If the regular meeting date falls on a holiday, the meeting is held on the second Monday of the month.

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

Membership: 25

APPOINTED BY	NAME	TERM EXPIRES JUNE 30 OF
Moore	Martha Villanueva	(14)
	Vacant	(14)
	Mary K. Reed	(15)
	Peggy Radoumis	(15)
	Jeannette Wolfe	(15)
Rios	Charlotte Zevallos	(14)
	Francis Carbajal	(14)
	Marlene Vernava*	(15)
	Doris Yarwood	(15)
	Vacant	(15)
Rounds	Manny Zevallos	(14)
	Susan Johnston	(14)
	Vacant	(14)
	Ted Radoumis	(15)
	Johana Coca	(15)
Sarno	Vacant	(14)
	Kimberly Mette	(14)
	Jimmy Mendoza	(15)
	Dominique Velasco	(14)
	Lucy Gomez	(15)
Trujillo	Rigo Estrada	(14)
	Andrea Lopez	(14)
	Dolores H. Romero*	(15)
	Marcella Obregon	(15)
	Vacant	(15)

**Indicates person currently serves on three committees*

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

Membership: 5

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

APPOINTED BY	NAME
Moore	Albert J. Hayes
Rios	Pauline Moore
Rounds	Ted Radoumis
Sarno	Alma Martinez
Trujillo	Greg Berg

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Council Chambers

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

Membership: 20

APPOINTED BY	NAME	TERM EXPIRES UPON GRADUATION IN
Moore	Destiny Cardona	(14)
	Evony Reyes	(17)
	Vacant	()
	Vacant	()
Rios	Precious Ramirez	(14)
	Danielle Garcia	(14)
	Marisa Gonzalez	(15)
	Joshua Rojo	(14)
Rounds	Gabriel Perez	(16)
	Jesus Ramirez	(14)
	Laurence Ordaz	(16)
	Ciani Hernandez	(15)
Sarno	Dominique Walker	()
	Victoria Molina	()
	Felipe Rangel	(14)
	Victor Garza	(14)
Trujillo	Paul Legarreta	(17)
	Victoria Nunez	()
	Cameron Velasco	(16)
	Vacant	()