



CITY OF SOUTH GATE
SERVING AS THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF SOUTH GATE

REGULAR MEETING AGENDA

Tuesday, September 11, 2018 at 5:30 p.m.

I. Call To Order/Roll Call

CALL TO ORDER	Maria Belen Bernal, Chairperson
ROLL CALL	Carmen Avalos, Recording Secretary

II. City Officials

CHAIRPERSON Maria Belen Bernal	EXECUTIVE DIRECTOR Michael Flad
VICE CHAIRPERSON Jorge Morales	RECORDING SECRETARY Carmen Avalos
AGENCY MEMBERS Denise Diaz Maria Davila Al Rios	SECRETARY Joe Perez
	AUTHORITY COUNSEL Raul F. Salinas

III. Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by Agency Members is \$0 per meeting regardless of the amount of meetings.

IV. Open Session Agenda

1. Resolution Approving The First Amendment To The Agreement With Tetra Tech, Inc., And An Amendment To ROPS 18-19 For The

**"B" Fiscal Period Of July 1, 2018 To June 30, 2019; And
Authorizing Transmittal Of Both To The First District Oversight
Board And Then To The State Department Of Finance**

The Successor Agency will consider adopting a **Resolution** _____
_ approving (i) the First Amendment to the Agreement for professional
services between the Successor Agency and Tetra Tech, Inc., and (ii)
an Amendment to Recognized Obligation Payment Schedule 18-19 for
the "B" fiscal period of July 1, 2018 to June 30, 2019 related to such
First Amendment; and authorizing the transmittal of the First
Amendment and Amendment to ROPS 18-19B to the First District
Oversight Board and then to the State Department of Finance pursuant
to the Dissolution Law, and authorizing posting thereof. (ADMIN SVCS)

Documents:

[ITEM 1 REPORT 091118 SA.PDF](#)

2. Minutes

The Agency Members will consider approving the Regular Meeting
minutes of August 14, 2018. (CLERK)

Documents:

[ITEM 2 REPORT 091118 SA.PDF](#)

V. Comments From The Audience

VI. Comments From The Board Members

VII. Adjournment

I, Carmen Avalos, Secretary, certify that a true and correct copy of the
foregoing Meeting Agenda was posted on September 5, 2018 at 5:25
p.m., as required by law.

Carmen Avalos,
City Clerk

Materials related to an item on this Agenda after distribution of the agenda packet are available for public
inspection in the City Clerk's Office

8650 California Avenue, South Gate, California 90280
(323) 563-9510 * fax (323) 563-5411 * www.cityofsouthgate.org

In compliance with the American with Disabilities Act, if you need special assistance to participate in the
meeting, please contact the Office of the City Clerk.

Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to
assure accessibility.

RECEIVED

City of South Gate

SEP 5 2018

SUCCESSOR AGENCY TO THE

COMMUNITY DEVELOPMENT COMMISSION

CITY OF SOUTH GATE
OFFICE OF THE CITY MANAGER

OF THE CITY OF SOUTH GATE

8:00am

AGENDA BILL

For the Regular Meeting of: September 11, 2018

Originating Department: Administrative Services

Department Director:

Jackie Acosta
Jackie Acosta

City Manager:

Michael Flad
Michael Flad

SUBJECT: RESOLUTION APPROVING THE FIRST AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE SUCCESSOR AGENCY AND TETRA TECH, INC., AND AN AMENDMENT TO ROPS 18-19 FOR THE "B" FISCAL PERIOD RELATED THERETO; AUTHORIZING TRANSMITTAL OF THE FIRST AMENDMENT TO THE AGREEMENT AND THE AMENDMENT TO ROPS 18-19B TO THE FIRST DISTRICT OVERSIGHT BOARD AND THEN TO THE STATE DEPARTMENT OF FINANCE UNDER THE DISSOLUTION LAW

PURPOSE: To consider approval of both an amendment to ROPS 18-19B and an amendment to the Professional Services Agreement between the Successor Agency and Tetra Tech, Inc. due to an unanticipated changes in the scope of work and increase in the costs for environmental consulting services performed by Tetra Tech, Inc. for remediation of 3500-3506 Tweedy Boulevard (ROPS 18-19, Line 26).

RECOMMENDED ACTION: Adopt Resolution approving (i) the First Amendment to the Agreement for professional services between the Successor Agency and Tetra Tech, Inc., and (ii) an Amendment to Recognized Obligation Payment Schedule 18-19 for the "B" fiscal period of July 1, 2018 to June 30, 2019 related to such First Amendment; and authorizing the transmittal of the First Amendment and Amendment to ROPS 18-19B to the First District Oversight Board and then to the State Department of Finance pursuant to the Dissolution Law, and authorizing posting thereof.

FISCAL IMPACT: None until approved by the First District Oversight Board and DOF. If the First District Oversight Board and DOF approve the First Amendment and the amendment to ROPS 18-19B, as submitted, it is anticipated the Successor Agency to the Community Development Commission of the City of South Gate (Successor Agency) will receive an additional \$133,734 of Redevelopment Property Tax Trust Fund (RPTTF) monies corresponding to the First Amendment which expanded the scope of work and increased the costs for Tetra Tech to continue to conduct remediation services at the contaminated properties located at 3500-3506 Tweedy Boulevard during and allocable to the fiscal period January 1, 2019 to June 30, 2019.

On March 14, 2018, the DOF issued to the Successor Agency its decision letter approving RPTTF funding for ROPS 18-19 totaling \$4,901,099. If the First Amendment and amendment to ROPS 18-19B are approved by all required parties, the total ROPS 18-19 funding would increase to \$5,034,833.

ANALYSIS: As a result of the dissolution of redevelopment, the Successor Agency was created to administer the enforceable obligations and unwind the affairs of the former redevelopment agency. As part of that process, the Successor Agency must annually adopt its ROPS; Section 34177(o)(1)(E) allows for one amendment to an approved ROPS submitted to the DOF no later than October 1 of each year. The ROPS 18-19B Amendment would have the effect of modifying RPTTF funding for the ROPS “B” fiscal period, which is the second half of the ROPS period between January 1 and June 30.

BACKGROUND: The Successor Agency is performing its functions under the Dissolution Law to administer the enforceable obligations and otherwise unwind the former redevelopment agency's affairs. Under the Dissolution Law, a successor agency's actions are subject to review by a seven-member oversight board. Until June 30, 2018, each successor agency had a local oversight board that served this purpose; but, as of July 1, 2018, all local oversight boards ended and have been replaced by consolidated county oversight boards as part of the streamlining and wind-down of redevelopment affairs. For this Successor Agency, its new oversight board is referred to as the First District Oversight Board, consisting of seven members representing various interests in the Los Angeles County First Supervisorial District, which will review and take action on Successor Agency action items under the Dissolution Law, including this amendment to ROPS 18-19B and the First Amendment.

Under the mandatory dates in the Dissolution Law, the Successor Agency considered and adopted ROPS 18-19, then submitted it to the local oversight board and then submitted timely to the DOF by February 1, 2018. Line 26 of ROPS 18-19, Remediation Costs, is allocable to the enforceable obligation that is the existing Professional Services Agreement between the Successor Agency and Tetra Tech, Inc. for remediation of the contaminated properties located at 3500-3506 Tweedy Boulevard. Line 26 lists total funding of \$221,545; however, in its March 14, 2018 decision letter, DOF denied full funding and reduced RPTTF funding for ROPS 18-19 from \$221,545, to \$47,164.

The Successor Agency entered into the original Professional Services Agreement with Tetra Tech due to notices issued and enforcement actions taken against the Successor Agency by the Los Angeles Regional Water Quality Control Board (LARWQCB) related to the contaminated properties and necessary environmental cleanup at 3500-3506 Tweedy Boulevard. The LARWQCB is charged with the duties of reviewing the work plan for remediation and directing the Successor Agency to comply with their determinations and directives from ongoing reviews. Earlier this year, Tetra Tech, on behalf of the Successor Agency, provided comments to a periodic environmental report issued by Tetra Tech; based on LARWQCB's review it has issued a report dated August 27, 2018 (Attachment No. 1) that necessitates both the First Amendment and the amendment to ROPS 18-19B to modify the scope of work for additional professional services and to increase the total contract costs estimated for each fiscal period during the term of the Professional Services Agreement, including the remaining part of fiscal year 18-19, as well as estimated costs during fiscal year 19-20. Tetra Tech reviewed the August 27, 2018 LARWQCB report and drafted an expanded scope of work and fee proposal with a revised budget for 2018-19 as well as a preliminary budget for fiscal year 2019-20 (the latter of which would be considered by all parties as part of the review of the next 2019-20 ROPS). A copy of the Tetra Tech proposal dated August 31, 2018 is incorporated as an attachment to the First Amendment (Attachment No. 3).

Because LARWQCB's directive unexpectedly exceeds both the original scope of work and total contract funding and the fact that DOF did not allow for any funding contingency for Line Item 26, Remediation Costs, for Tetra Tech's work at 3500-3506 Tweedy Boulevard, both the First Amendment and an amendment to ROPS 18-19B are necessary to comply with LARWQCB's August 27, 2018 review and directives (Attachment No. 1). Fortunately, the Dissolution Law allows for this amendment to ROPS 18-19B and the First Amendment, which, if approved by the Successor Agency, the First District Oversight Board and DOF, will allow the Successor Agency to follow LARWQCB's requirements to continue remediation and cleanup of the 3500-3506 Tweedy Boulevard properties during the 18-19B fiscal period (and thereafter through the 19-20 ROPS process.)

The steps to amend the ROPS require completing the DOF amendment template, presenting the proposed First Amendment and amendment to ROPS 18-19B (Attachment No. 4) to the Successor Agency by this agenda bill; then, present both amendments to the First District Oversight Board, and then to the DOF. If approved by all parties, the First Amendment and amendment to ROPS 18-19B would be effective prior to the apportionment of RPTTF funding by the County of Los Angeles Auditor Controller to the Successor Agency on January 2, 2019 and would be sufficient to meet all enforceable obligations including, in this case, the additional \$133,734 needed for Tetra Tech's professional services. No other amendments to ROPS 18-19B are being requested by the Successor Agency.

At the same time, approval of the amendment to ROPS 18-19B is predicated on the Successor Agency and Tetra Tech, Inc. entering into the corresponding First Amendment (Attachment No. 3) to modify the scope of work and increase the budget for Tetra Tech's professional remediation services to correlate to LARWQCB's review and directives.

Accordingly, staff recommends the Successor Agency adopt the attached Resolution (Attachment No. 2) approving both: (i) the First Amendment to the Agreement for Professional Services with Tetra Tech (Attachment No. 3), and (ii) the amendment to ROPS 18-19B (Attachment No. 4) to increase Line 26 by \$133,734. The Resolution also authorizes the City Manager/Executive Director and/or his authorized designees to transmit the First Amendment and amendment to ROPS 18-19B to the First District Oversight Board for its review and approval under the Dissolution Law, and to send concurrently copies of both amendments to the DOF, the County Auditor-Controller, the County Administrative Officer, and State Controller's Office as required by the Dissolution Law. Further, the Director of Administrative Services and/or her authorized designee(s), in consultation with legal counsel, shall be authorized to request and complete meet and confer session(s), if any, with the DOF and authorized to make augmentations, modifications, additions or revisions as may be necessary or directed by DOF, and changes, if any, will be reported back to the Successor Agency and the First District Oversight Board.

ATTACHMENTS:

1. August 27, 2018 letter from LARWQCB
2. Resolution Approving First Amendment to the Agreement for Professional Services with Tetra Tech, Inc. and amendment to ROPS 18-19
3. First Amendment to Professional Services Agreement between Successor Agency and Tetra Tech, Inc., including as an attachment the August 31, 2018 Letter Proposal from Tetra Tech, Inc.
4. Amended ROPS 18-19B



Los Angeles Regional Water Quality Control Board

August 27, 2018

Mr. Joe Perez
 Director of Community Development
 Successor Agency City of South Gate

Certified Mail
 Return Receipt Requested
 Claim No. 7017 0190 0000 4172 6038

Community Development
 8650 California Avenue
 South Gate, CA 90280

**Underground Storage Tank Program – Directive to Take Corrective Action in Response to Unauthorized Underground Storage Tank Release – Health and Safety Code Section 25296.10 and Title 23, Chapter 16, California Code of Regulations, Section 2720-2727.
 City of South Gate – Former Target/Lazar Site
 3500-3506 Tweedy Boulevard, South Gate (Case No. R-23710); (Priority C-1 Site)**

Dear Mr. Perez,

Pursuant to Health and Safety Code section 25296.10, the Successor Agency to the City of South Gate (Successor Agency) is required to take corrective action (i.e., Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation, and Verification Monitoring) to ensure protection of human health, safety and the environment. Corrective action requirements are set forth in California Code of Regulations (CCR), title 23, Chapter 16, sections 2720 through 2727.

The Los Angeles Regional Water Quality Control Board (Regional Board) directive dated October 9, 2017 required the Successor Agency to submit the Well Abandonment Report by October 28, 2017, the Human Health Risk Assessment (HHRA) Report (if soil concentrations exceed screening levels) by December 28, 2017, the Site Assessment Report and Soil Vapor Investigation Reports by January 9, 2018, for the subject site (Site). In a letter dated January 3, 2018, the Regional Board extended the due date to submit the reports to February 28, 2018.

The Regional Board received the "Groundwater Monitoring Report" dated July 25, 2018 and the "Additional Site Assessment Report" dated March 2, 2018, prepared by your consultant, Tetra Tech, Inc. (Tetra Tech) for the Site.

Site Characterization (Per CCR, title 23, 2725)

The data from the most recent sampling event (June 2018) indicated maximum concentrations of total petroleum hydrocarbons as gasoline (TPH_G) up to 9,900 micrograms per liter (µg/L), total petroleum hydrocarbons as diesel (TPH_D) up to 32,000 µg/L, benzene up to 13,000 µg/L, methyl tertiary butyl ether (MTBE) up to 140 µg/L, and tertiary butyl alcohol (TBA) up to 61 µg/L in the groundwater. The depth to groundwater was measured at approximately 34 feet below ground surface (bgs). Groundwater flow direction is toward the northwest.

MARCELO BELTRACCHI, CHAIR | DEBORAH SMITH, EXECUTIVE DIRECTOR

320 West 4th St., Suite 230, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

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Additional Groundwater Investigation

Between September and December 2017, four monitoring wells (MW-2, MW-3, MW-5 and MW-6) were abandoned because the wells could not be redeveloped. Two onsite replacement wells (MW-2B and MW-3B) and one offsite downgradient well (MW-7) were installed at a depth of approximately 55 feet bgs to characterize the extent of dissolved-phase constituents in the groundwater. In addition, one offsite soil boring (CB-6) was drilled near the southwestern edge of the property on California Avenue to further delineate the groundwater plume. Soil samples were not collected. A grab groundwater sample collected from CB-6 indicated total petroleum hydrocarbons as gasoline (TPH_G) up to 180 µg/L and benzene up to 3.7 µg/L.

Soil Vapor Investigation

The Site is currently a strip mall occupied by several commercial properties and restaurants with residential housing on the second and third floors. In December 2017, Tetra Tech conducted an onsite soil vapor investigation to evaluate potential vapor intrusion. Six dual-nested soil vapor probes (SV-1 through SV-6) were advanced to a depth of 5 and 15 feet bgs within the parking lot area. Soil matrix samples were not collected as previous soil samples were collected near the same area.

Soil vapor samples were collected and analyzed using a mobile laboratory. Soil vapor results collected at 5 feet bgs indicated TPH_G concentrations up to 2,300,000 micrograms per cubic meter (µg/m³), benzene up to 940 µg/m³, ethylbenzene up to 29,000 µg/m³, and naphthalene up to 9,400 µg/m³. Oxygen data was not collected. Soil vapor results collected at 15 feet bgs resulted in higher detections. Using the Low Threat UST Closure Policy (LTCP) Direct Measurement of Soil Gas Concentrations (No Bioattenuation Zone) at 5 feet, the soil vapor analytical data exceed the soil gas criteria for benzene, ethylbenzene, and naphthalene for a commercial and residential property.

Human Health Risk Assessment (HRA)

Tetra Tech used the soil vapor results to estimate potential human health risks to the adjacent building. The cumulative cancer risk result was calculated at 1.39×10^{-5} in soil vapor sample SV-5, which exceeded the generally accepted level of 1.0×10^{-5} for a commercial property. The cumulative cancer risk result was calculated at 1.75×10^{-6} in soil vapor samples SV-2 and SV-6, which exceeded the generally accepted level of 1.0×10^{-6} for a residential property. Benzene and naphthalene were the main risk drivers. The non-cancer hazard index did not exceed the target value of 1.0.

Tetra Tech concluded that the risk results slightly exceeded the cumulative cancer risk threshold and that the assessment is believed to be conservative relative to conditions beneath the inside of the existing first floor spaces of the adjacent structure. Tetra Tech further concluded that vapor intrusion does not pose a significant threat to the occupants of the commercial or residential structure. Tetra Tech recommended closure under the LTCP, Option B of the media-specific criteria for soil gas. Tetra Tech further recommended the following to evaluate the suitability of the closure approach:

1. Continue quarterly groundwater monitoring to further evaluate concentrations in the groundwater.

2. Conduct additional grab groundwater sampling and soil vapor sampling (offsite) from the recommended sampling locations (Figure 7) and analyze for TPH_G and BTEX. Update the HRA and Site Conceptual Model to determine whether the LTCP can be met or remedial measures, such as corrective action plan to address Site contaminants are needed.
3. Consider an additional round of soil gas sampling with oxygen to analyze whether bioattenuation may be occurring at either 5 or 15 feet depths.

UST Low-Threat Closure Evaluation

Regional Board staff has evaluated the data using the State Water Board's LTCP and has determined that the Site still does not meet the policy criteria. Therefore, case closure cannot be granted at this time for the following reasons:

General Criteria

The Site does not meet the LTCP General criteria (e) site conceptual model that assesses the nature, extent, and mobility of the release. Although the recent groundwater sampling data (June 2018) indicate the concentrations reported relatively low to non-detect concentrations in the onsite monitoring wells, newly installed offsite monitoring well MW-7 reported elevated concentrations of TPH_G (up to 9,900 µg/L), benzene (up to 13,000 µg/L), and MTBE (up to 140 µg/L) in the groundwater. Additional assessment must be conducted to delineate the extent of the groundwater contamination plume offsite.

The Site does not meet the LTCP General Criteria (f) that denotes the secondary source has been removed to the extent practicable. Between May and December 1999, a soil vapor extraction (SVE) system operated at the Site. The system was demobilized in July 2000 when the City of South Gate was redeveloping the property. In May 2017, soil confirmation sampling was conducted to demonstrate that subsurface soil had been properly remediated by the prior SVE system. Soil confirmation samples collected indicated elevated concentrations of fuel constituents beneath the Site at depths from approximately 10 to 20 feet bgs. Active remediation must be conducted to address cleanup of the residual soil contamination.

Groundwater-Specific Criteria

The Site does not meet the LTCP Groundwater-Specific Criteria (4): The policy requires that a contaminant plume that exceeds water quality objectives must be less than 1,000 feet in length and the dissolved benzene concentration is less than 1,000 µg/L. The June 2018 sampling results reported dissolved benzene concentrations up to 13,000 µg/L in newly installed offsite monitoring well MW-7 and has not established a stable or declining trend. Additional monitoring and remediation must be conducted.

Petroleum Vapor Intrusion to Indoor Air Criteria

Based on the soil gas investigation conducted in December 2017, the soil gas concentrations exceeded the soil gas criteria of the LTCP for benzene, ethylbenzene, and naphthalene in soil vapor samples SV-2, SV-5, and SV-6 for a commercial and residential property. In addition, the risk assessment results exceeded the generally accepted level of 1×10^{-5} for a commercial property and 1×10^{-6} for a residential property. The Regional Board has concerns because there

are sensitive receptors at the Site. Therefore, the Site does not meet the Petroleum Vapor Intrusion to Indoor Air Criteria. An interim remedial action plan (IRAP) must be submitted to cleanup residual soil contamination beneath the Site and address vapor intrusion concerns.

Direct Contact to Indoor Air Criteria

The Site does not meet the Direct Contact Criteria of the LTCP because shallow soil sampling and analysis for naphthalene and poly-aromatic hydrocarbons (PAHs) near the former waste oil tanks at the Site have not been assessed. Refer to the Groundwater Monitoring Requirement section below section.

Requirements to Mitigate Impediments to Closure

Workplan Requirement for Additional Offsite Assessment (Per CCR, title 23, §2725)

Based on the groundwater analytical data, the downgradient and lateral extent of the groundwater contamination plume has not been defined from offsite well MW-7. Tetra Tech submitted a site map (Figure 7) recommending two grab groundwater sample locations downgradient from well MW-7 along Tweedy Boulevard, one grab groundwater sample location and two proposed soil vapor sampling locations at the commercial property west of the Site.

The two-proposed soil vapor sampling locations at the western commercial property are not required. The Successor Agency is required to submit a workplan proposing grab groundwater sampling. A scaled site map depicting the proposed grab samples and/or well locations, and well construction details is due to this Regional Board by **September 27, 2018**.

Permanent monitoring wells may be required based on the results of the grab groundwater sampling. If the City will not allow the installation of offsite monitoring wells along Tweedy Boulevard or within the City right-of way, the Successor Agency must propose alternative well locations (e.g., at northwestern commercial property).

Interim Remedial Action Plan Requirement (Per CCR, title 23, §2726)

The Successor Agency is required to submit an IRAP to address cleanup of residual soil contamination and potential vapor risk beneath the Site, and "hot spot" cleanup of elevated benzene concentrations in groundwater in well MW-7. The IRAP must evaluate at least three remedial alternatives and propose one that is most efficient as well as cost effective. The Successor Agency is required to submit the IRAP due to this Regional Board by **September 27, 2018**. In the technical report, you must also submit a timeline of project milestones for onsite and offsite assessment (if applicable), remediation, post-remediation monitoring, and case closure.

Groundwater Monitoring Requirement (Per CCR, title 23, §2727)

The Successor Agency is required to implement a semi-annual monitoring and sampling program to monitor existing groundwater conditions beneath the Site, verify plume stability, and meet the following requirements:

1. All existing and new groundwater monitoring wells related to the Site must be sampled.
2. Groundwater monitoring reports must be submitted according to the following schedule, with the next semi-annual monitoring report due by **January 15, 2019**:

<u>Reporting Period</u>	<u>Sampling Period</u>	<u>Report Due Date</u>
January – June	April – June	July 15 th
July – December	October – December	January 15 th

3. Groundwater samples must be analyzed by Cal-LUFT GC/FID or Cal-LUFT GC/MS Method for total petroleum hydrocarbons (TPH_G), total petroleum hydrocarbons as diesel (TPH_D) when diesel is identified at the site; and by EPA Method 8260B for benzene, toluene, ethylbenzene and xylenes (BTEX), naphthalene, and fuel oxygenate compounds including MTBE, di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and tertiary butyl alcohol (TBA). Ethanol is also required and shall be analyzed by either method above. The analytical detection limits must conform to the Regional Board General Laboratory Testing Requirements (9/06) http://www.waterboards.ca.gov/losangeles/publications_forms/forms/ust/lab_forms/labreq9-06.pdf. All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.
4. Groundwater samples must also be collected from selected monitoring well MW-2B located near the former waste oil tanks and analyze for PAHs by EPA Method 8270C. Based on groundwater data results, the Regional Board will determine if PAHs in shallow soil samples near the former waste oil tank should be further assessed.

Regulatory Requirement for Electronic Submission of Laboratory Data to the State Geotracker Internet Database

GEO_XY, GEO_Z, GEO_WELL and GEO_BORE files have not been uploaded to the State GeoTracker database.

On September 30, 2004, the State Water Resources Control Board (SWRCB) adopted the resolution to revise regulations in Chapter 30, Division 3 of Title 23 of California Code of Regulations (CCR), which requires persons to ensure electronic submission of laboratory analytical data (i.e., soil or water chemical analysis) and locational data (i.e., location and elevation of groundwater monitoring wells), via the Internet to the SWRCB's GeoTracker database. The regulations and other background information are available at <http://geotracker.waterboards.ca.gov>.

In accordance with the above regulations, you are required to submit all future laboratory data over the Internet in the Electronic Deliverable Format to the SWRCB's GeoTracker database for any soil and/or groundwater samples obtained after September 1, 2001. This would include any sampling completed for underground storage tank system removal, site assessment activities, periodic groundwater monitoring, and post cleanup verification sampling. Per the same regulations, you are also required to submit locational data for all groundwater monitoring wells (i.e., latitude, longitude, and elevation survey data) together with groundwater information (i.e., elevation, depth to free product, monitoring well status, etc.) and a site map commencing January 1, 2002.

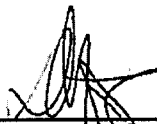
General Requirements

1. All necessary permits must be obtained from the appropriate agencies prior to the start of work.
2. The contractor who conducts the environmental work as required in this directive letter shall, at all times, comply with all applicable State laws, rules, regulations, and local ordinances specifically, including but not limited to, environmental, procurement and safety laws, rules, regulations, and ordinances. The contractor shall obtain the services of a Professional Geologist or Engineer, Civil (PG/PE-Civil) to comply with the applicable requirements of the Business and Professions Code, sections 7800 et seq. implementing regulations for geological or engineering analysis and interpretation for this case. All documents prepared for others by the contractor that reflect or rely upon geological or engineering interpretations by the contractor shall be signed and stamped by the PG/PE-Civil indicating her/his responsibility for them as required by the Business and Professions Code.
3. Prior to commencing any fieldwork, you must provide Regional Board staff a minimum of 10 days advance notice so that one of our staff may be present.

Pursuant to section 25299(d) of the Health and Safety Code, any person who violates any corrective action requirement established by, or issued pursuant to, section 25296.10 is liable for a civil penalty of not more than ten thousand dollars (\$10,000) for each underground storage tank for each day of violation. A civil penalty may be imposed by civil action pursuant to section 25299(d)(2) or imposed administratively by the Regional Board pursuant to Water Code sections 13323 through 13328. The Regional Board may also request that the Attorney General seek judicial civil liabilities or injunctive relief pursuant to California Water Code sections 13262, 13264, 13304, 13331, 13340, and 13386. The Regional Board reserves its right to take any further enforcement action authorized by law.

If you have any questions regarding this matter, please call Ms. Chandra Tyler at (213) 576-6782 or email her at cetyler@waterboards.ca.gov or Dr. Weixing Tong at (213) 576-6715.

Sincerely,



Deborah J. Smith
Executive Officer

cc: Micah Reich, Underground Storage Tank Cleanup Fund, State Water Resources Control Board
Brian Partington, Southern California Water Replenishment District
Tim Smith, County of Los Angeles Department of Public Works, Envr. Programs
Jay Neuhaus, Tetra Tech, Inc.
Paul Adams, Successor Agency City of South Gate
Jim Simon, RGS, Inc.
Alexandra Ostrowski, RSG, Inc.

HAZELYN GLEICKYRIS, CHAIR | DEBORAH J. SMITH, EXECUTIVE OFFICER

300 West 4th St., Suite 300, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

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SUCCESSOR AGENCY RESOLUTION NO. 18-__

**CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA**

**RESOLUTION OF THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF
SOUTH GATE APPROVING (i) THE FIRST AMENDMENT TO THE
AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE
SUCCESSOR AGENCY AND TETRA TECH, INC., AND (ii) AN
AMENDMENT TO RECOGNIZED OBLIGATION PAYMENT
SCHEDULE 18-19 FOR THE "B" FISCAL PERIOD OF JULY 1, 2018
TO JUNE 30, 2019 RELATED TO SUCH FIRST AMENDMENT; AND
AUTHORIZING THE TRANSMITTAL OF THE FIRST AMENDMENT
AND AMENDMENT TO ROPS 18-19B TO THE FIRST DISTRICT
OVERSIGHT BOARD AND THEN TO THE STATE DEPARTMENT
OF FINANCE PURSUANT TO THE DISSOLUTION LAW, AND
AUTHORIZING POSTING THEREOF**

WHEREAS, the Community Development Commission of the City of South Gate ("Former Agency") was a public body, corporate and politic formed, organized, existing and exercising its powers pursuant to Section 34100, *et seq.* of the California Health and Safety Code, and exercised the powers, authority, functions, jurisdiction of a community redevelopment agency formed, organized, existing and exercising its powers pursuant to the California Community Redevelopment Law, Health and Safety Code, Section 33000, *et seq.*, and specifically formed by the City Council ("City Council") of the City of South Gate ("City"); and

WHEREAS, Assembly Bill x1 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484 and other subsequent legislation including Senate Bill 107 (together, the "Dissolution Law"); and

WHEREAS, as of February 1, 2012, the Former Agency was dissolved pursuant to the Dissolution Law, and as a separate public entity, corporate and politic, the Successor Agency to the Community Development Commission of the City of South Gate ("Successor Agency") administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board; and

WHEREAS, as of, on, and after July 1, 2018, under the Dissolution Law, in particular Section 34179(j), in every California county there shall be only one oversight board that is staffed by the county auditor-controller, with the exception of Los Angeles County that has five oversight boards, each a consolidated board with one each for the five supervisorial districts in the County of Los Angeles; and

WHEREAS, the applicable consolidated oversight board overseeing this Successor Agency is called the Consolidated Oversight Board First District of Los Angeles County (“First District Oversight Board”); and

WHEREAS, as of, on, and after July 1, 2018, the County of Los Angeles through the Los Angeles County Auditor-Controller established the First District Oversight Board (inclusive of the five oversight boards in the County of Los Angeles) in compliance with Section 34179(j), which serves as the oversight board to the successor agencies located within the boundaries of the First Supervisorial District of Los Angeles County, including this Successor Agency; and

WHEREAS, every oversight board, both the prior local oversight board and this newly established First District Oversight Board, has fiduciary responsibilities to the holders of enforceable obligations and to the taxing entities that benefit from distributions of property tax and other revenues under the Dissolution Law, in particular Section 34188; and

WHEREAS, Sections 34177(m), 34177(o) and 34179 provide that each Recognized Obligation Payment Schedule (“ROPS”) is submitted to, reviewed and approved by the successor agency and then reviewed and approved by the oversight board before final review and approval by the State Department of Finance (“DOF”); and

WHEREAS, Section 34177(o)(1)(E) authorizes that “[o]nce per period, and no later than October 1, a successor agency may submit one amendment to the [ROPS] approved by the department pursuant to this subdivision, if the oversight board makes a finding that a revision is necessary for the payment of approved enforceable obligations during the second one-half of the [ROPS] period, which shall be defined as January 1 to June 30, inclusive. A successor agency may only amend the amount requested for payment of approved enforceable obligations. The revised [ROPS] shall be approved by the oversight board and submitted to the department by electronic means in a manner of the department’s choosing. The department shall notify the successor agency and the county auditor-controller as to the outcome of the department’s review at least 15 days before the date of the property tax distribution;” and;

WHEREAS, Line Item No. 26 on ROPS 18-19 is listed as Remediation Costs under an existing agreement for professional services between the Successor Agency and Tetra Tech, Inc. (“Tetra Tech Contract”) to undertake clean-up of hazardous materials contamination on certain real property located at 3500-3506 Tweedy Blvd. in the City of South Gate (“Contaminated Property”), which is owned in fee by the Successor Agency and is listed on its DOF-approved Long Range Property Management Plan (“LRPMP”); and

WHEREAS, the Tetra Tech Contract states an estimated total contract price for performance thereunder of \$221,545, which contract itself was reviewed and approved by this Successor Agency, by the original local oversight board, and by DOF; and

WHEREAS, while on ROPS 18-19, the Successor Agency listed and asked for Redevelopment Property Tax Trust Fund (“RPTTF”) funding of \$221,545 to pay for services to be rendered by Tetra Tech, the DOF in its March 14, 2018 decision letter for ROPS 18-19 DOF determined:

“Item No. 26 - Remediation Costs in the outstanding amount of \$221,545 is partially allowed. The [Successor] Agency provided updated budget projections from the contractor Tetra Tech, Inc., supporting \$47,164 is needed for the ROPS 18-19 period. Therefore, the remaining amount of \$174,381 is ineligible for Redevelopment Property Tax Trust Fund (RPTTF) funding.”

WHEREAS, the Contaminated Property has been and remains the subject of an enforcement notice and action by the Los Angeles Regional Water Quality Control Board (“LARWQCB”) due to the contaminated condition of the subject property, which agency recently issued notice and direction to the Successor Agency through Tetra Tech that changes in the scope of work for remediation of the Contaminated Property are required, and, in turn, Tetra Tech has evaluated the estimated costs for undertaking and completing the modified scope of work that requires amendment of both the Tetra Tech Contract and amendment of ROPS 18-19B (“ROPS 18-19B Amendment”) to increase the funding by \$133,734 to a total of \$180,898 for the ROPS 18-19 fiscal year; and

WHEREAS, the Tetra Tech Contract, which was reviewed and approved first by the local oversight board and then by DOF in connection with enforceable obligations listed on ROPS 17-18, includes and delegates express authority to the Successor Agency Executive Director (who is also the City Manager), as necessary, to modify the scope of work and services provided by Tetra Tech and to extend the term of that contract (See: Recital M. Sections 1 and 2 of Tetra Tech contract, a copy of which is attached to the First Amendment); and

WHEREAS, because an increase in RPTTF funding through the amendment to ROPS 18-19B is necessary to pay for Tetra Tech’s additional and modified scope of services described in that certain First Amendment to Agreement for Professional Services between the Successor Agency and Tetra Tech, Inc. (“First Amendment”), as required and directed by the LARWQCB; and

WHEREAS, the First Amendment and the amendment to ROPS 18-19B have been prepared and each is presented for review and approval by this Successor Agency, and then each will be presented to the First District Oversight Board for review and approval and then to the DOF, which is the subject of this agenda item and resolution; and

WHEREAS, the First Amendment to the Tetra Tech Contract is attached as Attachment A and the amendment to ROPS 18-19B, in the form required by DOF, is attached as Attachment B, and both attachments are fully incorporated by this reference; and

WHEREAS, the Successor Agency has reviewed the First Amendment and the amendment to ROPS 18-19B and desires to make certain findings, including: (i) the First Amendment to the Tetra Tech Contract and corresponding amendment to ROPS 18-19B are necessary to implement a DOF-approved enforceable obligation (Tetra Tech Contract, as amended) listed as Item 26 on ROPS 18-19 during the “B” fiscal period as necessitated by the LARWQCB review and enforcement action; (ii) the First Amendment to Tetra Tech Contract is approved; (iii) the amendment to ROPS 18-19B is approved; and (iv) Successor Agency staff is authorized to post ROPS 18-19, as amended, on the City’s website: <http://www.cityofsouthgate.org>; and (v) staff is directed to transmit the First Amendment and the amendment to ROPS 18-19B to the First District Oversight Board and then to the DOF, with copies to the County of Los Angeles Administrative Officer, the County of Los Angeles Auditor-Controller, and the State Controller’s Office pursuant to the Dissolution Law;

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

SECTION 2. Under the Dissolution Law, the Successor Agency hereby approves (a) the First Amendment to Agreement for Professional Services with Tetra Tech, Inc. attached hereto as Attachment A; and (b) the amendment to ROPS 18-19 attached hereto as Attachment B, each submitted herewith.

SECTION 3. The Successor Agency hereby authorizes and directs transmittal of the First Amendment and the amendment to ROPS 18-19B to the First District Oversight Board and then to the State Department of Finance.

[Remainder of page left blank intentionally]

SECTION 4. The Director of Administrative Services, or her authorized designee, is hereby directed to post this Resolution including a copy of the First Amendment and the amendment to ROPS 18-19B on the City's website: <http://www.cityofsouthgate.org>, pursuant to the Dissolution Law.

SECTION 5. The Recording Secretary of the Successor Agency shall certify to the adoption of this Resolution which shall be effective upon its adoption.

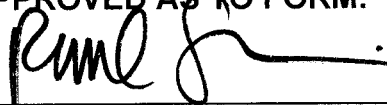
PASSED, APPROVED and ADOPTED this 11th day of September 2018.

María Belén Bernal, Chair
Successor Agency to
the Community Development Commission of
the City of South Gate

ATTEST:

Carmen Avalos, Recording Secretary
Successor Agency to
the Community Development Commission of
the City of South Gate
(SEAL)

APPROVED AS TO FORM:



Raul F. Salinas, General Counsel
Successor Agency to
the Community Development Commission of
the City of South Gate

FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES
(Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)

This **FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES** (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard) (“First Amendment”) is made and entered into by and between the **SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE**, a public body (“Successor Agency”) and **TETRA TECH, INC.**, a California corporation (“Consultant”). Each of the Successor Agency and Consultant are a “Party” and together referred to as the “Parties.”

RECITALS

The Parties are entering into this First Amendment based upon the following facts, which form a substantive part hereof:

- A.** Successor Agency is a separate public body that exists under Parts 1.8 and 1.85, Division 24, Section 34160 and 34170, *et seq.*, respectively, of the California Health and Safety Code (“Dissolution Law”), in particular as set forth in Section 34173(g) thereof.
- B.** Successor Agency and Consultant entered into that certain *Agreement For Professional Services* (“Original Agreement”) dated as of January 24, 2017, for remediation activities to be undertaken on and about certain real property located at 3500-3506 Tweedy Boulevard, South Gate (“Property”).
- C.** The Original Agreement sets forth an estimated total contract price for undertaking and completing that certain Scope of Work (as defined and described therein) of \$221,545.
- D.** The Original Agreement was reviewed and approved by the Successor Agency, and then submitted to, reviewed and approved by the local oversight board under Section 34180 and by the State of California, Department of Finance (“DOF”), and the funding therefor was approved in part under the Successor Agency’s Recognized Obligation Payment Schedules for the annual fiscal periods of July 1, 2017 to June 30, 2018, and July 1, 2018 to June 30, 2019.
- E.** While in ROPS 18-19 the Successor Agency listed and asked for Redevelopment Property Tax Trust Fund (“RPTTF”) funding of \$221,545 to pay for services to be rendered by Consultant under the Original Agreement, the DOF, in its March 14, 2018 decision letter for ROPS 18-19 DOF, determined:

“Item No. 26 - Remediation Costs in the outstanding amount of \$221,545 is partially allowed. The [Successor] Agency provided updated budget projections from the contractor Tetra Tech, Inc., supporting \$47,164 is needed for the ROPS 18-19 period. Therefore, the remaining amount of \$174,381 is ineligible for Redevelopment Property Tax Trust Fund (RPTTF) funding.”

F. The Property has been and remains the subject of an enforcement notice and action by the Los Angeles Regional Water Quality Control Board (“LARWQCB”) due to the contaminated condition thereof, which agency recently issued notice and direction to the Successor Agency through Consultant that changes in the scope of work for remediation of the Property are required, and, in turn, Consultant has evaluated the estimated costs for undertaking and completing the modified scope of work that requires amendment of the Original Agreement Contract by this First Amendment, in particular as to the Scope of Work and the schedule to complete such modified work, and an increase in the contract price; further, such amendment must be stated and approved by DOF through an amendment of ROPS 18-19B (“ROPS 18-19B Amendment”) to increase the funding by \$133,734.

G. The Original Contract, which was reviewed and approved first by the local oversight board and then by DOF in connection with enforceable obligations listed on ROPS 17-18, includes and delegates express authority to the Successor Agency Executive Director (who is also the City Manager), as necessary, to modify the scope of work and services provided by Consultant and to extend the term of that contract, in particular Recital M., and Sections 1 and 2 thereof.

H. Because an increase in RPTTF funding for the ROPS 18-19B period is necessary to pay for Consultant’s additional and modified scope of services (the Amended Scope of Work defined in Section 1. below) under this First Amendment as required and directed by the LARWQCB, an amendment to the Original Agreement, both in the contract amount, Term and Amended Scope of Work has been prepared as set forth in this First Amendment, and the ROPS 18-19B Amendment has been prepared and is being presented to the Successor Agency herewith for review and approval.

NOW, THEREFORE, Successor Agency and Consultant agree as follows:

1.0 AMENDMENT OF SCOPE OF WORK; CONSULTANT’S SERVICES. Consultant agrees to provide the services and perform the tasks set forth in the amended scope of work, “Amended Scope of Work”, as set forth in Attachment No. 1 attached and fully incorporated to this First Amendment. The Amended Scope of Work is the Consultant’s proposal dated as of August 31, 2018, which includes both the modified services for remediation and the costs for services for the remaining “B” fiscal period of January 1, 2019 to June 30, 2019 (as well as estimated costs for services during FY 19-20, which FY 19-20 costs that will be presented as a part of the ROPS 19-20 process.)

2.0 AMENDMENT OF TERM OF AGREEMENT, AS AMENDED. This First Amendment will become effective after all of the following occur: (a) approval by the Successor Agency; (b) review and approval by the First District Oversight Board; and, (c) review and approval by the DOF, all under the Dissolution Law, and all subject to concurrent approvals by such entities of the ROPS 18-19B Amendment. The Term of the Original Agreement is extended for the period commencing upon DOF’s approval of this First Amendment and ending on June 30, 2019, with such Term subject to one or more extensions of up to one year for and during the subsequent fiscal year of 2019-2020, if necessary, which shall coincide with continued undertaking and completion of the Amended Scope of Work as described in Section 1.0 above and for which the DOF has reviewed and approved funding in each successive fiscal year(s) that the Successor Agency continues to own the subject Property and for which continued

remediation work is required to continue, including work ordered or otherwise directed by LARWQCB or other governmental agency with jurisdiction over the Property, but in no event shall the Term, as amended, extend beyond June 30, 2020, unless otherwise expressly extended and agreed to by both Parties or terminated by either Party as provided herein, and subject to Dissolution Law requirements.

3.0 ADJUSTMENT TO COMPENSATION FOR SERVICES. Successor Agency shall pay Consultant for the modified scope of performing its professional services and costs incurred under this First Amendment, and the Original Agreement, in accordance with Consultant’s “Fees and Costs Schedule” that is a part of the August 31, 2018 letter from Consultant to the Successor Agency, in a total cumulative amount not to exceed \$180,898; provided however and expressly subject to and limited by the funding approved by the DOF and allocated to the Successor Agency through the ROPS process and for work completed in compliance with the Original Agreement and this First Amendment.

4.0 DEFINED TERMS. All other terms not defined in this First Amendment shall have the same meaning and use as set forth in the Original Agreement.

5.0 ORIGINAL AGREEMENT IN FULL FORCE AND EFFECT. All other provisions of the Original Agreement, as amended by this First Amendment, shall remain in full force and effect.

6.0 COUNTERPARTS. This First Amendment may be executed in counterparts and as so executed shall constitute a contract that shall be binding upon all Parties herein.

[Remainder of page left blank intentionally]

WITNESS, the Parties hereto have caused this *First Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* to be executed by and through their respective authorized officers, as of the date first written above.


**SUCCESSOR AGENCY:
SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION OF THE CITY OF
SOUTH GATE**, a public body

María Belén Bernal, Chair
Successor Agency to
the Community Development Commission of
the City of South Gate

ATTEST:

Carmen Avalos, Recording Secretary
Successor Agency to
the Community Development Commission of
the City of South Gate
(SEAL)

APPROVED AS TO FORM:



Raul F. Salinas, General Counsel
Successor Agency to
the Community Development Commission of
the City of South Gate

**CONSULTANT:
TETRA TECH, INC.**
a California corporation

By: _____

Its: _____



August 31, 2018

Attn: City of South Gate Successor Agency
 c/o Jim Simon RSG, Inc. (Consultant to Successor Agency)
 309 W 4th Street
 Santa Ana CA 92701

Re: **Budget Projections Update Based on Requested Actions by Water Board
 Former Target/Lazar Gas Station Site
 3500-06 Tweedy Boulevard
 South Gate, California**

Dear Mr. Simon:

The Los Angeles Regional Water Quality Control Board (Water Board) in a recent letter to the Community Development Commission Successor Agency City of South Gate (Successor Agency) dated August 27, 2018, provided comments to recent documents submitted by Tetra Tech, Inc. on behalf of the Successor Agency. This letter is provided to update the forecasted costs and approximate funding projected (rough numbers) based upon our current knowledge of the Former Target/Lazar Gas Station Site, located at 3500-06 Tweedy Boulevard, South Gate, California (Site) and the scope of work requested by the Water Board. The Water Board requested that the following be completed:

- 1) Submittal of a workplan including a scaled site map depicting proposed grab groundwater samples and/or well locations, and well construction details by September 27, 2018.
- 2) Submittal of an Interim Remedial Action Plan by September 27, 2018 to address cleanup of residual soil contamination beneath the Site, address vapor intrusion, and "hot spot" cleanup of benzene in groundwater at well MW-7.
- 3) Implement a semi-annual monitoring and sampling program to monitor existing groundwater conditions beneath the Site and verify plume stability. The next semiannual report is due January 15, 2019.

ESTIMATED PROJECT COSTS AND SCHEDULE

Tetra Tech understands the process under the Recognized Obligation Payment Schedule (ROPS) and the need to obtain approvals for changes to the scope. The estimated costs on a task-by-task basis, and broken down by six-month increments, are provided below. The previous approved funding for future work presented in a letter from Tetra Tech dated January 31, 2018 was based upon available information at that time (and the given assumptions) and included \$25,365 for July to December 2018 and \$21,799 for January to June 2019 (the end of the fiscal year). The August 27, 2018 letter from the Water Board has included new items which were not previously accounted for and will require additional funding as estimated in the table below.

PROJECT WORK SCOPE BY TASK	2018	2019		2020
	July-Dec	Jan-Jun	Jul-Dec	Jan-Jun
TASK 1: Additional Offsite Groundwater Investigation				
Task 1a: Submit Additional Sampling Work Plan	\$10,000			
Task 1b: Field Sampling and Well Installation (2 wells)	\$20,000	\$20,000		
TASK 2: Interim Remedial Action				
Task 2a: Prepare and Submit Interim Remedial Action Plan	\$25,000			
Task 2b: Implement Soil IRAP		\$80,000	\$35,000	
Task 2c: Groundwater Hot Spot Treatment			\$40,000	
Task 2d: Remediation Report			\$40,000	\$15,000
TASK 3: Ongoing Groundwater Monitoring				
Task 3a: Second Semi-annual 2018	\$8,000			
Task 3b: Semi-annual 2019		\$10,000	\$10,000	
Task 3c: Semi-annual 2020				\$10,000
TASK 4: Monthly Progress Reports				
Task 4a: Monthly Progress Reports	\$1,233	\$1,233	\$1,233	\$1,233
Task 4b: GeoTracker Uploads	\$600	\$600	\$1,000	\$600
Task 4c: Meetings with City of South Gate	\$2,116	\$2,116	\$2,116	\$2,116
Totals:	\$66,949	\$113,949	\$129,349	\$28,949
Previously forecasted/approved budget:	\$25,365	\$21,799	\$0	\$0
Total Additional Funding Needed to be Approved by Finance:	\$41,584	\$92,150	\$129,349	\$28,949

ASSUMPTIONS

Tetra Tech has provided this budget forecast based upon the attached Water Board letter requirements and currently available information. Assumptions and limitations include the following:

I. ASSUMPTIONS AND LIMITATIONS

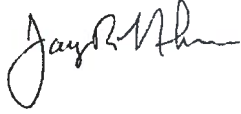
- The estimates of projected funding outlined above are rough numbers based upon current requirements and may be subject to change depending on the requirements of the Water Board and/or site conditions and unforeseen circumstances;
- Closure activities are not included;
- Four rounds of groundwater monitoring are included with the assumption that two additional wells will be installed off-site;
- Access to the Site and off-site study locations will be provided/arranged by the Successor Agency;

Tetra Tech is committed to finding the best and most efficient solutions to work toward closure and will remain flexible to address Water Board requirements. Tetra Tech's team of professionals and deep bench of environmental and remedial expertise in Southern California will be at your disposal.

We hope this budget forecast meets your needs. We will follow up this forecast with a more detailed estimate in the coming weeks.

Very truly yours,

Tetra Tech, Inc.



Jay Neuhaus, PG, QSD
Project Manager



Carl Lenker, PE
Senior Project Engineer

Cc Jacquelyn Acosta
Vivian Garcia

Attachment: Water Board Letter Dated August 27, 2018

ATTACHMENT



Los Angeles Regional Water Quality Control Board

August 27, 2018

Mr. Joe Perez
Director of Community Development
Successor Agency City of South Gate

Certified Mail
Return Receipt Requested
Claim No. 7017 0190 0000 4172 6038

Community Development
8650 California Avenue
South Gate, CA 90280

Underground Storage Tank Program – Directive to Take Corrective Action in Response to Unauthorized Underground Storage Tank Release – Health and Safety Code Section 25296.10 and Title 23, Chapter 16, California Code of Regulations, Section 2720-2727. City of South Gate – Former Target/Lazar Site 3500-3506 Tweedy Boulevard, South Gate (Case No. R-23710); (Priority C-1 Site)

Dear Mr. Perez,

Pursuant to Health and Safety Code section 25296.10, the Successor Agency to the City of South Gate (Successor Agency) is required to take corrective action (i.e., Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation, and Verification Monitoring) to ensure protection of human health, safety and the environment. Corrective action requirements are set forth in California Code of Regulations (CCR), title 23, Chapter 16, sections 2720 through 2727.

The Los Angeles Regional Water Quality Control Board (Regional Board) directive dated October 9, 2017 required the Successor Agency to submit the Well Abandonment Report by October 28, 2017, the Human Health Risk Assessment (HHRA) Report (if soil concentrations exceed screening levels) by December 28, 2017, the Site Assessment Report and Soil Vapor Investigation Reports by January 9, 2018, for the subject site (Site). In a letter dated January 3, 2018, the Regional Board extended the due date to submit the reports to February 28, 2018.

The Regional Board received the "Groundwater Monitoring Report" dated July 25, 2018 and the "Additional Site Assessment Report" dated March 2, 2018, prepared by your consultant, Tetra Tech, Inc. (Tetra Tech) for the Site.

Site Characterization (Per CCR, title 23, 2725)

The data from the most recent sampling event (June 2018) indicated maximum concentrations of total petroleum hydrocarbons as gasoline (TPHG) up to 9,900 micrograms per liter (µg/L), total petroleum hydrocarbons as diesel (TPHD) up to 32,000 µg/L, benzene up to 13,000 µg/L, methyl tertiary butyl ether (MTBE) up to 140 µg/L, and tertiary butyl alcohol (TBA) up to 61 µg/L in the groundwater. The depth to groundwater was measured at approximately 34 feet below ground surface (bgs). Groundwater flow direction is toward the northwest.

Additional Groundwater Investigation

Between September and December 2017, four monitoring wells (MW-2, MW-3, MW-5 and MW-6) were abandoned because the wells could not be redeveloped. Two onsite replacement wells (MW-2B and MW-3B) and one offsite downgradient well (MW-7) were installed at a depth of approximately 55 feet bgs to characterize the extent of dissolved-phase constituents in the groundwater. In addition, one offsite soil boring (CB-6) was drilled near the southwestern edge of the property on California Avenue to further delineate the groundwater plume. Soil samples were not collected. A grab groundwater sample collected from CB-6 indicated total petroleum hydrocarbons as gasoline (TPH_G) up to 180 µg/L and benzene up to 3.7 µg/L.

Soil Vapor Investigation

The Site is currently a strip mall occupied by several commercial properties and restaurants with residential housing on the second and third floors. In December 2017, Tetra Tech conducted an onsite soil vapor investigation to evaluate potential vapor intrusion. Six dual-nested soil vapor probes (SV-1 through SV-6) were advanced to a depth of 5 and 15 feet bgs within the parking lot area. Soil matrix samples were not collected as previous soil samples were collected near the same area.

Soil vapor samples were collected and analyzed using a mobile laboratory. Soil vapor results collected at 5 feet bgs indicated TPH_G concentrations up to 2,300,000 micrograms per cubic meter (µg/m³), benzene up to 940 µg/m³, ethylbenzene up to 29,000 µg/m³, and naphthalene up to 9,400 µg/m³. Oxygen data was not collected. Soil vapor results collected at 15 feet bgs resulted in higher detections. Using the Low Threat UST Closure Policy (LTCP) Direct Measurement of Soil Gas Concentrations (No Bioattenuation Zone) at 5 feet, the soil vapor analytical data exceed the soil gas criteria for benzene, ethylbenzene, and naphthalene for a commercial and residential property.

Human Health Risk Assessment (HRA)

Tetra Tech used the soil vapor results to estimate potential human health risks to the adjacent building. The cumulative cancer risk result was calculated at 1.39×10^{-5} in soil vapor sample SV-5, which exceeded the generally accepted level of 1.0×10^{-5} for a commercial property. The cumulative cancer risk result was calculated at 1.75×10^{-6} in soil vapor samples SV-2 and SV-6, which exceeded the generally accepted level of 1.0×10^{-6} for a residential property. Benzene and naphthalene were the main risk drivers. The non-cancer hazard index did not exceed the target value of 1.0.

Tetra Tech concluded that the risk results slightly exceeded the cumulative cancer risk threshold and that the assessment is believed to be conservative relative to conditions beneath the inside of the existing first floor spaces of the adjacent structure. Tetra Tech further concluded that vapor intrusion does not pose a significant threat to the occupants of the commercial or residential structure. Tetra Tech recommended closure under the LTCP, Option B of the media-specific criteria for soil gas. Tetra Tech further recommended the following to evaluate the suitability of the closure approach:

1. Continue quarterly groundwater monitoring to further evaluate concentrations in the groundwater.

2. Conduct additional grab groundwater sampling and soil vapor sampling (offsite) from the recommended sampling locations (Figure 7) and analyze for TPH_G and BTEX. Update the HRA and Site Conceptual Model to determine whether the LTCP can be met or remedial measures, such as corrective action plan to address Site contaminants are needed.
3. Consider an additional round of soil gas sampling with oxygen to analyze whether bioattenuation may be occurring at either 5 or 15 feet depths.

UST Low-Threat Closure Evaluation

Regional Board staff has evaluated the data using the State Water Board's LTCP and has determined that the Site still does not meet the policy criteria. Therefore, case closure cannot be granted at this time for the following reasons:

General Criteria

The Site does not meet the LTCP General criteria (e) site conceptual model that assesses the nature, extent, and mobility of the release. Although the recent groundwater sampling data (June 2018) indicate the concentrations reported relatively low to non-detect concentrations in the onsite monitoring wells, newly installed offsite monitoring well MW-7 reported elevated concentrations of TPH_G (up to 9,900 µg/L), benzene (up to 13,000 µg/L), and MTBE (up to 140 µg/L) in the groundwater. Additional assessment must be conducted to delineate the extent of the groundwater contamination plume offsite.

The Site does not meet the LTCP General Criteria (f) that denotes the secondary source has been removed to the extent practicable. Between May and December 1999, a soil vapor extraction (SVE) system operated at the Site. The system was demobilized in July 2000 when the City of South Gate was redeveloping the property. In May 2017, soil confirmation sampling was conducted to demonstrate that subsurface soil had been properly remediated by the prior SVE system. Soil confirmation samples collected indicated elevated concentrations of fuel constituents beneath the Site at depths from approximately 10 to 20 feet bgs. Active remediation must be conducted to address cleanup of the residual soil contamination.

Groundwater-Specific Criteria

The Site does not meet the LTCP Groundwater-Specific Criteria (4): The policy requires that a contaminant plume that exceeds water quality objectives must be less than 1,000 feet in length and the dissolved benzene concentration is less than 1,000 µg/L. The June 2018 sampling results reported dissolved benzene concentrations up to 13,000 µg/L in newly installed offsite monitoring well MW-7 and has not established a stable or declining trend. Additional monitoring and remediation must be conducted.

Petroleum Vapor Intrusion to Indoor Air Criteria

Based on the soil gas investigation conducted in December 2017, the soil gas concentrations exceeded the soil gas criteria of the LTCP for benzene, ethylbenzene, and naphthalene in soil vapor samples SV-2, SV-5, and SV-6 for a commercial and residential property. In addition, the risk assessment results exceeded the generally accepted level of 1×10^{-5} for a commercial property and 1×10^{-6} for a residential property. The Regional Board has concerns because there

are sensitive receptors at the Site. Therefore, the Site does not meet the Petroleum Vapor Intrusion to Indoor Air Criteria. An interim remedial action plan (IRAP) must be submitted to cleanup residual soil contamination beneath the Site and address vapor intrusion concerns.

Direct Contact to Indoor Air Criteria

The Site does not meet the Direct Contact Criteria of the LTCP because shallow soil sampling and analysis for naphthalene and poly-aromatic hydrocarbons (PAHs) near the former waste oil tanks at the Site have not been assessed. Refer to the Groundwater Monitoring Requirement section below section.

Requirements to Mitigate Impediments to Closure

Workplan Requirement for Additional Offsite Assessment (Per CCR, title 23, §2725)

Based on the groundwater analytical data, the downgradient and lateral extent of the groundwater contamination plume has not been defined from offsite well MW-7. Tetra Tech submitted a site map (Figure 7) recommending two grab groundwater sample locations downgradient from well MW-7 along Tweedy Boulevard, one grab groundwater sample location and two proposed soil vapor sampling locations at the commercial property west of the Site.

The two-proposed soil vapor sampling locations at the western commercial property are not required. The Successor Agency is required to submit a workplan proposing grab groundwater sampling. A scaled site map depicting the proposed grab samples and/or well locations, and well construction details is due to this Regional Board by **September 27, 2018**.

Permanent monitoring wells may be required based on the results of the grab groundwater sampling. If the City will not allow the installation of offsite monitoring wells along Tweedy Boulevard or within the City right-of way, the Successor Agency must propose alternative well locations (e.g., at northwestern commercial property).

Interim Remedial Action Plan Requirement (Per CCR, title 23, §2726)

The Successor Agency is required to submit an IRAP to address cleanup of residual soil contamination and potential vapor risk beneath the Site, and "hot spot" cleanup of elevated benzene concentrations in groundwater in well MW-7. The IRAP must evaluate at least three remedial alternatives and propose one that is most efficient as well as cost effective. The Successor Agency is required to submit the IRAP due to this Regional Board by **September 27, 2018**. In the technical report, you must also submit a timeline of project milestones for onsite and offsite assessment (if applicable), remediation, post-remediation monitoring, and case closure.

Groundwater Monitoring Requirement (Per CCR, title 23, §2727)

The Successor Agency is required to implement a semi-annual monitoring and sampling program to monitor existing groundwater conditions beneath the Site, verify plume stability, and meet the following requirements:

1. All existing and new groundwater monitoring wells related to the Site must be sampled.
2. Groundwater monitoring reports must be submitted according to the following schedule, with the next semi-annual monitoring report due by **January 15, 2019**:

<u>Reporting Period</u>	<u>Sampling Period</u>	<u>Report Due Date</u>
January – June	April – June	July 15 th
July – December	October – December	January 15 th

3. Groundwater samples must be analyzed by Cal-LUFT GC/FID or Cal-LUFT GC/MS Method for total petroleum hydrocarbons (TPH_G), total petroleum hydrocarbons as diesel (TPH_D) when diesel is identified at the site; and by EPA Method 8260B for benzene, toluene, ethylbenzene and xylenes (BTEX), naphthalene, and fuel oxygenate compounds including MTBE, di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and tertiary butyl alcohol (TBA). Ethanol is also required and shall be analyzed by either method above. The analytical detection limits must conform to the Regional Board General Laboratory Testing Requirements (9/06) http://www.waterboards.ca.gov/losangeles/publications_forms/forms/ust/lab_forms/labreq9-06.pdf. All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.
4. Groundwater samples must also be collected from selected monitoring well MW-2B located near the former waste oil tanks and analyze for PAHs by EPA Method 8270C. Based on groundwater data results, the Regional Board will determine if PAHs in shallow soil samples near the former waste oil tank should be further assessed.

Regulatory Requirement for Electronic Submission of Laboratory Data to the State GeoTracker Internet Database

GEO_XY, GEO_Z, GEO_WELL and GEO_BORE files have not been uploaded to the State GeoTracker database.

On September 30, 2004, the State Water Resources Control Board (SWRCB) adopted the resolution to revise regulations in Chapter 30, Division 3 of Title 23 of California Code of Regulations (CCR), which requires persons to ensure electronic submission of laboratory analytical data (i.e., soil or water chemical analysis) and locational data (i.e., location and elevation of groundwater monitoring wells), via the Internet to the SWRCB's GeoTracker database. The regulations and other background information are available at <http://geotracker.waterboards.ca.gov>.

In accordance with the above regulations, you are required to submit all future laboratory data over the Internet in the Electronic Deliverable Format to the SWRCB's GeoTracker database for any soil and/or groundwater samples obtained after September 1, 2001. This would include any sampling completed for underground storage tank system removal, site assessment activities, periodic groundwater monitoring, and post cleanup verification sampling. Per the same regulations, you are also required to submit locational data for all groundwater monitoring wells (i.e., latitude, longitude, and elevation survey data) together with groundwater information (i.e., elevation, depth to free product, monitoring well status, etc.) and a site map commencing January 1, 2002.

General Requirements

1. All necessary permits must be obtained from the appropriate agencies prior to the start of work.
2. The contractor who conducts the environmental work as required in this directive letter shall, at all times, comply with all applicable State laws, rules, regulations, and local ordinances specifically, including but not limited to, environmental, procurement and safety laws, rules, regulations, and ordinances. The contractor shall obtain the services of a Professional Geologist or Engineer, Civil (PG/PE-Civil) to comply with the applicable requirements of the Business and Professions Code, sections 7800 et seq. implementing regulations for geological or engineering analysis and interpretation for this case. All documents prepared for others by the contractor that reflect or rely upon geological or engineering interpretations by the contractor shall be signed and stamped by the PG/PE-Civil indicating her/his responsibility for them as required by the Business and Professions Code.
3. Prior to commencing any fieldwork, you must provide Regional Board staff a minimum of **10 days** advance notice so that one of our staff may be present.

Pursuant to section 25299(d) of the Health and Safety Code, any person who violates any corrective action requirement established by, or issued pursuant to, section 25296.10 is liable for a civil penalty of not more than ten thousand dollars (\$10,000) for each underground storage tank for each day of violation. A civil penalty may be imposed by civil action pursuant to section 25299(d)(2) or imposed administratively by the Regional Board pursuant to Water Code sections 13323 through 13328. The Regional Board may also request that the Attorney General seek judicial civil liabilities or injunctive relief pursuant to California Water Code sections 13262, 13264, 13304, 13331, 13340, and 13386. The Regional Board reserves its right to take any further enforcement action authorized by law.

If you have any questions regarding this matter, please call Ms. Chandra Tyler at (213) 576-6782 or email her at cetyler@waterboards.ca.gov or Dr. Weixing Tong at (213) 576-6715.

Sincerely,



Deborah J. Smith
Executive Officer

cc: Micah Reich, Underground Storage Tank Cleanup Fund, State Water Resources Control Board
Brian Partington, Southern California Water Replenishment District
Tim Smith, County of Los Angeles Department of Public Works, Envr. Programs
Jay Neuhaus, Tetra Tech, Inc.
Paul Adams, Successor Agency City of South Gate
Jim Simon, RGS, Inc.
Alexandra Ostrowski, RSG, Inc.

STATE OF CALIFORNIA WATER REPLENISHMENT DISTRICT OFFICE

320 West 4th St., Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/southgate

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Amended Recognized Obligation Payment Schedule (ROPS 18-19B) - Summary

Filed for the January 1, 2019 through June 30, 2019 Period

Successor Agency: South Gate
County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)

	ROPS 18-19B Authorized Amounts	ROPS 18-19B Requested Adjustments	ROPS 18-19B Amended Total
A	\$ 30,000	\$ -	\$ 30,000
B	-	-	-
C	-	-	-
D	30,000	-	30,000
E	\$ 2,403,961	\$ 133,734	\$ 2,537,695
F	2,278,961	133,734	2,412,695
G	125,000	-	125,000
H	\$ 2,433,961	\$ 133,734	\$ 2,567,695

Enforceable Obligations Funded as Follows (B+C+D):

B	Bond Proceeds	-
C	Reserve Balance	-
D	Other Funds	30,000
E	Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	
F	RPTTF	2,278,961
G	Administrative RPTTF	125,000

Current Period Enforceable Obligations (A+E):

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (c) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title
/s/ _____
Signature Date

FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES
(Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)

This **FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES** (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard) (“First Amendment”) is made and entered into by and between the **SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE**, a public body (“Successor Agency”) and **TETRA TECH, INC.**, a California corporation (“Consultant”). Each of the Successor Agency and Consultant are a “Party” and together referred to as the “Parties.”

RECITALS

The Parties are entering into this First Amendment based upon the following facts, which form a substantive part hereof:

A. Successor Agency is a separate public body that exists under Parts 1.8 and 1.85, Division 24, Section 34160 and 34170, *et seq.*, respectively, of the California Health and Safety Code (“Dissolution Law”), in particular as set forth in Section 34173(g) thereof.

B. Successor Agency and Consultant entered into that certain *Agreement For Professional Services* (“Original Agreement”) dated as of January 24, 2017, for remediation activities to be undertaken on and about certain real property located at 3500-3506 Tweedy Boulevard, South Gate (“Property”).

C. The Original Agreement sets forth an estimated total contract price for undertaking and completing that certain Scope of Work (as defined and described therein) of \$221,545.

D. The Original Agreement was reviewed and approved by the Successor Agency, and then submitted to, reviewed and approved by the local oversight board under Section 34180 and by the State of California, Department of Finance (“DOF”), and the funding therefor was approved in part under the Successor Agency’s Recognized Obligation Payment Schedules for the annual fiscal periods of July 1, 2017 to June 30, 2018, and July 1, 2018 to June 30, 2019.

E. While in ROPS 18-19 the Successor Agency listed and asked for Redevelopment Property Tax Trust Fund (“RPTTF”) funding of \$221,545 to pay for services to be rendered by Consultant under the Original Agreement, the DOF, in its March 14, 2018 decision letter for ROPS 18-19 DOF, determined:

“Item No. 26 - Remediation Costs in the outstanding amount of \$221,545 is partially allowed. The [Successor] Agency provided updated budget projections from the contractor Tetra Tech, Inc., supporting \$47,164 is needed for the ROPS 18-19 period. Therefore, the remaining amount of \$174,381 is ineligible for Redevelopment Property Tax Trust Fund (RPTTF) funding.”

F. The Property has been and remains the subject of an enforcement notice and action by the Los Angeles Regional Water Quality Control Board (“LARWQCB”) due to the contaminated condition thereof, which agency recently issued notice and direction to the Successor Agency through Consultant that changes in the scope of work for remediation of the Property are required, and, in turn, Consultant has evaluated the estimated costs for undertaking and completing the modified scope of work that requires amendment of the Original Agreement Contract by this First Amendment, in particular as to the Scope of Work and the schedule to complete such modified work, and an increase in the contract price; further, such amendment must be stated and approved by DOF through an amendment of ROPS 18-19B (“ROPS 18-19B Amendment”) to increase the funding by \$133,734.

G. The Original Contract, which was reviewed and approved first by the local oversight board and then by DOF in connection with enforceable obligations listed on ROPS 17-18, includes and delegates express authority to the Successor Agency Executive Director (who is also the City Manager), as necessary, to modify the scope of work and services provided by Consultant and to extend the term of that contract, in particular Recital M., and Sections 1 and 2 thereof.

H. Because an increase in RPTTF funding for the ROPS 18-19B period is necessary to pay for Consultant’s additional and modified scope of services (the Amended Scope of Work defined in Section 1. below) under this First Amendment as required and directed by the LARWQCB, an amendment to the Original Agreement, both in the contract amount, Term and Amended Scope of Work has been prepared as set forth in this First Amendment, and the ROPS 18-19B Amendment has been prepared and is being presented to the Successor Agency herewith for review and approval.

NOW, THEREFORE, Successor Agency and Consultant agree as follows:

1.0 AMENDMENT OF SCOPE OF WORK; CONSULTANT’S SERVICES. Consultant agrees to provide the services and perform the tasks set forth in the amended scope of work, “Amended Scope of Work”, as set forth in Attachment No. 1 attached and fully incorporated to this First Amendment. The Amended Scope of Work is the Consultant’s proposal dated as of August 31, 2018, which includes both the modified services for remediation and the costs for services for the remaining “B” fiscal period of January 1, 2019 to June 30, 2019 (as well as estimated costs for services during FY 19-20, which FY 19-20 costs that will be presented as a part of the ROPS 19-20 process.)

2.0 AMENDMENT OF TERM OF AGREEMENT, AS AMENDED. This First Amendment will become effective after all of the following occur: (a) approval by the Successor Agency; (b) review and approval by the First District Oversight Board; and, (c) review and approval by the DOF, all under the Dissolution Law, and all subject to concurrent approvals by such entities of the ROPS 18-19B Amendment. The Term of the Original Agreement is extended for the period commencing upon DOF’s approval of this First Amendment and ending on June 30, 2019, with such Term subject to one or more extensions of up to one year for and during the subsequent fiscal year of 2019-2020, if necessary, which shall coincide with continued undertaking and completion of the Amended Scope of Work as described in Section 1.0 above and for which the DOF has reviewed and approved funding in each successive fiscal year(s) that the Successor Agency continues to own the subject Property and for which continued

remediation work is required to continue, including work ordered or otherwise directed by LARWQCB or other governmental agency with jurisdiction over the Property, but in no event shall the Term, as amended, extend beyond June 30, 2020, unless otherwise expressly extended and agreed to by both Parties or terminated by either Party as provided herein, and subject to Dissolution Law requirements.

3.0 ADJUSTMENT TO COMPENSATION FOR SERVICES. Successor Agency shall pay Consultant for the modified scope of performing its professional services and costs incurred under this First Amendment, and the Original Agreement, in accordance with Consultant's "Fees and Costs Schedule" that is a part of the August 31, 2018 letter from Consultant to the Successor Agency, in a total cumulative amount not to exceed \$180,898; provided however and expressly subject to and limited by the funding approved by the DOF and allocated to the Successor Agency through the ROPS process and for work completed in compliance with the Original Agreement and this First Amendment.

4.0 DEFINED TERMS. All other terms not defined in this First Amendment shall have the same meaning and use as set forth in the Original Agreement.

5.0 ORIGINAL AGREEMENT IN FULL FORCE AND EFFECT. All other provisions of the Original Agreement, as amended by this First Amendment, shall remain in full force and effect.

6.0 COUNTERPARTS. This First Amendment may be executed in counterparts and as so executed shall constitute a contract that shall be binding upon all Parties herein.

[Remainder of page left blank intentionally]

WITNESS, the Parties hereto have caused this *First Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* to be executed by and through their respective authorized officers, as of the date first written above.


**SUCCESSOR AGENCY:
SUCCESSOR AGENCY TO THE COMMUNITY
DEVELOPMENT COMMISSION OF THE CITY OF
SOUTH GATE**, a public body

María Belén Bernal, Chair
Successor Agency to
the Community Development Commission of
the City of South Gate

ATTEST:

Carmen Avalos, Recording Secretary
Successor Agency to
the Community Development Commission of
the City of South Gate
(SEAL)

APPROVED AS TO FORM:



Raul F. Salinas, General Counsel
Successor Agency to
the Community Development Commission of
the City of South Gate

**CONSULTANT:
TETRA TECH, INC.**
a California corporation

By: _____

Its: _____



August 31, 2018

Attn: City of South Gate Successor Agency
c/o Jim Simon RSG, Inc. (Consultant to Successor Agency)
309 W 4th Street
Santa Ana CA 92701

Re: **Budget Projections Update Based on Requested Actions by Water Board
Former Target/Lazar Gas Station Site
3500-06 Tweedy Boulevard
South Gate, California**

Dear Mr. Simon:

The Los Angeles Regional Water Quality Control Board (Water Board) in a recent letter to the Community Development Commission Successor Agency City of South Gate (Successor Agency) dated August 27, 2018, provided comments to recent documents submitted by Tetra Tech, Inc. on behalf of the Successor Agency. This letter is provided to update the forecasted costs and approximate funding projected (rough numbers) based upon our current knowledge of the Former Target/Lazar Gas Station Site, located at 3500-06 Tweedy Boulevard, South Gate, California (Site) and the scope of work requested by the Water Board. The Water Board requested that the following be completed:

- 1) Submittal of a workplan including a scaled site map depicting proposed grab groundwater samples and/or well locations, and well construction details by September 27, 2018.
- 2) Submittal of an Interim Remedial Action Plan by September 27, 2018 to address cleanup of residual soil contamination beneath the Site, address vapor intrusion, and "hot spot" cleanup of benzene in groundwater at well MW-7.
- 3) Implement a semi-annual monitoring and sampling program to monitor existing groundwater conditions beneath the Site and verify plume stability. The next semiannual report is due January 15, 2019.

ESTIMATED PROJECT COSTS AND SCHEDULE

Tetra Tech understands the process under the Recognized Obligation Payment Schedule (ROPS) and the need to obtain approvals for changes to the scope. The estimated costs on a task-by-task basis, and broken down by six-month increments, are provided below. The previous approved funding for future work presented in a letter from Tetra Tech dated January 31, 2018 was based upon available information at that time (and the given assumptions) and included \$25,365 for July to December 2018 and \$21,799 for January to June 2019 (the end of the fiscal year). The August 27, 2018 letter from the Water Board has included new items which were not previously accounted for and will require additional funding as estimated in the table below.

PROJECT WORK SCOPE BY TASK	2018	2019		2020
	July-Dec	Jan-Jun	Jul-Dec	Jan-Jun
TASK 1: Additional Offsite Groundwater Investigation				
Task 1a: Submit Additional Sampling Work Plan	\$10,000			
Task 1b: Field Sampling and Well Installation (2 wells)	\$20,000	\$20,000		
TASK 2: Interim Remedial Action				
Task 2a: Prepare and Submit Interim Remedial Action Plan	\$25,000			
Task 2b: Implement Soil IRAP		\$80,000	\$35,000	
Task 2c: Groundwater Hot Spot Treatment			\$40,000	
Task 2d: Remediation Report			\$40,000	\$15,000
TASK 3: Ongoing Groundwater Monitoring				
Task 3a: Second Semi-annual 2018	\$8,000			
Task 3b: Semi-annual 2019		\$10,000	\$10,000	
Task 3c: Semi-annual 2020				\$10,000
TASK 4: Monthly Progress Reports				
Task 4a: Monthly Progress Reports	\$1,233	\$1,233	\$1,233	\$1,233
Task 4b: GeoTracker Uploads	\$600	\$600	\$1,000	\$600
Task 4c: Meetings with City of South Gate	\$2,116	\$2,116	\$2,116	\$2,116
Totals:	\$66,949	\$113,949	\$129,349	\$28,949
Previously forecasted/approved budget:	\$25,365	\$21,799	\$0	\$0
Total Additional Funding Needed to be Approved by Finance:	\$41,584	\$92,150	\$129,349	\$28,949

ASSUMPTIONS

Tetra Tech has provided this budget forecast based upon the attached Water Board letter requirements and currently available information. Assumptions and limitations include the following:

I. ASSUMPTIONS AND LIMITATIONS

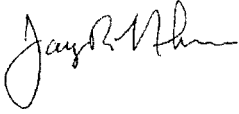
- The estimates of projected funding outlined above are rough numbers based upon current requirements and may be subject to change depending on the requirements of the Water Board and/or site conditions and unforeseen circumstances;
- Closure activities are not included;
- Four rounds of groundwater monitoring are included with the assumption that two additional wells will be installed off-site;
- Access to the Site and off-site study locations will be provided/arranged by the Successor Agency;

Tetra Tech is committed to finding the best and most efficient solutions to work toward closure and will remain flexible to address Water Board requirements. Tetra Tech's team of professionals and deep bench of environmental and remedial expertise in Southern California will be at your disposal.

We hope this budget forecast meets your needs. We will follow up this forecast with a more detailed estimate in the coming weeks.

Very truly yours,

Tetra Tech, Inc.



Jay Neuhaus, PG, QSD
Project Manager



Carl Lenker, PE
Senior Project Engineer

Cc Jacquelyn Acosta
Vivian Garcia

Attachment: Water Board Letter Dated August 27, 2018

ATTACHMENT



Los Angeles Regional Water Quality Control Board

August 27, 2018

Mr. Joe Perez
Director of Community Development
Successor Agency City of South Gate

Certified Mail
Return Receipt Requested
Claim No. 7017 0190 0000 4172 6038

Community Development
8650 California Avenue
South Gate, CA 90280

Underground Storage Tank Program – Directive to Take Corrective Action in Response to Unauthorized Underground Storage Tank Release – Health and Safety Code Section 25296.10 and Title 23, Chapter 16, California Code of Regulations, Section 2720-2727. City of South Gate – Former Target/Lazar Site 3500-3506 Tweedy Boulevard, South Gate (Case No. R-23710); (Priority C-1 Site)

Dear Mr. Perez,

Pursuant to Health and Safety Code section 25296.10, the Successor Agency to the City of South Gate (Successor Agency) is required to take corrective action (i.e., Preliminary Site Assessment, Soil and Water Investigation, Corrective Action Plan Implementation, and Verification Monitoring) to ensure protection of human health, safety and the environment. Corrective action requirements are set forth in California Code of Regulations (CCR), title 23, Chapter 16, sections 2720 through 2727.

The Los Angeles Regional Water Quality Control Board (Regional Board) directive dated October 9, 2017 required the Successor Agency to submit the Well Abandonment Report by October 28, 2017, the Human Health Risk Assessment (HHRA) Report (if soil concentrations exceed screening levels) by December 28, 2017, the Site Assessment Report and Soil Vapor Investigation Reports by January 9, 2018, for the subject site (Site). In a letter dated January 3, 2018, the Regional Board extended the due date to submit the reports to February 28, 2018.

The Regional Board received the "Groundwater Monitoring Report" dated July 25, 2018 and the "Additional Site Assessment Report" dated March 2, 2018, prepared by your consultant, Tetra Tech, Inc. (Tetra Tech) for the Site.

Site Characterization (Per CCR, title 23, 2725)

The data from the most recent sampling event (June 2018) indicated maximum concentrations of total petroleum hydrocarbons as gasoline (TPHG) up to 9,900 micrograms per liter (µg/L), total petroleum hydrocarbons as diesel (TPHD) up to 32,000 µg/L, benzene up to 13,000 µg/L, methyl tertiary butyl ether (MTBE) up to 140 µg/L, and tertiary butyl alcohol (TBA) up to 61 µg/L in the groundwater. The depth to groundwater was measured at approximately 34 feet below ground surface (bgs). Groundwater flow direction is toward the northwest.

Additional Groundwater Investigation

Between September and December 2017, four monitoring wells (MW-2, MW-3, MW-5 and MW-6) were abandoned because the wells could not be redeveloped. Two onsite replacement wells (MW-2B and MW-3B) and one offsite downgradient well (MW-7) were installed at a depth of approximately 55 feet bgs to characterize the extent of dissolved-phase constituents in the groundwater. In addition, one offsite soil boring (CB-6) was drilled near the southwestern edge of the property on California Avenue to further delineate the groundwater plume. Soil samples were not collected. A grab groundwater sample collected from CB-6 indicated total petroleum hydrocarbons as gasoline (TPH_G) up to 180 µg/L and benzene up to 3.7 µg/L.

Soil Vapor Investigation

The Site is currently a strip mall occupied by several commercial properties and restaurants with residential housing on the second and third floors. In December 2017, Tetra Tech conducted an onsite soil vapor investigation to evaluate potential vapor intrusion. Six dual-nested soil vapor probes (SV-1 through SV-6) were advanced to a depth of 5 and 15 feet bgs within the parking lot area. Soil matrix samples were not collected as previous soil samples were collected near the same area.

Soil vapor samples were collected and analyzed using a mobile laboratory. Soil vapor results collected at 5 feet bgs indicated TPH_G concentrations up to 2,300,000 micrograms per cubic meter (µg/m³), benzene up to 940 µg/m³, ethylbenzene up to 29,000 µg/m³, and naphthalene up to 9,400 µg/m³. Oxygen data was not collected. Soil vapor results collected at 15 feet bgs resulted in higher detections. Using the Low Threat UST Closure Policy (LTCP) Direct Measurement of Soil Gas Concentrations (No Bioattenuation Zone) at 5 feet, the soil vapor analytical data exceed the soil gas criteria for benzene, ethylbenzene, and naphthalene for a commercial and residential property.

Human Health Risk Assessment (HRA)

Tetra Tech used the soil vapor results to estimate potential human health risks to the adjacent building. The cumulative cancer risk result was calculated at 1.39×10^{-5} in soil vapor sample SV-5, which exceeded the generally accepted level of 1.0×10^{-5} for a commercial property. The cumulative cancer risk result was calculated at 1.75×10^{-6} in soil vapor samples SV-2 and SV-6, which exceeded the generally accepted level of 1.0×10^{-6} for a residential property. Benzene and naphthalene were the main risk drivers. The non-cancer hazard index did not exceed the target value of 1.0.

Tetra Tech concluded that the risk results slightly exceeded the cumulative cancer risk threshold and that the assessment is believed to be conservative relative to conditions beneath the inside of the existing first floor spaces of the adjacent structure. Tetra Tech further concluded that vapor intrusion does not pose a significant threat to the occupants of the commercial or residential structure. Tetra Tech recommended closure under the LTCP, Option B of the media-specific criteria for soil gas. Tetra Tech further recommended the following to evaluate the suitability of the closure approach:

1. Continue quarterly groundwater monitoring to further evaluate concentrations in the groundwater.

2. Conduct additional grab groundwater sampling and soil vapor sampling (offsite) from the recommended sampling locations (Figure 7) and analyze for TPH_G and BTEX. Update the HRA and Site Conceptual Model to determine whether the LTCP can be met or remedial measures, such as corrective action plan to address Site contaminants are needed.
3. Consider an additional round of soil gas sampling with oxygen to analyze whether bioattenuation may be occurring at either 5 or 15 feet depths.

UST Low-Threat Closure Evaluation

Regional Board staff has evaluated the data using the State Water Board's LTCP and has determined that the Site still does not meet the policy criteria. Therefore, case closure cannot be granted at this time for the following reasons:

General Criteria

The Site does not meet the LTCP General criteria (e) site conceptual model that assesses the nature, extent, and mobility of the release. Although the recent groundwater sampling data (June 2018) indicate the concentrations reported relatively low to non-detect concentrations in the onsite monitoring wells, newly installed offsite monitoring well MW-7 reported elevated concentrations of TPH_G (up to 9,900 µg/L), benzene (up to 13,000 µg/L), and MTBE (up to 140 µg/L) in the groundwater. Additional assessment must be conducted to delineate the extent of the groundwater contamination plume offsite.

The Site does not meet the LTCP General Criteria (f) that denotes the secondary source has been removed to the extent practicable. Between May and December 1999, a soil vapor extraction (SVE) system operated at the Site. The system was demobilized in July 2000 when the City of South Gate was redeveloping the property. In May 2017, soil confirmation sampling was conducted to demonstrate that subsurface soil had been properly remediated by the prior SVE system. Soil confirmation samples collected indicated elevated concentrations of fuel constituents beneath the Site at depths from approximately 10 to 20 feet bgs. Active remediation must be conducted to address cleanup of the residual soil contamination.

Groundwater-Specific Criteria

The Site does not meet the LTCP Groundwater-Specific Criteria (4): The policy requires that a contaminant plume that exceeds water quality objectives must be less than 1,000 feet in length and the dissolved benzene concentration is less than 1,000 µg/L. The June 2018 sampling results reported dissolved benzene concentrations up to 13,000 µg/L in newly installed offsite monitoring well MW-7 and has not established a stable or declining trend. Additional monitoring and remediation must be conducted.

Petroleum Vapor Intrusion to Indoor Air Criteria

Based on the soil gas investigation conducted in December 2017, the soil gas concentrations exceeded the soil gas criteria of the LTCP for benzene, ethylbenzene, and naphthalene in soil vapor samples SV-2, SV-5, and SV-6 for a commercial and residential property. In addition, the risk assessment results exceeded the generally accepted level of 1×10^{-5} for a commercial property and 1×10^{-6} for a residential property. The Regional Board has concerns because there

are sensitive receptors at the Site. Therefore, the Site does not meet the Petroleum Vapor Intrusion to Indoor Air Criteria. An interim remedial action plan (IRAP) must be submitted to cleanup residual soil contamination beneath the Site and address vapor intrusion concerns.

Direct Contact to Indoor Air Criteria

The Site does not meet the Direct Contact Criteria of the LTCP because shallow soil sampling and analysis for naphthalene and poly-aromatic hydrocarbons (PAHs) near the former waste oil tanks at the Site have not been assessed. Refer to the Groundwater Monitoring Requirement section below section.

Requirements to Mitigate Impediments to Closure

Workplan Requirement for Additional Offsite Assessment (Per CCR, title 23, §2725)

Based on the groundwater analytical data, the downgradient and lateral extent of the groundwater contamination plume has not been defined from offsite well MW-7. Tetra Tech submitted a site map (Figure 7) recommending two grab groundwater sample locations downgradient from well MW-7 along Tweedy Boulevard, one grab groundwater sample location and two proposed soil vapor sampling locations at the commercial property west of the Site.

The two-proposed soil vapor sampling locations at the western commercial property are not required. The Successor Agency is required to submit a workplan proposing grab groundwater sampling. A scaled site map depicting the proposed grab samples and/or well locations, and well construction details is due to this Regional Board by **September 27, 2018**.

Permanent monitoring wells may be required based on the results of the grab groundwater sampling. If the City will not allow the installation of offsite monitoring wells along Tweedy Boulevard or within the City right-of way, the Successor Agency must propose alternative well locations (e.g., at northwestern commercial property).

Interim Remedial Action Plan Requirement (Per CCR, title 23, §2726)

The Successor Agency is required to submit an IRAP to address cleanup of residual soil contamination and potential vapor risk beneath the Site, and "hot spot" cleanup of elevated benzene concentrations in groundwater in well MW-7. The IRAP must evaluate at least three remedial alternatives and propose one that is most efficient as well as cost effective. The Successor Agency is required to submit the IRAP due to this Regional Board by **September 27, 2018**. In the technical report, you must also submit a timeline of project milestones for onsite and offsite assessment (if applicable), remediation, post-remediation monitoring, and case closure.

Groundwater Monitoring Requirement (Per CCR, title 23, §2727)

The Successor Agency is required to implement a semi-annual monitoring and sampling program to monitor existing groundwater conditions beneath the Site, verify plume stability, and meet the following requirements:

1. All existing and new groundwater monitoring wells related to the Site must be sampled.
2. Groundwater monitoring reports must be submitted according to the following schedule, with the next semi-annual monitoring report due by **January 15, 2019**:

<u>Reporting Period</u>	<u>Sampling Period</u>	<u>Report Due Date</u>
January – June	April – June	July 15 th
July – December	October – December	January 15 th

3. Groundwater samples must be analyzed by Cal-LUFT GC/FID or Cal-LUFT GC/MS Method for total petroleum hydrocarbons (TPH_G), total petroleum hydrocarbons as diesel (TPH_D) when diesel is identified at the site; and by EPA Method 8260B for benzene, toluene, ethylbenzene and xylenes (BTEX), naphthalene, and fuel oxygenate compounds including MTBE, di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and tertiary butyl alcohol (TBA). Ethanol is also required and shall be analyzed by either method above. The analytical detection limits must conform to the Regional Board General Laboratory Testing Requirements (9/06) http://www.waterboards.ca.gov/losangeles/publications_forms/forms/ust/lab_forms/labreq9-06.pdf. All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.
4. Groundwater samples must also be collected from selected monitoring well MW-2B located near the former waste oil tanks and analyze for PAHs by EPA Method 8270C. Based on groundwater data results, the Regional Board will determine if PAHs in shallow soil samples near the former waste oil tank should be further assessed.

Regulatory Requirement for Electronic Submission of Laboratory Data to the State GeoTracker Internet Database

GEO_XY, GEO_Z, GEO_WELL and GEO_BORE files have not been uploaded to the State GeoTracker database.

On September 30, 2004, the State Water Resources Control Board (SWRCB) adopted the resolution to revise regulations in Chapter 30, Division 3 of Title 23 of California Code of Regulations (CCR), which requires persons to ensure electronic submission of laboratory analytical data (i.e., soil or water chemical analysis) and locational data (i.e., location and elevation of groundwater monitoring wells), via the Internet to the SWRCB's GeoTracker database. The regulations and other background information are available at <http://geotracker.waterboards.ca.gov>.

In accordance with the above regulations, you are required to submit all future laboratory data over the Internet in the Electronic Deliverable Format to the SWRCB's GeoTracker database for any soil and/or groundwater samples obtained after September 1, 2001. This would include any sampling completed for underground storage tank system removal, site assessment activities, periodic groundwater monitoring, and post cleanup verification sampling. Per the same regulations, you are also required to submit locational data for all groundwater monitoring wells (i.e., latitude, longitude, and elevation survey data) together with groundwater information (i.e., elevation, depth to free product, monitoring well status, etc.) and a site map commencing January 1, 2002.


General Requirements

1. All necessary permits must be obtained from the appropriate agencies prior to the start of work.
2. The contractor who conducts the environmental work as required in this directive letter shall, at all times, comply with all applicable State laws, rules, regulations, and local ordinances specifically, including but not limited to, environmental, procurement and safety laws, rules, regulations, and ordinances. The contractor shall obtain the services of a Professional Geologist or Engineer, Civil (PG/PE-Civil) to comply with the applicable requirements of the Business and Professions Code, sections 7800 et seq. implementing regulations for geological or engineering analysis and interpretation for this case. All documents prepared for others by the contractor that reflect or rely upon geological or engineering interpretations by the contractor shall be signed and stamped by the PG/PE-Civil indicating her/his responsibility for them as required by the Business and Professions Code.
3. Prior to commencing any fieldwork, you must provide Regional Board staff a minimum of 10 days advance notice so that one of our staff may be present.

Pursuant to section 25299(d) of the Health and Safety Code, any person who violates any corrective action requirement established by, or issued pursuant to, section 25296.10 is liable for a civil penalty of not more than ten thousand dollars (\$10,000) for each underground storage tank for each day of violation. A civil penalty may be imposed by civil action pursuant to section 25299(d)(2) or imposed administratively by the Regional Board pursuant to Water Code sections 13323 through 13328. The Regional Board may also request that the Attorney General seek judicial civil liabilities or injunctive relief pursuant to California Water Code sections 13262, 13264, 13304, 13331, 13340, and 13386. The Regional Board reserves its right to take any further enforcement action authorized by law.

If you have any questions regarding this matter, please call Ms. Chandra Tyler at (213) 576-6782 or email her at cetyler@waterboards.ca.gov or Dr. Weixing Tong at (213) 576-6715.

Sincerely,



Deborah J. Smith
Executive Officer

cc: Micah Reich, Underground Storage Tank Cleanup Fund, State Water Resources Control Board
Brian Partington, Southern California Water Replenishment District
Tim Smith, County of Los Angeles Department of Public Works, Envr. Programs
Jay Neuhaus, Tetra Tech, Inc.
Paul Adams, Successor Agency City of South Gate
Jim Simon, RGS, Inc.
Alexandra Ostrowski, RSG, Inc.

MICAH REICH, CHAIR | DEBORAH J. SMITH, EXECUTIVE OFFICER

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Amended Recognized Obligation Payment Schedule (ROPS 18-19B) - Summary

Filed for the January 1, 2019 through June 30, 2019 Period

Successor Agency: South Gate
County: Los Angeles

	ROPS 18-19B Authorized Amounts	ROPS 18-19B Requested Adjustments	ROPS 18-19B Amended Total
A Enforceable Obligations Funded as Follows (B+C+D):	\$ 30,000 \$	\$ - \$	\$ 30,000
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	30,000	-	30,000
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G):	\$ 2,403,961 \$	\$ 133,734 \$	\$ 2,537,695
F RPTTF	2,278,961	133,734	2,412,695
G Administrative RPTTF	125,000	-	125,000
H Current Period Enforceable Obligations (A+E):	\$ 2,433,961 \$	\$ 133,734 \$	\$ 2,567,695

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (o) of the Health and Safety
code, I hereby certify that the above is a true and accurate
Recognized Obligation Payment Schedule for the above
named successor agency.

Name Title
/s/ _____
Signature Date

South Gate Amended Recognized Obligation Payment Schedule (ROPS 18-18B) - ROPS Detail
 January 1, 2019 through June 30, 2019
 (Report Amounts in Whole Dollars)

Item #	Project Name/Debt Obligation	Obligation Type	Total Outstanding Balance	AUTHORIZED AMOUNTS					REQUESTED ADJUSTMENTS															
				Fund Sources					Fund Sources															
				Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	Total	Notes									
3	HUD Section 108 Loan		\$ 41,485,124	\$ -	\$ 30,000	\$ -	\$ 2,278,981	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Successor Agency Operations		\$ 648,498	\$ -	\$ -	\$ -	\$ 12,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Property Dispositions		\$ 80,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	City/PCA Loan Repayment		\$ 102,025	\$ -	\$ -	\$ -	\$ 102,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014A (Tax- exempt)		\$ 24,921,800	\$ -	\$ -	\$ -	\$ 488,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014B (Fidelity Trustable)		\$ 3,019,859	\$ -	\$ -	\$ -	\$ 42,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Reserve for County of Los Angeles Redevelopment Authority Tax Allocation Revenue Refunding Bonds Series 2014A (Tax- exempt)		\$ 9,730,000	\$ -	\$ -	\$ -	\$ 1,435,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	Reserve for County of Los Angeles Redevelopment Authority Tax Allocation Revenue Refunding Bonds Series 2014B (Fidelity Trustable)		\$ 1,230,000	\$ -	\$ -	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	County of Los Angeles Redevelopment Refunding Authority Trustee Fees		\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23	Remediation Costs		\$ 221,645	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	Cleanup Cost Recovery		\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				Total					Total					\$ 133,734										

MINUTES FOR THE REGULAR MEETING OF THE SUCCESSOR AGENCY OF THE CITY OF SOUTH GATE

TUESDAY, AUGUST 14, 2018

- CALL TO ORDER** The regular meeting of the Successor Agency of the City of South Gate was called to order by Chairwoman Bernal at 5:30 p.m.
- ROLL CALL** Sonia Guerrero, Recording Secretary
- PRESENT** Chairwoman María Belén Bernal, Vice Chairman Jorge Morales, Agency Member Maria Davila and Agency Member Al Rios; Executive Director Michael Flad, Authority Counsel Raul F. Salinas, Secretary Joe Perez
- LATE** Agency Member Denise Diaz
- ABSENT** Carmen Avalos, City Clerk
- CLOSED SESSION** The Successor Agency recessed into Closed Session at 5:42 p.m. and reconvened at 6:39 p.m. with all Agency Members present. Authority Counsel Salinas reported the following:
1. CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATIONS
Pursuant to Government Code Section 54956.8
 - a) Property APN: 6202-010-90
Property Address: 7916 Long Beach Blvd., South Gate, CA 90280
City Negotiator: Michael Flad, Executive Director
Negotiating with: TBD
Under Negotiation: Terms of Sale
- On item 1(a) the agency members received a report by City staff and there was discussion regarding ongoing negotiations involving the property. At the conclusion of the discussion there was no action taken on this particular property.
- 1**
MINUTES The Agency Members unanimously approved the Regular Meeting minutes of June 26, 2018 by motion of Agency Member Davila and seconded by Chairwoman Bernal.
- 2**
COMMENTS FROM
THE AUDIENCE There were no comments from the audience.

3

COMMENTS FROM

THE BOARD MEMBERS

There were no comments from the Board Member.

ADJOURNMENT

Agency Member Davila unanimously motioned to adjourn the meeting at 6:44 p.m. and seconded by Chairwoman Bernal.

PASSED and **APPROVED** this 11th day of September, 2018.

María Belén Bernal, Chairwoman

Carmen Avalos, City Clerk