



**SUCCESSOR AGENCY  
SUCCESSOR AGENCY MEETING AGENDA**

Tuesday, December 13, 2022 at 5:30 p.m.

**SOUTH GATE COUNCIL CHAMBERS  
8650 CALIFORNIA AVE  
SOUTH GATE, CA 90280**

**DIAL-IN-NUMBER: 1 (669) 900-6833  
MEETING ID: 862 9661 6506  
[HTTPS://US02WEB.ZOOM.US/J/86296616506](https://us02web.zoom.us/j/86296616506)**

**Call to Order/Roll Call**

**CALL TO ORDER:** Al Rios, Chairperson  
**ROLL CALL:** Yodit Glaze, Recording Secretary

**Agency Members**

**CHAIRPERSON**

Al Rios

**RECORDING SECRETARY**

Yodit Glaze

**VICE CHAIRPERSON**

Maria del Pilar Avalos

**AUTHORITY COUNSEL**

Raul F. Salinas

**AGENCY MEMBERS**

Maria Davila  
Denise Diaz  
Gil Hurtado

**EXECUTIVE DIRECTOR**

Chris Jeffers

**SECRETARY**

Meredith Elguira

**Meeting Schedule**

The regular meetings of the Agency Members are held on the second and fourth Tuesday of each

month, closed session business will usually commence at 5:30 p.m., when scheduled, and general business session will commence at 6:30 p.m.

## **Brown Act**

Agendas are drafted to accurately state what the legislative body is being asked to consider. The legislative body can take action on "all items" listed on the agenda and be in compliance with the open meeting laws. Under the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The governing body may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

## **City's Vision Statement**

Coming Soon

## **Public Communications**

Public Comments on agenda items are limited to three (3) minutes. All comments are to be addressed directly to the Agency Members not to the members of the public.

## **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.

## **Open Session Agenda**

### **1. Resolution approving the Recognized Obligation Payment schedule for the 2023-24 FY and approve Amendment No. 6 for professional Services with Tetra Tech, Inc.**

The Successor Agency to the Community Development Commission will consider:  
(ADMIN SVCS)

- a. Adopting a Successor Agency **Resolution** approving: (1) the Recognized Obligation Payment Schedule for the 23-24 fiscal period of July 1, 2023 to June 30, 2024, including the Administrative Budget included therewith, and (2) the **Sixth Amendment to the Agreement for Professional Services with Tetra Tech, Inc.** for Remediation Activities at 3500-3506 Tweedy Boulevard, subject to submittal to, and review by, the County of Los Angeles First District Oversight Board and then the State of California, Department of Finance, pursuant to the Dissolution Law, and authorizing transmittal and posting thereof.
- b. Authorizing the Chairperson to execute the Sixth Amendment in a form acceptable to the Agency Counsel.

Documents:

[Item 1 Report 12132022 SA.pdf](#)

### **2. Minutes**

The Successor Agency to the Community Development Commission of the City of South

Gate will consider approving the Regular Meeting Minutes of June 14, 2022. (CLERK)

Documents:

[Item 2 Report 12132022 SA.pdf](#)

## **Comments From The Audience - Non-Agenda Items**

## **Reports And Comments From City Officials**

## **Adjournment**

I, Yodit Glaze, City Clerk, certify that a true and correct copy of the foregoing Meeting Agenda was posted on December 7, 2022, at 10:45 a.m., as required by law.

Yodit Glaze  
City Clerk

## **GENERAL NOTICE TO THE PUBLIC**

The City Council adopted new rules relating to the conduct of the public meetings, proceedings, and business in the City of South Gate on July 12, 2022, (Resolution 2022-38-CC) and go into effect on August 1, 2022. Resolution #2022-38-CC is available at the City Clerk's Office.

## **MEETING SCHEDULE**

Regular meetings of the City Council are held on the second and fourth Tuesday of each month, closed session meetings will commence at 5:30 p.m. unless posted otherwise on its agenda. The regular City Council meetings will commence at 6:30 p.m. Agendas are available at the following locations: City Clerk Office, Public Notice Boards at City Hall, and on the City's web page at <https://www.cityofsouthgate.org>

The Public can sign up to receive automatic notices of postings of agendas for the City Council or any other Commission or Board of the City of South Gate. Visit the City webpage and click on the Agenda & Minutes icon. That will take you the page where an individual can enter their email in the "Email Updates" box to register.

## **PUBLIC COMMENT/PARTICIPATION**

Any person may request to address a legislative body during a public meeting. The Presiding Officer will call upon those present in the Council Chambers first. After all speakers in the Chambers have spoken, the Presiding Officer will call upon those participating via zoom or teleconference.

Speakers are limited to three (3) minutes on any item listed on the agenda, including public hearings. Under Comments from the Audience portion, speakers are also limited to a single three (3) minutes time limit. Comments from the Audience is initially limited to 45 minutes at each meeting. Any speaker still wishing to speak, that did not speak, will have an addition Comments from the Audience opportunity after the last business item is finished. The Presiding Officer may extend the time limit as long as there is no objection from the City Council as a body.

To ensure that the public is able to participate, the City provides the opportunity to submit their comments in person, virtually, email, phone call, mail and any other method which may become available. Methods of participation may be subject to change during other such times when a State of Emergency, Health Order or State Executive Order limits in-person participation.

## **CURFEW**

In absence of a motion duly adopted by majority vote of the City Council, the Presiding Officer may adjourn the City Council meetings at 10:30 p.m. The Presiding Officer may ask the City Council if any agenda items listed should be continued or dealt with during the meeting. For those items to be continued, the City Council can direct the item be placed on the next City Council agenda or the current meeting may be adjourned to a time certain at which time the meeting shall be reconvened as an Adjourned Regular Meeting of the City Council and action upon the published agenda continued.

## **STAFF REPORTS**

As a general rule, staff reports, or other written documentation are prepared/organized with respect to each item of business listed on the agenda. Meeting agendas and staff reports are available at least 72-hours prior to the scheduled regular City Council meeting and a minimum of 24-hours prior to a Special City Council meeting. There are times when the City Council receives written material. revised material after the posting of agendas, these materials are become a public record and will be available for public view within 72-hours after the meeting in which they were received. Those materials and any other public document can be inspected in the City Clerk's Office located at 8650 California Avenue, South Gate.

## **SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS**

In compliance with the American with Disabilities Act, if you need special assistance to participate in the City Council Meetings, please contact the Office of the City Clerk. Notification 48 hours prior to the City Council Meeting will enable the City to make reasonable arrangements to assure accessibility. For further information, please contact the Office of the City Clerk at (323) 563-9510 or via email at [yglaze@sogate.org](mailto:yglaze@sogate.org).

***City of South Gate***  
**SUCCESSOR AGENCY TO THE**  
**COMMUNITY DEVELOPMENT COMMISSION**  
**OF THE CITY OF SOUTH GATE**

**AGENDA BILL**

For the Regular Meeting of: December 13, 2022

Originating Department: Administrative Services

Department Director: \_\_\_\_\_

*Kristopher Ryan*

City Manager: \_\_\_\_\_

*Chris Jeffers*

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**SUBJECT: RESOLUTION APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE 2023-24 FISCAL PERIOD OF JULY 1, 2023 TO JUNE 30, 2024, AND APPROVING THE SIXTH AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH TETRA TECH, INC.**

**PURPOSE:** To consider adoption of Successor Agency Resolution approving both the Recognized Obligation Payment Schedule for the 23-24 fiscal period ("ROPS 23-24"), including the administrative budget included therewith, and the Sixth Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities At 3500-3506 Tweedy Boulevard) ("Sixth Amendment") between the Successor Agency and Tetra Tech, Inc. ("Tetra Tech") for continued environmental consulting services performed by Tetra Tech for the remediation of the Successor Agency-owned property located at 3500-3506 Tweedy Boulevard (ROPS Line Item #26).

**RECOMMENDED ACTIONS:** The Successor Agency to the Community Development Commission will consider:

- a. Adopting a Successor Agency Resolution approving: (1) the Recognized Obligation Payment Schedule for the 23-24 fiscal period of July 1, 2023 to June 30, 2024, including the Administrative Budget included therewith, and (2) the Sixth Amendment to the Agreement for Professional Services with Tetra Tech, Inc. for Remediation Activities at 3500-3506 Tweedy Boulevard, subject to submittal to, and review by, the County of Los Angeles First District Oversight Board and then the State of California, Department of Finance, pursuant to the Dissolution Law, and authorizing transmittal and posting thereof.
- b. Authorizing the Chairperson to execute the Sixth Amendment in a form acceptable to the Agency Counsel.

**FISCAL IMPACT:** None until approved by the County of Los Angeles First District Oversight Board ("First District Oversight Board") and the State of California, Department of Finance ("DOF"). If the First District Oversight Board and the DOF approve the ROPS 23-24, as submitted, it is anticipated the Successor Agency to the Community Development Commission of the City of South Gate ("Successor Agency") would receive \$5,057,050 from the Redevelopment Property Tax Trust Fund ("RPTTF"), which includes \$230,000 for administrative expenses, plus authorization to spend

\$1,952,500 from the Reserve Fund, for a total of \$7,009,550 to pay the Successor Agency's enforceable obligations for the 23-24 fiscal period of July 1, 2023 to June 30, 2024.

Any residual RPTTF would be distributed by the Los Angeles County Auditor-Controller to the affected taxing agencies (including the City's General Fund) on a pro-rata basis based on the amount of property taxes collected.

**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 now dissolved redevelopment agency that was part of the former Community Development Commission of the City of South Gate ("Former Agency"). As part of that process, the Successor Agency must annually adopt the Recognized Obligation Payment Schedule ("ROPS"), as required by Dissolution Law.

Beginning January 1, 2016, successor agencies that have received a Finding of Completion may submit a Last and Final ROPS for approval by the oversight board and the DOF if all of the following conditions are met:

- Remaining debt includes only administrative costs and enforceable obligations with set payment schedules, such as debt service, loan agreements, and contracts;
- All remaining obligations have been previously listed on a ROPS and approved by the DOF, pursuant to Health and Safety Code ("HSC") section 34177 (m) or (o); and
- The successor agency has no outstanding or unresolved litigation, except as specified in HSC section 34191.6 (a) (3).

The submission of a Last and Final ROPS reduces the administrative burden on successor agencies, as it eliminates the need to prepare a ROPS and complete the ROPS approval process every year. However, once the DOF approves a successor agency's Last and Final ROPS, it can be amended only twice. At this time, the Successor Agency does not meet the above conditions because Line Item #12 (Property Disposition) and Line Item #27 (Cleanup Cost Recovery) do not have set payment schedules. Therefore, the Successor Agency staff recommends submitting this annual ROPS 23-24, rather than submitting a Last and Final ROPS.

**BACKGROUND:** The Successor Agency is performing its functions under the Dissolution Law to administer the enforceable obligations and otherwise unwind the Former 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 winding-down of redevelopment affairs. For this Successor Agency, its oversight board is referred to as the First District Oversight Board with 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 ROPS 23-24, the Administrative Budget therewith, and this Sixth Amendment.

Pursuant to Dissolution Law, the Successor Agency must submit ROPS 23-24 to the DOF by Tuesday February 1, 2023, but only after review and approval by this Successor Agency, then review and approval by the First District Oversight Board. After the local approvals, ROPS 23-24 is transmitted to the Los Angeles County Auditor-Controller ("Auditor-Controller"), the Los Angeles County



Administrative Officer (“CAO”), the State Controller’s Office (“SCO”), and to the DOF by February 1, 2023. If the Successor Agency fails to meet this statutory deadline, the City of South Gate (“City”) may be liable for substantial penalties, including a \$10,000 per day penalty for each day past the statutory deadline that the ROPS 23-24 is not submitted to DOF. (To date, the Successor Agency has always met this deadline.)

No new enforceable obligations are anticipated on ROPS 23-24. Continuing enforceable obligations on ROPS 23-24 are described below:

- *Successor Agency Operations (Line Item #9):* The administrative allowance is limited to the greater of \$250,000 per year, or three percent (3%) of the RPTTF distributed in the prior fiscal year, excluding the administrative allowance and any City/Former Agency loan repayments. However, the administrative allowance cannot exceed 50 percent (50%) of RPTTF distributed in the prior fiscal year, excluding the administrative allowance and any City/Former Agency loan repayments. In the Successor Agency’s case, the maximum allowable ROPS 23-24 administrative allowance is \$250,000. However, the Successor Agency does not anticipate needing the maximum allowance and is requesting \$230,000 on the ROPS 23-24. The Successor Agency’s 23-24 Administrative Budget is included in Attachment No. 1 to the Resolution included with this agenda bill;
- *Property Disposition (Line Item #12):* RPTTF is required to fund consulting services and fees associated with the disposition of three (3) properties designated to be sold by the Successor Agency in the Long Range Property Management Plan (“LRPMP”);
- *County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014A and 2014B (Line Items #18 and #19):* Line Items #18 and #19 are bonds issued by the County of Los Angeles Redevelopment Refunding Authority for South Gate Redevelopment Project No.1;
- *Reserve for County of Los Angeles Redevelopment Refunding Authority Tax Allocation Revenue Refunding Bonds Series 2014A and 2014B (Line Items #20 and #21):* Pursuant to HSC Section 34171(d)(1), a successor agency may reserve property tax revenue from one ROPS period that otherwise would be distributed to affected taxing entities when required by a bond indenture or when the next property tax allocation will be insufficient to pay all obligations due under the provisions of the bond in the following half of the calendar year. The Indenture of Trust for the Tax Allocation Revenue Refunding Bonds Series 2014A (Line Item #18) requires the Successor Agency to request \$1,825,000 on the ROPS 23-24 for the September 1, 2024 bond payment. The Indenture of Trust for the Tax Allocation Revenue Refunding Bonds Series 2014B (Line Item #19) requires the Successor Agency to request \$222,500 on the ROPS 23-24 for the September 1, 2024 bond payment.
- *County of Los Angeles Redevelopment Refunding Authority Trustee Fees (Line Item #22):* Line Item #22 is an enforceable obligation due to a Continuing Disclosure Agreement with the County of Los Angeles Redevelopment Refunding Authority for Tax Allocation Revenue Refunding Bonds Series 2014A and 2014B;
- *Remediation Costs 3500-3506 Tweedy Boulevard (Line Item #26):* The Successor Agency received local oversight board approval and entered into an original Professional Services Agreement (“Original Agreement”) with Tetra Tech on January 30, 2017 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 for the Successor Agency-owned real property located at 3500-3506 Tweedy Boulevard ("Contaminated Property").

The Original Agreement has been amended four times with the approval of the First District Oversight Board and DOF as the ongoing investigation and remediation work on, under, about and adjacent to the Contaminated Property has uncovered additional activities not anticipated in the Original Agreement and amendments thereto.

During implementation of the Original Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, and Fifth Amendment Tetra Tech, on behalf of the Successor Agency, performed some of the work directed by the LARWQCB, including installing and operating the Soil Vapor Extraction system, which removed approximately 13 pounds of contaminants per day and removed enough contaminants for the treated wells to meet LARWQCB standards. Despite Tetra Tech's remediation efforts, the Contaminated Property (including adjacent area) does not yet meet the LARWQCB criteria for case closure and multiple rounds of groundwater injections and ongoing groundwater monitoring are needed. As a result, the LARWQCB has determined that an additional amendment to Tetra Tech's scope of work, estimated fees and costs, and schedule is needed in order to complete the remaining environmental remediation activities needed for and toward case closure.

The amended scope of work, estimated fees and costs, and schedule are detailed in that certain *Sixth Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* which is included as Attachment No. 2 to the Resolution accompanying this Agenda Bill. The Sixth Amendment, if approved for funding and performance by the First District Oversight Board and the DOF, will allow Tetra Tech to be compensated for the Sixth Amended Scope of Work of up to \$478,000 for the applicable fiscal year with a cumulative amount not to exceed \$3,266,319 for the applicable and approved fiscal year(s);

- *Cleanup Cost Recovery (Line Item #27)*: The LARWQCB is the regional division of a state agency that oversees the environmental cleanup of certain real property referred to as the Freedom Ford Site, located at 7916 Long Beach Boulevard, and is authorized to assess and recover costs and expenses for oversight of the cleanup of waste that affects or threatens waters of the state under Section 13304 of the California Water Code.

The Cash Balances page shows the inflow and outflow of funds held by the Successor Agency. Funds are being spent in a timely manner and consistent with the prior approvals by the applicable oversight board and the DOF. As reported on the Cash Balances tab of the ROPS 23-24 form, the Successor Agency had \$91,147 of cash available as of the end of the ROPS 20-21 fiscal period.

The Successor Agency intends to bring its ROPS 23-24 and the Sixth Amendment before the First District Oversight Board at its January 9, 2023 regular meeting. If obtained, and after obtaining, the First District Oversight Board's approval, Successor Agency staff will then transmit the ROPS 23-24 and the Sixth Amendment to the DOF, the Auditor-Controller, the County Administrative Officer (CAO) and the State Controller's Office (SCO).



Upon receipt of an oversight board-approved ROPS, the DOF has 45 days to make its determination of the enforceable obligations, including amounts and funding sources. Within five business days of the DOF's determination, the Successor Agency may request additional review and an opportunity to meet and confer on disputed items. The DOF has until 15 days prior to the date for property tax distribution to make its final decision after the meet and confer. The RPTTF distribution dates for the ROPS 23-24A period and 23-24B period are on or about June 1, 2023 and January 2, 2024, respectively.

Accordingly, staff recommends that the Successor Agency adopt the Resolution approving the ROPS 23-24 and the Sixth Amendment, and authorize the City's Director of Administrative Services and/or their authorized designees to transmit the ROPS 23-24 and the Sixth Amendment to the First District Oversight Board for its review and approval under the Dissolution Law, and after the First District Oversight Board's approval to send a copy of the ROPS 23-24 and the Sixth Amendment to the DOF, the Auditor-Controller, the CAO and the SCO, for review and approval as required by the Dissolution Law. Further, the Director of Administrative Services and/or their 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 the DOF, and changes, if any, will be reported back to the Successor Agency and the First District Oversight Board.

**ATTACHMENT:** Proposed Resolution Approving ROPS 23-24 and the Sixth Amendment

## SUCCESSOR AGENCY RESOLUTION NO. 22-\_\_

CITY OF SOUTH GATE  
LOS ANGELES COUNTY, CALIFORNIA

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SOUTH GATE APPROVING: (1) THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE 23-24 FISCAL PERIOD OF JULY 1, 2023 TO JUNE 30, 2024, INCLUDING THE ADMINISTRATIVE BUDGET INCLUDED THEREWITH, AND (2) THE SIXTH AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES WITH TETRA TECH, INC. FOR REMEDIATION ACTIVITIES AT 3500-3506 TWEEDY BOULEVARD, SUBJECT TO SUBMITTAL TO, AND REVIEW BY, THE COUNTY OF LOS ANGELES FIRST DISTRICT OVERSIGHT BOARD AND THEN THE STATE OF CALIFORNIA, DEPARTMENT OF FINANCE, PURSUANT TO THE DISSOLUTION LAW, AND AUTHORIZING TRANSMITTAL AND 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 ("HSC"), 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, Senate Bill 107, and other implementing legislation (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**, pursuant to Section 34179(j) of the Dissolution Law, in every California county there shall be only one oversight board that is staffed by the county's 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 (as part 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 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) of the Dissolution Law requires that the annual ROPS for the 23-24 fiscal period of July 1, 2023 to June 30, 2024 ("ROPS 23-24") be submitted to the DOF by the Successor Agency, after approval by the First District Oversight Board, no later than February 1, 2023; and

**WHEREAS**, Line Item #26 on ROPS 23-24 is listed as Remediation Costs under an existing agreement ("Original Agreement"), as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, and Fifth Amendment for professional services between the Successor Agency and Tetra Tech, Inc. to undertake the clean-up of hazardous materials contamination on, under, and about 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 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 Contaminated Property (and adjacent area(s)), which public agency issued direction to the Successor Agency through Tetra Tech that necessitates changes in the scope of work and costs and fees therefor in connection with continuing to undertake remediation of the Contaminated Property and areas adjacent thereto; and

**WHEREAS**, in order to undertake the amended scope of work and pay for the increased costs and fees therefor, further amendment of the Tetra Tech Original Agreement, as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, and Fifth Amendment is necessary, which is set forth in that certain *Sixth Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* ("Sixth Amendment") to implement that certain Sixth Amended Scope of Work (defined therein) and the increased funding to implement such work

during the ROPS 23-24 fiscal year; and

**WHEREAS**, the ROPS 23-24, including the Administrative Budget included therewith, and the Sixth Amendment 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; and

**WHEREAS**, the ROPS 23-24, including the Administrative Budget included therewith, in the form required by DOF, is attached hereto as Exhibit No. 1, and the Sixth Amendment is attached hereto as Exhibit No. 2, with all exhibits fully incorporated by this reference; and

**WHEREAS**, the Successor Agency has reviewed the draft ROPS 23-24, including the Administrative Budget included therewith, and the Sixth Amendment, and desires to approve the ROPS 23-24 and the Sixth Amendment, and to authorize the Successor Agency to transmit the ROPS 23-24 and the Sixth Amendment to the First District Oversight Board.

**NOW, THEREFOR, 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: (1) the ROPS 23-24, including the Administrative Budget, attached hereto as Exhibit No. 1, and (2) the Sixth Amendment between the Successor Agency and Tetra Tech, Inc., attached hereto as Exhibit No. 2, each submitted herewith. The Successor Agency accepts administrative revisions made to the ROPS 23-24 in order to enable the Successor Agency to submit the ROPS 23-24 to DOF by the deadline of February 1, 2023.

**SECTION 3.** The Successor Agency hereby authorizes and directs transmittal of the ROPS 23-24, including the Administrative Budget, and the Sixth Amendment, to the First District Oversight Board and then to the DOF and all other bodies as required by the Dissolution Law.

**SECTION 4.** The Director of Administrative Services, and/or their authorized designee, is hereby directed to post this Resolution, including the ROPS 23-24 and the Sixth Amendment, on the City's website: <http://www.cityofsouthgate.org/247/Successor-Agency>, pursuant to the Dissolution Law.

[Remainder of page left blank intentionally]

**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 13<sup>th</sup> day of December 2022.

By: \_\_\_\_\_  
Al Rios, Chairperson  
Successor Agency to the Community  
Development Commission of  
the City of South Gate

**ATTESTED:**

By: \_\_\_\_\_  
Yodit Glaze, Recording Secretary  
Successor Agency to  
the Community Development Commission of  
the City of South Gate

(SEAL)

**APPROVED AS TO FORM:**

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

**Recognized Obligation Payment Schedule (ROPS 23-24) - Summary**  
**Filed for the July 1, 2023 through June 30, 2024 Period**

Successor Agency: South Gate Successor Agency  
 County: Los Angeles County

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)		23-24A Total (July - December)	23-24B Total (January - June)	ROPS 23-24 Total
<b>A</b>	<b>Enforceable Obligations Funded as Follows (B+C+D):</b>	<b>\$ 1,952,500</b>	<b>\$ -</b>	<b>\$ 1,952,500</b>
B	Bond Proceeds	\$ -	\$ -	\$ -
C	Reserve Balance	\$ 1,952,500	\$ -	\$ 1,952,500
D	Other Funds	\$ -	\$ -	\$ -
<b>E</b>	<b>Redevelopment Property Tax Trust Fund (RPTTF) (F+G):</b>	<b>\$ 2,536,900</b>	<b>\$ 2,520,150</b>	<b>\$ 5,057,050</b>
F	RPTTF	\$ 2,421,900	\$ 2,405,150	\$ 4,827,050
G	Administrative RPTTF	\$ 115,000	\$ 115,000	\$ 230,000
<b>H</b>	<b>Current Period Enforceable Obligations (A+E):</b>	<b>\$ 4,489,400</b>	<b>\$ 2,520,150</b>	<b>\$ 7,009,550</b>

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.

\_\_\_\_\_  
 Signature Title

\_\_\_\_\_  
 Signature Title



**EXHIBIT 1****SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY  
OF SOUTH GATE ADMINISTRATIVE BUDGET FISCAL YEAR 2023-2024****JULY 1, 2023 to JUNE 30, 2024**

<b>EXPENSE CATEGORY</b>	<b>RESPONSIBILITIES</b>	<b>FY 2023-24 PROPOSED BUDGET</b>
<b>Salaries and Wages</b>		
Staff salaries, benefits, and payroll taxes	<ul style="list-style-type: none"> <li>• Process payment of enforceable obligations</li> <li>• Maintain documentation of Agency records</li> <li>• Coordinate with consultant to answer questions and provide documentation as requested by Oversight Board, County Auditor-Controller, and Department of Finance</li> <li>• Attend Oversight Board meetings</li> </ul>	\$140,000
<b>TOTAL</b>		<b>\$140,000</b>
<b>Maintenance and Operations</b>		
Rent and Utilities	<ul style="list-style-type: none"> <li>• Utility and rent expenses</li> <li>• Supplies</li> <li>• Equipment</li> <li>• LRPMP property maintenance prior to transfer/sale</li> </ul>	\$7,500
Contract services	<ul style="list-style-type: none"> <li>• Prepare ROPS, PPA, staff reports, and resolutions</li> <li>• Complete annual cash balance reconciliation</li> <li>• Coordinate with and answer questions for Oversight Board, County Auditor-Controller, and Department of Finance</li> <li>• Monitor and project cash flow to ensure sufficient revenues for obligations and to inform Agency staff of expected revenues</li> <li>• Audit financial records</li> </ul>	\$32,500
Insurance and legal services	<ul style="list-style-type: none"> <li>• Review staff reports and resolutions</li> <li>• Provide legal services as needed</li> </ul>	\$50,000
<b>TOTAL</b>		<b>\$90,000</b>
<b>TOTAL BUDGET</b>		<b>\$230,000</b>

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

This **SIXTH AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES** (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard) ("Sixth Amendment") is dated for purposes of reference as of December 13, 2022 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 Sixth 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, *et seq.* 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 (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* ("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"), which Original Agreement was approved for partial funding as an enforceable obligation by the State of California, Department of Finance ("DOF") under Line Item #26 of ROPS 18-19.

**C.** The Successor Agency received local oversight board approval of the Original Agreement on January 30, 2017, based on a series of notices and directives issued under an enforcement action by the Los Angeles Regional Water Quality Control Board ("LARWQCB") against the Successor Agency related to the hazardous material contamination and necessary environmental cleanup on, under, and about the Property.

**D.** Successor Agency and Consultant entered into that certain *First Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* ("First Amendment") dated as of September 11, 2018, for a revised scope of work and additional funding related to continued remedial services at the Property, which First Amendment was approved by the County of Los Angeles, First District Oversight Board ("First District Oversight Board") on September 24, 2018, and thereafter approved by the DOF on or about October 26, 2018.

**E.** Successor Agency and Consultant entered into that certain *Second Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* ("Second Amendment") dated as of January 22, 2019, for a revised scope of work and additional funding related to continued remedial services at the Property, which Second Amendment was approved by the First District Oversight Board on January 28, 2019, and thereafter approved by the DOF on or about March 5, 2019.

F. Successor Agency and Consultant entered into that certain *Third Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities 3500-3506 Tweedy Boulevard)* ("Third Amendment") dated as of November 12, 2019, for a revised scope of work and additional funding related to continued remedial services at the Property, which Third Amendment was approved by the First District Oversight Board on January 13, 2020, and thereafter approved by the DOF on or about March 2, 2020.

G. Successor Agency and Consultant entered into that certain *Fourth Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities 3500-3506 Tweedy Boulevard)* ("Fourth Amendment") dated as of December 8, 2020 for a revised scope of work and additional funding related to continued remedial services at the Property, which Fourth Amendment was approved by the First District Oversight Board on January 11, 2021, and thereafter approved by the DOF on or about February 22, 2021.

H. Successor Agency and Consultant entered into that certain *Fifth Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities 3500-3506 Tweedy Boulevard)* ("Fifth Amendment") dated as of December 14, 2021 for a revised scope of work and additional funding related to continued remedial services at the Property, which Fifth Amendment was approved by the First District Oversight Board on January 10, 2022, and thereafter approved by the DOF on or about March 11, 2022.

I. Based on continued assessment and remediation work at the Property by Consultant, with oversight thereof by the LARWQCB and Successor Agency, it is now the professional opinion that the scope of work, work schedule, previous budget and approved funding must be amended and funding increased in order for Consultant to undertake a revised scope of work to remediate the Property, which necessitates this Sixth Amendment. Consultant has reported to the Successor Agency that based upon our current knowledge of conditions at the Property, planned and continued remediation activities continue to be required and anticipated during Fiscal Year 2023-24 and will be mandated by the LARWQCB, which is the regulatory oversight agency for the Property under applicable laws and regulations.

J. In this regard, Consultant has informed the Successor Agency and LARWQCB that in its professional opinion the budget and funding approved to date by the DOF under the Original Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, and Fifth Amendment must be amended, as provided in this Sixth Amendment, because continued investigation on, about, and adjacent to the Property revealed and evidences that additional remediation work is necessary to continue work toward case closure, which is the subject of this Sixth Amendment.

K. Consultant has prepared an expanded scope of work and fee/cost estimate to be funded through ROPS 23-24, Line Item #26, which amended scope of work and funding are set forth in the attached Exhibit A, *Fiscal Year 2024 Budget Projection, Former Target/Lazar Gas Station Site, LARWQCB Case No. R-23710, 3500-3506 Tweedy Boulevard*, which is fully incorporated by this reference ("Sixth Amended Scope of Work").

L. Therefore, Consultant, in consultation with the Successor Agency and LARWQCB, has identified a remediation method that is the most efficient and cost effective for the Successor Agency to cause remediation of the excess levels of contamination found in the offsite groundwater at, under, about and adjacent to the Property and will continue remediation work

necessary for and toward case closure in a manner consistent with the LARWQCB's directives by implementation of the Sixth Amended Scope of Work, which requires this Sixth Amendment for the revised scope of work and additional funding therefor, as more fully detailed in Exhibit A, Sixth Amended Scope of Work.

**NOW, THEREFOR,** Successor Agency and Consultant agree as follows:

**Section 1. SIXTH AMENDED SCOPE OF WORK; CONSULTANT'S SERVICES.**

Under this Sixth Amendment, Consultant agrees to provide the professional environmental remediation and related services and perform the tasks set forth in the Sixth Amended Scope of Work, Exhibit A. The Sixth Amended Scope of Work is set forth in Consultant's proposal dated as of October 24, 2022, the costs to implement the services will be listed on Line Item #26 of ROPS 23-24 for review and approval by the First District Oversight Board and then by the DOF pursuant to the Dissolution Law.

**Section 2. EFFECTIVENESS OF SIXTH AMENDMENT AND EXTENDED TERM OF AGREEMENT, AS AMENDED.**

This Sixth Amendment will become effective after all of the following occur: (a) review and 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 review and approvals by each and all such entities of ROPS 23-24. The Term of the Original Agreement, as amended, is hereby extended by this Sixth Amendment for the period commencing upon DOF's approval of this Sixth Amendment and ending on June 30, 2024, with such Term subject to one or more extensions of up to one year for and during the subsequent fiscal year of 2024-2025, if necessary, which shall coincide with continued undertaking of, and the services and work toward completion of, the Sixth Amended Scope of Work as described in the above Recitals and Section 1 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, 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, 2024, unless otherwise expressly extended and agreed to by both Parties or terminated by either Party as provided herein, and subject to Dissolution Law requirements.

**Section 3. ADJUSTMENT TO COMPENSATION FOR SERVICES TO IMPLEMENT SIXTH AMENDED SCOPE OF WORK.**

Under the Sixth Amendment and subject to the terms and conditions stated hereinafter, the Successor Agency agrees to pay the Consultant for its professional services and work performed and costs incurred therefor as described in the Sixth Amended Scope of Work, Exhibit A, which includes Consultant's estimated fees and costs schedule that is a part of the October 24, 2022 submittal from Consultant to the Successor Agency, in cumulative funding under the Original Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, and this Sixth Amendment not to exceed \$3,266,319 as detailed in the Contract Budget Summary included as Exhibit B, which is attached hereto and fully incorporated by this reference; provided however and expressly subject to and limited by the condition that any and all funding shall be approved by the First District Oversight Board and by the DOF, then such approved funding being allocated by the DOF to the Successor Agency through the ROPS 18-19, ROPS 19-20, ROPS 20-21, ROPS 21-22, ROPS 22-23, and ROPS 23-24 processes, all for work completed in compliance with the Original

Agreement, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, and this Sixth Amendment. To the extent that the DOF does not approve and allocate funding to the Successor Agency to pay for Consultant's services as described in the Original Agreement, the First Amendment, the Second Amendment, the Third Amendment, Fourth Amendment, the Fifth Amendment, and this Sixth Amendment, then Consultant acknowledges that Successor Agency is not obligated to pay Consultant for its services performed and costs incurred because the Successor Agency has no other source or sources of funds to pay for such services and costs therefor except for DOF-approved and allocated monies.

**Section 4. DEFINED TERMS.** All other terms not defined in this Sixth Amendment shall have the same meaning and use as set forth in the Original Agreement, as amended, and as set forth in this Sixth Amendment.

**Section 5. ORIGINAL AGREEMENT, FIRST AMENDMENT, SECOND AMENDMENT, THIRD AMENDMENT, FOURTH AMENDMENT, and FIFTH AMENDMENT IN FULL FORCE AND EFFECT.** All other provisions of the Original Agreement, as amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, and this Sixth Amendment, shall remain in full force and effect.

**Section 6. COUNTERPARTS.** This Sixth Amendment may be executed in counterparts and as so executed shall constitute a contract that shall be binding upon all Parties herein.

[Sixth Amendment continues on next page]

**WITNESS**, the Parties hereto have caused this *Sixth 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

By: \_\_\_\_\_  
**Al Rios**, Chairperson  
Successor Agency to  
the Community Development Commission of  
the City of South Gate

**ATTEST:**

By: \_\_\_\_\_  
Yodit Glaze, Recording Secretary  
Successor Agency to  
the Community Development Commission of  
the City of South Gate

(SEAL)

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Raul F. Salinas, Agency Counsel  
Successor Agency to  
the Community Development Commission of  
the City of South Gate



**[Signatures for *Sixth Amendment to Agreement for Professional Services (Tetra Tech Remediation Activities at 3500-3506 Tweedy Boulevard)* continued from previous page]**

**CONSULTANT:**

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

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

Its: \_\_\_\_\_

**EXHIBIT A**  
**SIXTH AMENDED SCOPE OF WORK**  
(attached)

**EXHIBIT B**  
**CONTRACT BUDGET SUMMARY**  
(attached)



October 24, 2022

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

**Re: Fiscal Year 2024 Budget Projection  
Former Target/Lazar Gas Station Site, LARWQCB Case No. R-23710  
3500-3506 Tweedy Boulevard  
South Gate, California**

Dear Mr. Simon:

Tetra Tech, Inc. (Tetra Tech) appreciates the opportunity to provide budget projections for fiscal year 2024 (i.e., July 2023 through June 2024) to address environmental impacts associated with the Former Target/Lazar Gas Station Site, located at 3500-3506 Tweedy Boulevard, South Gate, California (Site). This budget projection is based upon our current knowledge of conditions at the Site, planned activities, and additional work required or anticipated to be required by the Regional Water Quality Control Board Los Angeles (Water Board), the regulatory oversight agency for the Site.

## BACKGROUND

The property functioned as a gas station from 1953 through the mid-1990s with underground storage tanks (USTs) reportedly present on the property since the late 1940s. From the 1960s through the 1990s, a store occupied the area just east of the Site and an alley/road was present immediately south of the Site. The Site formerly contained three gasoline USTs, one diesel UST, two waste oil USTs, and three fuel dispensers, which were reportedly removed in September 1996. In December 1996, the County of Los Angeles Department of Public Works referred the case to the Water Board for additional soil and groundwater investigation. Monitoring and remediation efforts began shortly thereafter.

A soil vapor extraction (SVE) system was installed and operated at the Site in 1999 and early 2000; however, remediation activities ceased in 2000 during redevelopment of the Site. The Site and surrounding properties were developed as part of a mixed-use building complex with a strip mall on the bottom floor and apartment residences above and to the south, referred to as the South Gate Senior Villas. The Site itself is a rectangular parcel (70 feet by 110 feet) with the northern two-thirds currently consisting of a parking area and the southern one-third consisting of a patio/eating area used by customers of the adjacent complex restaurants. No further activity occurred until the Water Board issued a directive May 28, 2015 to take corrective action.

## Investigations

In 2017, The Reynolds Group, Inc. (TRG) reported that the existing groundwater monitoring wells were dry and as requested by the Water Board, advanced, and sampled five soil borings to 50 feet below ground surface. Tetra Tech performed additional site assessment in 2018 that included the installation of deeper groundwater monitoring wells MW-2a, MW-3a, and MW-7 (off-site across California Avenue), abandoning the dry groundwater monitoring wells, and sampling multi-depth vapor probes. The investigation revealed high levels of hydrocarbons

**Tetra Tech**

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and benzene, toluene, ethylbenzene, and xylenes (collectively BTEX) remaining in the on-site vadose zone soils and in the groundwater west of the Site (underlying California Avenue). The Water Board requested that an Interim Remedial Action Plan (IRAP) be written and implemented, to address on-site vadose zone concentrations and for further investigations to be done off-site. Tetra Tech developed an IRAP dated February 5, 2019 that detailed plans for remediation of the Site and was conditionally approved by the Water Board in a letter dated March 21, 2019. Tetra Tech subsequently submitted a revised IRAP dated May 7, 2019 to address the Water Board comments. The IRAP included the following two provisions for remediation of the Site: 1) subsurface soil remediation (vadose zone) utilizing a SVE system, and 2) remediation of the groundwater near MW-7 by implementing in-situ chemical oxidation (ISCO).

Additional off-site investigation of the hydrocarbon and BTEX impacts to groundwater were performed in July 2019, following the Water Board approved Additional Off-Site Assessment Work Plan dated December 5, 2018. Two new monitoring wells (MW-8 and MW-9) were installed west of the Site and three borings were sampled north and northwest of the Site as documented in Tetra Tech's *Monitoring Well and Direct-push Boring Installation Report* dated September 9, 2019. The results of groundwater sampling and analysis indicated elevated benzene concentrations in monitoring wells MW-7, MW-8, and MW-9 and provided good delineation to the north and east. Additional delineation of groundwater occurred in the areas southwest and west of the plume in March 2021 by advancing direct-push borings and collected grab groundwater samples.

### **Vadose Zone Remediation**

A SVE system was installed in 2019 (horizontal wells) and 2020 (vertical wells, a remediation compound, a trailer mounted SVE system, and soil vapor monitoring probes). SVE system start-up occurred on March 23, 2020.

In January 2020, conveyance pipe "stub-ups" were exposed in the bushes west of the patio area of the Site. After further evaluation, these "stub-ups" were determined to be conveyance piping connected to vertical SVE wells associated with the historical SVE system operated by TRG from 1999–2000. These legacy SVE wells were reported by TRG to have been destroyed during the construction of the patio and parking lot for the new multi-use development (TRG 2011<sup>1</sup>). In order to expedite vadose zone remediation, Tetra Tech located several legacy SVE wells and connected them to the existing SVE system in October 2020 in addition to installing and connecting a new deep SVE well.

The SVE system operated through June 29, 2021 when the SVE system was shut down and Tetra Tech requested concurrence from the Water Board that vadose zone remediation at the Site had been completed in compliance with the Low Threat Closure Policy (LTCP). The SVE system removed a cumulative 1,686 pounds of volatile organic compounds; successfully achieved asymptotic conditions for the SVE system influent concentrations and mass removal rates; limited rebound in vapor concentrations following a one-month rebound test; and the remaining soil vapor concentrations in the SVE wells and vapor monitoring probes were below the soil gas criteria specified in the LTCP.

The Water Board granted permission to remove the SVE system from the Site in an e-mail dated October 11, 2021. Tetra Tech demobilized the SVE blower unit and associated temporary electric equipment (poles, lines) on October 21, 2021. The abandonment of the SVE wells, vapor monitoring probes, and the SVE compound fencing occurred in May 16 through May 20, 2022, based on approvals from the Water Board.

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<sup>1</sup> The Reynolds Group (TRG), 2011, Well Installation Report for Vapor Extraction Wells VEW3 and VEW4, Former Target/Lazar Site, 3500-3506 Tweedy Boulevard, South Gate, California. April 12.



## Groundwater Remediation

The approved interim remedial action for groundwater near MW-7 involved ISCO, or specifically injecting a chemical oxidant (persulfate) into the shallow groundwater through direct-push injection rods to reduce petroleum hydrocarbon and benzene concentrations. The permitting process began in February 2019 with the submission of the Waste Discharge Requirements (WDR) application to the Water Board; however, because of turnover issues with the Water Board the WDR permit was not approved until December 2019. Baseline groundwater sampling was completed on March 9, 2020, and chemical injections were performed in late March and April 2020. In September 2020 and May 2021, benzene concentrations at MW-7 were 12,000 and 8,100 micrograms per liter (µg/L), respectively, exceeding the LTCP criteria for groundwater of 3,000 µg/L. Tetra Tech submitted an IRAP Addendum on June 2, 2021 to include additional persulfate injections to address the remaining elevated benzene concentrations in groundwater. Tetra Tech received a WDR permit addendum from the Water Board in December 2021.

The second groundwater injection event occurred from March 7 to March 15, 2022, consisting of 19 direct-push injection locations. Performance groundwater monitoring data initially showed significant declines in benzene concentrations at monitoring wells MW-7 and MW-8; however, the benzene concentrations rebounded to above the LTCP criteria of 3,000 µg/L during the August 2022 sampling event. In September 2022, Tetra Tech discussed the results with City of South Gate representatives, and it was agreed that additional groundwater injections should proceed. Semi-annual groundwater monitoring and WDR groundwater monitoring in accordance with the existing WDR permit are ongoing. It is anticipated that groundwater monitoring will be required through FY2024 given that a third injection event is planned for late 2022 and performance groundwater monitoring should be conducted for a year following the injection event to evaluate the potential for concentration rebound.

## CURRENT STATUS

Preparations for conducting the third ISCO injection event are underway with plans to inject by December 2022. Since some of the proposed injection points will be located further toward the center of California Avenue (in Lane 2) to target groundwater impacts upgradient of monitoring wells MW-7 and MW-8, a new traffic control plan (professionally stamped) is necessary. The injection event will be performed under the existing WDR permit; however, a new encroachment permit and boring permit are necessary. Performance groundwater monitoring will be performed following the injection event to determine if the injection has successfully lowered benzene levels to below the LTCP criteria.

## ESTIMATED PROJECT COSTS AND SCHEDULE FOR FY2024

Tetra Tech understands the process under the Recognized Obligation Payment Schedule and that more than one funding avenue may be pursued. The previous budget forecast, provided by Tetra Tech dated October 21, 2021, covered the period from July 2022 through June 2023 and was based upon available information at that time (and the given assumptions). We are currently operating under the FY2023 budget to perform groundwater injections, groundwater monitoring, and reporting. Any unused funds will be deobligated after June 2023. The budget forecast for FY2024 is provided below on a task-by-task basis, and broken down by two six-month increments, based on the anticipated activities required to be performed.



PROJECTED WORK SCOPE BY TASK	2023	2024
	Jul-Dec	Jan-Jun
<b>Task 1: Groundwater Remediation Activities</b>		
Task 1a: Injections and Well Redevelopment (as needed)	\$129,000	
Task 1b: WDR/Performance Groundwater Monitoring and Reporting	\$42,000	\$42,000
<b>Task 2: Ongoing Groundwater Monitoring</b>		
Task 2a: Second Semi-Annual 2023 Monitoring and Report	\$26,000	
Task 2b: First Semi-Annual 2024 Monitoring and Report		\$26,000
<b>Task 3: Site Closure Activities</b>		
Task 3a: Groundwater Monitoring Well Abandonment		\$72,000
Task 3b: Risk Evaluation/LTCP Closure Report		\$44,000
<b>Task 4: Project Management</b>		
Task 4a: Monthly Progress Reports and Project Management	\$22,500	\$22,500
Task 4b: GeoTracker Uploads	\$6,000	\$6,000
Task 4c: Meetings/Correspondence with City of South Gate and Water Board	\$15,000	\$25,000
<b>Total Budget Requested:</b>	<b>\$240,500</b>	<b>\$237,500</b>
<b>Total for FY2024:</b>	<b>\$478,000</b>	

## ASSUMPTIONS

Tetra Tech has provided this budget forecast based upon currently available information and the following assumptions:

### General

- The estimates of projected funding outlined in the table above are estimated costs based upon current projected requirements and may be subject to a change order depending on the requirements of the Water Board and/or site conditions and unforeseen circumstances.
- Access to the Site and off-site locations (and necessary storage space) will be provided/arranged by the Successor Agency.
- Schedule assumes timely Water Board review of applicable reports, documents, and permit applications (i.e., within 3 months).
- Reports and documents assume one (1) round of edits with consolidated comments from RSG and the City of South Gate Successor Agency. Tetra Tech will address comments once received by RSG and the City of South Gate Successor Agency and submit the reports electronically to the Water Board.
- Period of performance from July 2023 through June 2024.

### Task 1: Groundwater Remedial Activities

- Includes performing one (1) groundwater injection event consisting of injecting up to 10,000 pounds of persulfate and 8,000 pounds of sodium hydroxide over four (4) days. Assumes pricing of \$1.60 per pound of persulfate and \$0.32 per pound of sodium hydroxide. Chemical pricing is highly volatile and subject to change.
- The groundwater injection event will be conducted under the existing IRAP Addendum and the WDR Amendment currently being processed by the Water Board.
- Assumes that the traffic control plan (stamped by a Professional Engineer) created in FY 2023 (underway) will be utilized for the encroachment permit.
- Encroachment permit fees and implementation of traffic control from a traffic control subcontractor is included. Six (6) days of traffic control are included.

- Includes two (2) performance groundwater monitoring events performed one (1) month and three (3) months after the injection event and one (1) annual WDR groundwater monitoring event.
- Assumes normal turn-around times on laboratory analysis.
- Includes redevelopment of two (2) groundwater monitoring wells following injection activities to occur over two (2) days.
- Preparation and submittal of two (2) semi-annual remediation progress reports to the Water Board summarizing the groundwater remediation activities (typically combined with groundwater monitoring report).
- Preparation and submittal of one (1) WDR report to the Water Board.
- Does not include agency meetings or communications except for the submittal of the above documents and permit applications..

#### **Task 2: Ongoing Groundwater Monitoring**

- Perform two (2) semi-annual groundwater monitoring events (one (1) during the period of July–December of 2023 and another during the period of January–June of 2024) and prepare semi-annual groundwater monitoring reports for submittal to the Water Board (due January 15 and July 15, 2024 respectively).
- Assumes normal turn-around times on laboratory analysis.

#### **Task 3: Site Closure Activities**

- Assumes groundwater monitoring well abandonment in the second half of FY2024.
- Includes asphalt patching of former well location after well abandonment.
- Includes obtaining well destruction permits and permit fees.
- Includes preparation of a Draft and Final Closure Report for soil and groundwater, including performing a human-health risk assessment.
- Excludes indoor or sub-slab vapor sampling, which are not anticipated to be required to obtain site closure under the LTCP.

#### **Task 4: Project Management**

- Prepare electronic monthly progress reports and manage project staff, subcontractors, and budgets.
- Upload applicable data and reports to the GeoTracker website.
- Tetra Tech Project Manager and Project Engineer to attend up to six (6) in-person or virtual meetings, lasting no more than two (2) hours per meeting including agendas and a brief summary of minutes.
- Assumes project management hours for the Tetra Tech Project Manager and Project Engineer for additional regulatory agency interaction from January to June of 2024 due to closure activities.

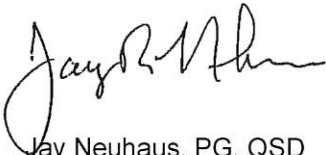
October 24, 2022

Tetra Tech is committed to finding cost effective, timely, and 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.

Tetra Tech hopes this budget forecast meets your needs. We will follow up this forecast when requested.

Very truly yours,

**Tetra Tech, Inc.**



Jay Neuhaus, PG, QSD  
Project Manager



Carl Lenker, PE  
Senior Project Engineer

Cc

Meredith Elguira, South Gate  
Alexandra Lawrence, RSG



Contract Budget Summary														
	2017	2018		2019		2020		2021		2022		2023		2024
	July-Dec	Jan-Jun	July-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun	Jul-Dec	Jan-Jun
Total Approved Contract Amount	123,389	93,356	66,949	113,949	469,349	151,327	374,000	395,000	369,000	195,000	250,500	186,500	240,500 (Requested)	237,500 (Requested)
Total Contract Not To Exceed: \$3,266,319														

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

**TUESDAY, JUNE 14, 2022**

**CALL TO ORDER** The regular meeting of the Successor Agency of the City of South Gate was called to order by Chairperson Rios at 5:01 p.m.

**ROLL CALL** Yodit Glaze, Recording Secretary

**PRESENT** Chairperson Al Rios, Agency Member Maria Davila, Agency Member Denise Diaz, and Agency Member Gil Hurtado; Interim Executive Director Chris Jeffers, Authority Counsel Raul F. Salinas, and Secretary Meredith Elguira

**LATE** Vice Chairperson Maria del Pilar Avalos arrived at 5:10 p.m.

**RECESS** At this time, 5:03 p.m., Chairperson Rios stated the Successor Agency meeting be recessed in order that the Council might hold its closed session meeting. The Successor Agency meeting reconvened at 6:43 p.m. with all Agency Members present.

<sup>1</sup>  
**DEVELOPMENT** The Successor Agency to the Community Development Commission of the City of South Gate unanimously adopted Resolution No. 2022-01-SA approving the Purchase and Sale Agreement (Contract No. 2022-01-SA) ("PSA") between the Successor Agency and Purchaser for disposition of 7916 Long Beach Boulevard (APNs 6002-010-900 and 6202-010-901) and authorizing the transmittal of the PSA to the Oversight Board by motion of Agency Member Davila and seconded by Agency Member Diaz.

**ROLL CALL:** Agency Member Davila, yes; Agency Member Diaz, yes; Agency Member Hurtado, yes; Vice Chairperson Avalos, yes; Chairperson Rios, yes

Meredith Elguira, Secretary stated that Mr. Simon the consultant will present a PowerPoint.

Jim Simon from RSG provided a presentation on the corner parcel property located on Cudahy and Long Beach Boulevard within city limits. He explained the current state laws and the reason that this property must be sold under those state laws. The property is currently occupied by GDS Institute which is a nonprofit trade school. This is not a property owned by the City, it is owned by the tax agency. Proceeds from the sales would be divided between these agencies. Mentioned changes in the Surplus Land Act and going into detail about the property. They have received one offer to buy the property, Azure who will be proposing an offer. Goes on to explain the projects they have done and explains more about the property. They would like to make residential units; they are thinking about doing

townhouse units. This is just a conceptual presentation they do not have to approve anything now. This estate would include a Cal Grant Program that is for ownership housing programs. He went into detail about how the project would get done, how much it would cost and why it must get done.

Vice Chairperson Avalos mentions that after reviewing the proposal she sees that the City is a co-applicant to the Department of Community and Housing Development for 1.1 million dollars. She would like to know how much of that is on the books if this does not go through. Would also like to know who they will be using as their contractor because it is not in the proposal and why they didn't apply for the four million dollars.

Vanessa Delgado is the developer and President of Azure Development. She explained that the reason they put the City down as a co-applicant is because it gives the City the most control over how those grants is used. They can apply for the four million dollars but there must be an agreement. As far as contractors they have not been chosen. The City Manager says there must be at least three bids to make sure it is a fair and transparent selection.

Mario Dominguez expresses that they don't get many opportunities to develop old buildings. So, why can't they build more units and make this a five-story building and change zone laws and amendments to allow them to build a bigger building with more units.

Robert Montalvo says it is a great project and they should do their best to push this project through.

City Treasurer Martinez stated that they mentioned a hundred-thousand-dollar portion would be apart of a silent second. He would like to know if it is something that would be forgiven over time so when they pay off the mortgage, they don't have to pay that back. Also, would like to know who holds the title to the second mortgage.

Ms. Delgado stated that it will be up to the city and explained what other partnering cities are doing. The way it works is that you build equity, for example they must stay there minimum for five years and if they build a certain amount of equity, they can take that equity. The grant component lets the City set the rules.

Vice Chairperson Avalos asked if the city was to forgive the 1.1 million dollars who would pay back that money or is that free money?

Ms. Delgado explains that it would become the City of South Gates money. The City has the right to set those rules and for fifty-five years the city has access to that money. If requirements are filled there is no need to pay back that money to the state.



Interim Executive Director Jeffers stated that typically these types of first-time homeowners' programs are usually forgiven over time, and they try to stretch it out for what ever time of affordability. The inner lying principle is that most money is toward rental properties they want to break cycle of economic ceiling so that people can build generational wealth. The best way to do this is through homeownership.

Agency Member Davila believes that this is a great project for the city and families who can take advantage of this opportunity. Explains she is very supportive of this project.

Agency Member Davila makes a motion to approve this project.

Agency Member Diaz echoes the same sentiments as Agency Member Davila and talks about the housing crisis. Addresses Mr. Dominguez comments about adding more units, she explains why it is also good for families to have their own home. Seconded the motion to approve the project.

Chairperson Rios also comments about the project saying that it is a good project that will help lots of people.

Agency Member Hurtado is also in agreement with the other members. Also explains why he leans more towards homeownership instead of rental units.

**2  
MINUTES**

The Successor Agency to the Community Development Commission of the City of South Gate unanimously approved the Regular Meeting minutes of May 24, 2022, by motion of Vice Chairperson Avalos and seconded by Agency Member Diaz.

**ROLL CALL:** Agency Member Davila, yes; Agency Member Diaz, yes; Agency Member Hurtado, yes; Vice Chairperson Avalos, yes; Chairperson Rios, yes

**3  
COMMENTS FROM  
THE AUDIENCE**

None

**4  
COMMENTS FROM THE  
BOARD MEMBERS**

None

**ADJOURNMENT**

Agency Member Davila unanimously adjourned the meeting at 7:16 p.m.  
and seconded by Agency Member Diaz.

**PASSED** and **APPROVED** this 13<sup>th</sup> day of November 2022.

ATTEST:

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Al Rios, Chairperson

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Yodit Glaze, City Clerk