



In Memoriam



**Honorable
Michael A. Ybarra
1952–2014**



Vernon Quarterly

FALL EDITION

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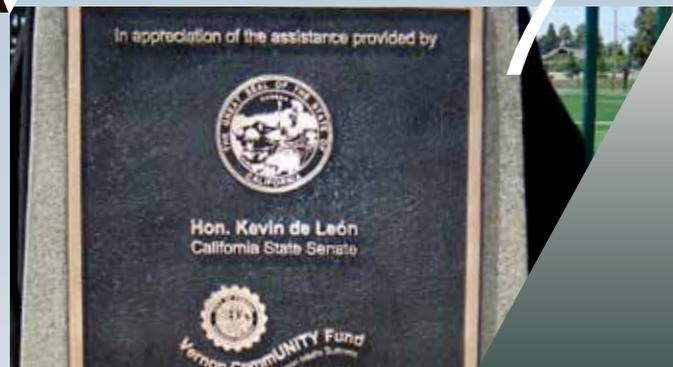
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Vernon Quarterly is a newsletter for the residents, businesses and other community stakeholders in this city that “means business.”

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Drought Triggers Tougher City Water Use Rules



California's drought emergency has led state officials to order new rules to curb water use statewide. The state Water Resources Control Board has passed regulations to promote water conservation that require urban water suppliers to implement water shortage contingency plans, including mandatory restrictions on outdoor irrigation of ornamental landscapes or turf with potable water.

Local water agencies throughout California are taking action in the face of record dry conditions in 2014. Water suppliers are implementing

mandatory restrictions on water use and stepping up conservation outreach to help their customers reduce water use and protect water supply reserves for a potentially dry 2015.

Vernon City Council members declared a Phase 1 Water Supply Shortage. If prohibited water use is observed or detected and not stopped, city officials can fine an offender up to \$500. The following water conservation measures are mandatory throughout the city:

1 Limits on Watering
Watering or irrigating of lawns, landscapes or other vegetated areas with potable water is limited to three (3) days per week on a schedule established and posted by the city. Watering or irrigating of lawns, landscapes or other vegetated areas with potable water is prohibited between the hours of 6:00 a.m. and 6:00 p.m. PST.

NOTE: This provision does not apply to landscape irrigation zones that exclusively use very low-flow, drip-type irrigation systems when no emitter produces more than two (2) gallons of water per hour. This provision does not apply to watering or irrigating by use of a hand-held bucket or similar container, a hand-held hose equipped with a positive self-closing water shut-off nozzle or device or for very short periods of time for the express purpose of adjusting or repairing an irrigation system.

2 Obligation to Fix Leaks, Breaks or Malfunctions
All leaks, breaks or other malfunctions in the water user's plumbing or distribution system must be repaired within seventy-two (72) hours of notification by the city unless arrangements are made with the city.

3 Limit on Watering Duration
Watering or irrigating of lawns, landscapes or other vegetated areas with potable water using a landscape irrigation system or a watering device that is not continuously attended is limited to no more than fifteen (15) minutes

of watering per day, per station. This subsection does not apply to landscape irrigation systems that exclusively use very low-flow, drip-type irrigation systems when no emitter produces more than two (2) gallons of water per hour and weather-based controllers or stream rotor sprinklers that meet a seventy (70) percent efficiency standard.

4 No Excessive Water Flow or Runoff
Watering or irrigating of lawns, landscapes or other vegetated areas in a manner that causes or allows excessive water flow or runoff onto an adjoining sidewalk, driveway, street, alley, gutter or ditch is prohibited.

5 No Washing Down Hard or Paved Surfaces
Washing down hard or exterior paved surfaces, including but not limited to sidewalks, walkways, driveways, parking areas, patios or alleys, is prohibited; except when necessary to alleviate safety or sanitary hazards, and then only by use of a hand-held bucket or similar container, a hand-held hose equipped with a positive self-closing water shut-off device, a low-volume, high-pressure cleaning machine equipped to recycle any water used or a low-volume, high-pressure water broom.

6 Re-circulating Water Required for Water Fountains and Decorative Water Features
Operating a water fountain or other decorative water feature that does not use re-circulated water is prohibited.

7 Limits on Washing Vehicles
Using water to wash or clean a vehicle, including but not limited to any automobile, truck, van, bus, motorcycle, boat or trailer, whether motorized or not, is prohibited, except by use of a hand-held bucket or similar container or a hand-held hose equipped with a positive self-closing water shut-off nozzle or device. This subsection does not apply to any commercial vehicle-washing facility.

8 Drinking Water Served Upon Request Only
Eating or drinking establishments, including but not limited to a restaurant, hotel, cafe, cafeteria, bar or other public place where food or drinks are sold, served or offered for sale, are prohibited from providing drinking water to any person unless expressly requested.

9 No Installation of Single-Pass Cooling Systems
Installation of single-pass cooling systems is prohibited in buildings requesting new water service.

10 Limits on Commercial Car Wash and Laundry Systems
Installation of non-re-circulating water systems is prohibited in new commercial conveyor car wash and new commercial laundry systems.

Vernon Law

Vernon City Council members appointed lawyer Hema P. Patel to serve as Vernon's city attorney in July 2014, filling a key administration position that had been vacant since December 2013. Ms. Patel takes the reigns of Vernon's legal affairs with legal and professional contributions from Zaynah N. Moussa, deputy city attorney, and Eva Muro, legal secretary.



Zaynah (left) and Hema (right)

As city attorney, Ms. Patel provides advice to the Vernon City Council and city administrator. Her office prepares the necessary legal documents that ensure city policy objectives conform to state and federal statutes. Ms. Patel is principal legal counsel to council members, the city administrator, members of city boards and commissions and city departments.

Ms. Patel's previous work for Jones Day, LLP and Latham & Watkins, LLP focused on a broad range of complex business and commercial litigation. Her legal practice focused on contractual fraud and business torts. She has substantial experience in appellate matters and participated in cases before the U.S. Court of Appeals for the Ninth Circuit and the California Supreme Court.

Ms. Patel's legal talents have not been solely devoted to business matters. As pro bono counsel, she represented individuals in asylum and refugee cases and other immigration proceedings. She was a volunteer deputy district attorney with the Orange County Trial Attorney Partnership Program. She is a member of the board of directors of the South Asian Bar Association of Southern California and previously served on the board of governors of the Asian Pacific American Bar Association of Los Angeles.

Vernon Quarterly talked with Ms. Patel about her new role as Vernon city attorney.

VQ – Serving as Vernon city attorney is a new role for you. How do you view your responsibilities, and how are they different from your previous experiences as a lawyer?



While I joined Vernon as its city attorney from the private sector, I began my legal career as a judicial clerk to the Honorable Judge Thomas G. Nelson on the Ninth Circuit Court of Appeals. At this point in my career, I have developed the skills and experience from working in private practice at large international law firms, including both Latham & Watkins, LLP and Jones Day, LLP, that will allow me to make a meaningful contribution in the public sector, where I am excited about and committed to returning. My new role at Vernon involves serving as its primary legal representative in all aspects of its business. As such, I am ultimately responsible for making sure the city's legal interests

are protected in all instances. My ultimate responsibilities in Vernon parallel my responsibilities in private practice, which involved maintaining the legal interests of each respective client on each matter. In addition, my attention now is focused exclusively on Vernon's legal needs; while in the past, I represented the legal needs of an assortment of public and private actors. I am excited about this new transition and look forward to the future.

VQ – You're Vernon's new city attorney, but you're not new to Vernon, having worked on behalf of the city as a member of Latham & Watkins' legal team during the city's

battle to defeat Assembly Bills 46 and 781. As a former outside observer who's now an insider, how do you feel Vernon has changed since those early days in 2011?

Previously, I was part of a legal team that represented the City during its efforts to defeat Assembly Bills 46 and 781. During that time, I became intimately familiar with the City's organization, operations, policies and procedures and personnel. It was during that time when I developed a greater appreciation for Vernon's commitment to become a model city. It is in the spirit of that commitment that I am excited to return to Vernon in an in-house capacity. Since returning, it's been amazing to see Vernon having completely transformed itself into a model of good governance as the result of engaging in more than 100 different reform measures involving almost every aspect of its existence. This includes updating policies and procedures, overhauling its operations and organization, improving personnel relations, constructing a new housing development and creating the CommUNITY Fund.

VQ – Cities are often involved in complex legal matters. Does your office have the legal resources it needs to address complex matters, or will the city need to continue its heavy reliance on outside legal talent?



Our office has the capacity to handle complex legal matters and is committed to discontinuing its heavy reliance on outside legal talent, where possible. While in private practice, I had the rare opportunity to assist both private and public clients in an assortment of transactional and complex business litigation matters, stemming from disputes related to contracts, fraud, business torts and professional liability matters. I am committed to using my experiences and skill set to handle more legal matters in-house. I am also committed to increasing our office's in-house legal training to be better positioned to handle more legal matters pertaining to city business.

VQ – The City of Vernon's population will double in the latter part of 2015 when new residents make the Vernon Village Park apartments their home. From your vantage point as city attorney, how might this population expansion affect city laws?

It's an exciting time for Vernon with all the new residents moving in. As an exclusively industrial city, Vernon's laws have primarily catered to the industrial community. As the population expands, Vernon will definitely have to re-evaluate its rules and regulations and make sure they account for the legal needs of a larger population. This will also require our office to re-evaluate the legal services it is currently providing to ensure it's ready to meet the needs of additional residents.

VQ – What do you hope to accomplish over the course of your first 100 days as Vernon city attorney?

Since 2011, Vernon has continued its efforts to become a model of good governance. In my first 100 days, I would like to continue the city's efforts as they relate to all aspects of the legal services provided. First, I plan on learning about each of the different facets of the city's current operations, organization, policies and procedures and personnel to better assess all of Vernon's legal needs. Second, I would like to assess and evaluate all of the legal work currently done by the department directly, or through outside counsel, to better evaluate its use of resources. And finally, I plan on evaluating the need for additional rules and regulations within the city in anticipation of the needs of the residents who will be joining in 2015.

Zaynah N. Moussa, Deputy City Attorney

Zaynah Moussa, a Palm Springs native, joined the Vernon City Attorney's Office as deputy city attorney in March 2013. She was formerly an associate attorney with Lawrence Beach Allen & Choi, PC, where she served as a civil litigator. She graduated from the University of Southern California and earned her law degree from Loyola Law School. In addition to her legal work, Ms. Moussa has volunteered as a mentor-advocate with Court Appointed Special Advocates for Children, a Santa Ana-based non-profit organization that aids children who have been severely abused, neglected and abandoned.



Lifesavers: Vernon Firefighters...

In Their Own Words

On July 14th at 0713 hours, we were dispatched to respond to a heart attack incident involving an employee at CR Laurence on Vernon Avenue. We were out of the station and on our way in 53 seconds.

When we arrived on the scene one minute and 21 seconds later, we were directed to a second floor office area in CR Laurence's building. Once there, we found a 58-year-old man lying face-up on the floor. He was unconscious and not breathing.

Our patient was in full cardiac arrest. I immediately assessed his airway, breathing and pulse while Firefighter James Espalin set up the Automated External Defibrillator (AED).

Engineer Greg Bringhurst removed the patient's shirt and applied the AED defibrillator pads. Firefighter Espalin started the AED to evaluate the patient's heart rhythm. I began setting up the oxygen ventilator.

Our patient was found to have a shockable rhythm. We "cleared" so the patient could be shocked. The first shock restored his pulse for a few seconds, but his heart went back into ventricular fibrillation. We began CPR.

Rescue 141 arrived on scene. HazMat 151 was requested to provide additional manpower. A second shock was issued with no change in our patient's rhythm. HazMat arrived on scene.

Over the next 10 minutes, we continued CPR. A third shock was issued with no change. We administered heart attack medications. Crews continued CPR.

A fourth shock was issued. Our patient gasped for air. He began breathing on his own and his heart resumed a regular rhythm. Rescue 141 transported the patient to White Memorial Hospital.

By the time Vernon paramedics had re-stocked their unit, our patient was sitting up in his hospital bed and talking to his attending emergency room physicians. He was admitted at White Memorial Hospital, and following further treatment, he was released to continue his recovery at home.

We have trained hard for many years to deal with this exact kind of life-saving emergency. On this incident, we had more than 150 combined years of experience on thousands of calls. This was one of the most efficient calls I have ever been on.

It was truly a "one-in-a-million save" that makes me proud to be part of Vernon's Class 1 fire department.

—**Captain Dan Kimes**

The following personnel should be recognized for their professional actions:

Firefighter James Espalin

Paramedic Thomas Egan

Paramedic Manuel Vazquez

Engineer Greg Bringhurst

Engineer Jeff James

Captain Mike Langer



Salt Lake Park

California State Senate President Pro Tem Kevin de León was bestowed with a special honor during grand opening ceremonies for a new \$900,000 synthetic turf soccer field at Salt Lake Park in Huntington Park.



The field was named “Hon. Kevin de León Campo de Fútbol” to pay tribute to the role Senator de León played in bringing Huntington

Park and Vernon together to make revival of the park’s dirt soccer field a reality. Vernon contributed more than \$650,000 to the Salt Lake Park soccer field renovation project. A field entrance monument was erected by the City of Huntington Park in appreciation of Vernon’s unique park and recreation contribution.



More than 300 AYSO youth soccer players gathered for Huntington Park’s fall soccer season on the new field. The synthetic turf soccer field project is the fulfillment of a pledge made in 2011 by Vernon council members to establish a “good neighbor” relationship with Vernon’s surrounding communities.

Notice of Fund Availability Meeting

More than 40 representatives of non-profit organizations serving residents in Bell, Boyle Heights, Commerce, Huntington Park, Maywood, Vernon and Unincorporated East Los Angeles attended a special “Notice of Fund Availability” workshop in Vernon Fire Station No. 2 to learn how their organizations may submit online applications to the Vernon CommUNITY Fund to receive grant awards to support their groups’ worthy efforts to benefit residents in neighborhoods surrounding the City of Vernon.



Vernon Village Park Update

Construction workers hired by West Los Angeles-based Meta Housing Corp. are making progress on wood framing for the 45-unit Vernon Village Park apartment complex. The units are expected to be move-in ready by Summer 2015.



Vernon Makes Finals for “Most Business-Friendly City”

For the second time in six years, Vernon has been named a finalist in the “Most Business-Friendly City” award competition judged annually by Los Angeles County Economic Development Corporation (LAEDC). Vernon is competing in a small cities category (populations fewer than 65,000 people) for the LAEDC’s prestigious Eddy Award®. The cities of Artesia, El Segundo, Glendora and Pico Rivera joined Vernon as finalists in the small cities category.

Vernon won the LAEDC’s “Most Business-Friendly City Award” in 2008. Vernon’s ranking as an award finalist is based on the LAEDC’s evaluation of the city’s demonstrated priority commitment to economic development, excellence in programs and services designed to facilitate business entry, expansion and retention, competitive business tax rates and fee structures, availability of economic incentives and effective communication with and about business clients. The LAEDC is scheduled to announce its 2014 “Most Business-Friendly City” winners at its 19th Annual Eddy Awards® ceremony on November 13.



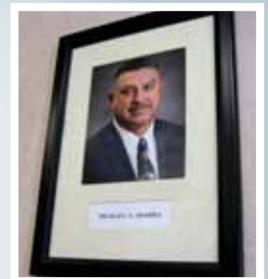


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In Memoriam Honorable Michael A. Ybarra 1952–2014



Honorable Michael A. Ybarra passed away on Friday, September 26 in Lodi. Councilmember Ybarra was elected to the Vernon City Council as a good governance reform candidate in April 2012. He was 61 years old.

At his oath of office ceremony in City Council Chambers on April 17, 2012, Councilmember Ybarra spoke with emotion and pride about his family's political and business legacy in Vernon, "This is a proud day for the Ybarra family. Many of

you knew my dad [Vernon Mayor Pro Tem Emeritus Thomas A. Ybarra] who served this city for 43 years. But I also had a great uncle on my great grandmother's side of my family, Esteban Peralta, who served for 15 years on this city council in the 1930s. He was the first storeowner in Vernon in 1905 when this city was incorporated. I know that, today, my dad and uncle are looking down at me with large smiles on their faces."

