



AGENDA

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

February 15, 2022
6:00 P.M.

VIA TELECONFERENCE

*John M. Mora, Councilmember
Jay Sarno, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Mayor Pro Tem
Annette Rodriguez, Mayor*

You may attend the City Council meeting telephonically or electronically using the following means:

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/521620472?pwd=U3cyK1RuKzY1ekVGZFdKQXNZVzh4Zz09>

Zoom Meeting ID: 521620472

Password: 659847

Telephonically: Dial: 888-475-4499

Meeting ID: 521620472

Public Comment: The public is encouraged to address City Council on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please use the "Raise Hand" function via Zoom once the Mayor opens Public Comment during the meeting. You may also submit comments in writing by sending them to the City Clerk's Office at cityclerk@santafesprings.org. All written comments received by 12:00 p.m. the day of the City Council Meeting will be distributed to the City Council and made a part of the official record of the meeting. Written comments will not be read at the meeting, only the name of the person submitting the comment will be announced.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

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

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

1. **CALL TO ORDER**

2. **ROLL CALL**

John M. Mora, Councilmember
Jay Sarno, Councilmember
Juanita Trujillo, Councilmember
Joe Angel Zamora, Mayor Pro Tem
Annette Rodriguez, Mayor

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **PUBLIC COMMENTS** *This is the time when comments may be made by members of the public on matters within the jurisdiction of the City Council, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Mayor.*

PUBLIC FINANCING AUTHORITY

6. **CONSENT AGENDA**

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

- a. Minutes of the January 18, 2022 Public Financing Authority Meetings (City Clerk)
Recommendation:
 - Approve the minutes as submitted.
- b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority (PFA) (Finance)
Recommendation:
 - Receive and file the report.

WATER UTILITY AUTHORITY

7. **CONSENT AGENDA**

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

- a. Minutes of the January 18, 2022 Water Utility Authority Meetings (City Clerk)
Recommendation:
 - Approve the minutes as submitted.
- b. Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority (WUA) (Finance)
Recommendation:
 - Receive and file the report.

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

Recommendation:

- Receive and file the report.

NEW BUSINESS

8. Water Well No. 2 Assessment – Contract Change Order No. 1 (Public Works)

Recommendation:

- Approve Contract Change Order No. 1 with General Pump Company, in the amount of \$21,969.00; and
- Authorize the Mayor to Execute Contract Change Order No. 1.

HOUSING SUCCESSOR

9. **CONSENT AGENDA**

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

Minutes of the January 18, 2022 Housing Successor Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

SUCCESSOR AGENCY

10. **CONSENT AGENDA**

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

a. Minutes of the January 18, 2022 Successor Agency Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

CITY COUNCIL

11. **CONSENT AGENDA**

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

a. Minutes of the January 18, 2022 Regular and Special City Council Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

b. A Resolution of the City Council Reaffirming the Existence of a Local Emergency Due to Threat of COVID-19 (pursuant to Government Code section 8630) (City Attorney)

Recommendation:

- Adopt Resolution No. 9761:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19.

c. A Resolution of the City Council Affirming Authorization of Remote Teleconference Meetings (City Attorney)

Recommendation:

- Adopt Resolution No. 9762:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY.

d. Heritage Park Train Exhibit Improvements (Paint and Refurbish Box Car) Award of Contract (Public Works)

Recommendation:

- Appropriate additional \$120,000 from the Art in Public Places Fund to the Heritage Park Train Exhibit Improvements (PW 200101);
- Accept the bids; and
- Award a contract to Color New Co. of Woodland Hills, California, in the amount of \$137,000.00.

e. Second Reading of Ordinance No. 1121 (Planning)

Recommendation:

- Read title only, waive further reading, and adopt Ordinance No. 1121:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPROVING ZONE CHANGE CASE NO. 140 TO CHANGE THE ZONING OF AN EXISTING PARCEL (APN: 8008-017-014) FROM PF, PUBLIC FACILITIES, TO R-3, MULTIPLE-FAMILY RESIDENTIAL, ZONE

f. Quarterly Treasurer's Report of Investments for the Quarter Ended December 31, 2021 (Finance)

Recommendation:

- Receive and file the report.

PUBLIC HEARING

12. Annual Weed Abatement Program (City Clerk)

Recommendation:

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
- Direct the Los Angeles County Agricultural Commissioner/Weights & Measures to abate the nuisance by having weeds, rubbish, and refuse removed.

PUBLIC HEARING

13. State of California Citizens' Option for Public Safety (COPS) Grant Program (Police Services)

Recommendation:

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
- Approve the expenditure of the State of California Citizens' Option for Public Safety (COPS) grant funds as outlined in the plan contained herein.

PUBLIC HEARING

14. Resolution No. 9763 – Approval of Programs/Projects Proposed for Funding During FY 2022/2023 Under the City's Community Development Block Grant (CDBG) Cooperation Agreement with the County of Los Angeles (City Manager)

Recommendation:

- Open the Public Hearing and hear from anyone wishing to speak on this matter;
- Approve the acceptance of CDBG funds as described in the body of this report;
- Adopt Resolution No. 9763; and
- Authorize Staff to transmit the planning documents to the County of Los Angeles Community Development Commission.

NEW BUSINESS

15. Approval of 2022 Art Fest Event Professional Services Agreement (Community Services)

Recommendation:

- Authorize the Director of Community Services to execute and administer a Professional Services Agreement (PSA) with Crepes and Grapes Café, LLC. Sandra Hahn, for consulting services for the 2022 Art Fest event, including extending or otherwise modifying the Agreement in response to any COVID-related impacts.

16. Agreement with the City of La Mirada to Provide Traffic Signal and Street Lighting Maintenance Services (Public Works)

Recommendation:

- Approve the agreement with the City of La Mirada to provide Traffic Signal Maintenance Services; and
- Authorize the City Manager to execute the agreement with the City of La Mirada.

17. Pioneer Boulevard Street Improvements (Charlesworth Road to Los Nietos Road) – Authorization to Advertise for Construction Bids (Public Works)

Recommendation:

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

City of Santa Fe Springs

Regular Meetings

February 15, 2022

18. Approval of Parcel Map No.83429 - 12511 & 12521 Los Nietos Road (Public Works)

Recommendation:

- Approve Parcel Map No. 83429;
- Find that Parcel Map No. 83429 together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 83429.

19. **CITY MANAGER'S AND EXECUTIVE TEAM REPORTS**

20. **APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS**

21. **COUNCIL COMMENTS**

CLOSED SESSION

22. PUBLIC EMPLOYMENT

(Pursuant to California Government Code Section 54957(b)(1))
TITLE: City Manager Evaluation

23. **CLOSED SESSION REPORT**

24. **ADJOURNMENT**

I, Janet Martinez, City Clerk for the City of Santa Fe Springs, do hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; City's website at www.santafesprings.org; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Janet Martinez, CMC, City Clerk

February 10, 2022
Date Posted

**FOR ITEM NO. 6A
PLEASE SEE ITEM NO. 11A**



CONSENT AGENDA

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

RECOMMENDATION

Receive and file the report.

BACKGROUND

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

Consolidated Redevelopment Project 2006-A Tax Allocation Bonds

Financing proceeds available for appropriation at 1/31/2022

None

Outstanding principal at 1/31/2022

\$39,761,479

Bond Repayment

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

Unspent Bond Proceeds

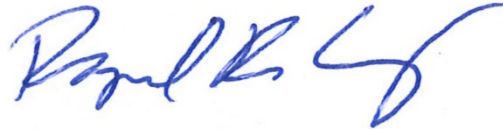
Under an approved Bond Expenditure Agreement, unspent bond proceeds of the former CDC in the amount of approximately \$19 million were transferred to the City in July 2014. The funds are to be spent in accordance with the original bond documents. The unspent proceeds continue to be a source of funding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

2016 Bond Refunding

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

2017 Bond Refunding

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



Raymond R. Cruz
City Manager/Executive Director

**FOR ITEM NO. 7A
PLEASE SEE ITEM NO. 11A**



CONSENT AGENDA

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

RECOMMENDATION

Receive and file the report.

BACKGROUND

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

Water Revenue Bonds, 2013

Financing proceeds available for appropriation at 1/31/2022

None

Outstanding principal at 1/31/2022

\$6,890,000

Water Revenue Bonds, 2018

Financing proceeds available for appropriation at 1/31/2022

None

Outstanding principal at 1/31/2022

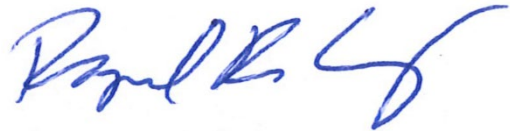
\$1,025,000

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

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

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

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



Raymond R. Cruz
City Manager/Executive Director



City of Santa Fe Springs

Water Utility Authority Meeting

ITEM NO. 7C

February 15, 2022

CONSENT AGENDA

Status Update of Water-Related Capital Improvement Projects

RECOMMENDATION

- Receive and file the report.

BACKGROUND

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

Water Well No. 2 Assessment Status Update

Constructed in 1963, Water Well No. 2 has been inactive since 2006 due to a change in water quality requirements from the State Water Board. On July 20, 2021, the City Council approved awarding the contract to General Pump Company Inc. to assess Water Well No. 2. The contractor completed the initial assessment and has submitted to the City their final report, which confirmed only one contaminant, and provided two scenarios for treatment, the report recommends assessing the well's structural condition, which includes an additional, more detailed video log. Staff concurs with performing a gyroscopic/deviation survey and finally a Casing Inspection Thickness Measurement (CITM) survey. This is addressed as a separate item on this agenda.

Staff is currently investigating cost-effective treatment options that will remove the one verified contaminant and get Water Well No. 2 operational once again to produce safe drinking water.

FISCAL IMPACT

A total of \$167,000 has been budgeted for Water Well No. 2 assessment.

INFRASTRUCTURE IMPACT

A comprehensive assessment of Water Well No. 2 has provided City staff the information needed to determine that the water well can be rehabilitated and minimal treatment is necessary to meet all drinking water standards. This project has the very likely potential to allow the City to deliver high-quality groundwater and reduce the City's dependence on costly imported water from the Metropolitan Water District of Southern California.

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

Raymond R. Cruz
Executive Director

Attachments:

None

Report Submitted By: Noe Negrete
Director of Public Works

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

Date of Report: February 10, 2022



City of Santa Fe Springs

Water Utility Authority Meeting

ITEM NO. 8

February 15, 2022

NEW BUSINESS

Water Well No. 2 Assessment - Contract Change Order No. 1

RECOMMENDATION

- Approve Contract Change Order No. 1 with General Pump Company, in the amount of \$21,969.00; and
- Authorize the Mayor to Execute Contract Change Order No. 1.

BACKGROUND

On July 20, 2021, the City Council approved awarding a contract to General Pump Company Inc. to assess Water Well No. 2. The contractor completed the initial assessment and recommends assessing the well's structural condition to ensure rehabilitation is possible. The initial assessment showed only one contaminant requiring treatment. Assessing the well's structural condition, which includes an additional, more detailed video log, performing a gyroscopic/deviation survey, and a Casing Inspection Thickness Measurement (CITM) survey are the next steps in a water well rehabilitation.

LEGAL REVIEW

The City Attorney's office has reviewed the Contract Change Order No. 1.

FISCAL IMPACT

The original contract amount was for \$139,300. However, removal of the existing pump and installation of a temporary pump was not needed. This resulted in a savings of \$39,450. Therefore, with the change order the total project cost is \$121,809. A total of \$167,000 has been budgeted for Water Well No. 2 assessment. The change order amount of \$21,969.00 is within the total project budget.

INFRASTRUCTURE IMPACT

An initial assessment of Water Well No. 2 has provided City staff with the information needed to determine that the water well can be rehabilitated and requires minimal treatment to meet all drinking water standards.

This project has the potential to allow the City to deliver high-quality groundwater and reduce the City's dependence on costly imported water from the Metropolitan Water District of Southern California.

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

Raymond R. Cruz
City Manager

Attachments:

Exhibit No. 1: Contract Change Order No. 1

Report Submitted By: Noe Negrete
Director of Public Work

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

Date of Report: February 10, 2022



11710 E TELEGRAPH ROAD ♦ SANTA FE SPRINGS, CA 90670-3679 ♦ WWW.SANTAFESPRINGS.ORG ♦ (562) 868-0511 ♦ (562) 868-8112

DEPARTMENT OF PUBLIC WORKS

EXHIBIT 1

February 16, 2022

General Pump Company, Inc.
159 N. Acacia Street
San Dimas, CA 91773

Attention: Michael Bodart, President/ Director of Engineering

Subject: Water Well No. 2 Assessment
Contract Change Order No. 1

Dear Michael Bodart:

Contract Change Order No. 1 shall constitute full compensation for all the changes associated with Change Order No. 1. Said changes are a result of negotiations between the City and General Pump Company, Inc., for purposes of addressing unforeseen conditions and additional scope of work for the subject project.

1. Casing Inspection Thickness Measurement

Pull deep well turbine pump at the City's Water Well No. 2 site, and inspect the pump equipment and submit a report with recommendations. Prepare the well for a detailed video log. Run a gyroscopic/deviation survey and Casing Inspection Thickness Measurement (CITM) survey. Submit a final report with findings and recommendations Included.

The compensation for the work listed under casing inspection thickness measurement will be made at the agreed Lump Sum price of \$21,969.00, and shall constitute full compensation for furnishing all labor, materials, tools, and equipment and no additional compensation will be allowed therefore.

The total compensation for Change Order No. 1 is **\$21,969.00**. This sum constitutes full compensation, including all markups and all overhead costs for the work of this change order.

ANNETTE RODRIGUEZ, MAYOR ♦ JOE ANGEL ZAMORA, MAYOR PRO TEM
CITY COUNCIL
JAY SARNO ♦ JOHN M. MORA ♦ JUANITA TRUJILLO
CITY MANAGER
RAYMOND R. CRUZ

General Pump Company, Inc.
Water Well 2 Assessment
February 16, 2022
Page 2

The Contractor shall sign, date and return this change for final acceptance by the City.

SUBMITTED BY:

CITY OF SANTA FE SPRINGS

ACCEPTED BY:

GENERAL PUMP COMPANY, INC.

Noe Negrete, Director of Public Works

Michael Bodart, President/ Director of
Engineering

Date

Date

APPROVED BY:

Annette Rodriguez, Mayor

Date

FOR ITEM NO. 9
PLEASE SEE ITEM NO. 11A

**FOR ITEM NO. 10
PLEASE SEE ITEM NO. 11A**



City of Santa Fe Springs

City Council Meeting

ITEM NO. 11A

February 15, 2022

CONSENT AGENDA

Minutes of the January 18, 2022 Regular and Special City Council Meetings

RECOMMENDATION(S)

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- Regular City Council Meeting of January 18, 2022
- Special City Council Meeting of January 18, 2022

Staff hereby submits the minutes for Council's approval.

Raymond R. Cruz
City Manager

Attachments:

1. January 18, 2022 Regular Meeting Minutes
2. January 18, 2022 Special Meeting Minutes



APPROVED:

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL

January 18, 2022

1. **CALL TO ORDER**

Mayor Rodriguez called the meeting to order via teleconference at 5:03 p.m.

2. **ROLL CALL**

Members present: Councilmembers Mora, Sarno, Trujillo, Mayor Pro Tem Zamora, and Mayor Rodriguez.

Members absent: None.

CITY COUNCIL

3. **STUDY SESSION**

General Plan Update Presentation (Planning)

Recommendation:

Receive the presentation from the City's General Plan consultant, MIG, and provide feedback as desired.

Director of Planning, Wayne Morrell called upon Laura Stetson from MIG to provide a presentation on the General Plan Update. She explained that the minimum requirements of a General Plan must be comprehensive in scope and long-term in horizon, address the entire city and its sphere of influence, be internally consistent, comply with State law, and reflect community values and vision. She spoke about the several General Plan elements which will be the foundation of the City, and stated that the Land Use, Housing and Circulation Elements are integrated and must be adopted together.

Jose Rodriguez from MIG spoke about the Environmental Justice and its importance to the community. He provided information on pollution burdens. Councilmember Sarno asked which active businesses are responsible for pollution problems in the past. Mr. Rodriguez responded that there are 14 businesses in Santa Fe Springs that generate air pollutants that generate 106 tons/year of Criteria Pollutants, and 11,012 pounds/year of Toxic Pollutants. The goal of the General Plan is to reduce the amount of pollutants in the future, and that there are existing businesses that have landfills and produce methane gas and hazardous materials. To reduce pollution burdens, the General Plan establishes Green Buffer Zones, expands Light Industrial Zone zoning, enforces and monitors, prioritizes cleanups, and provides community education. Director Morrell stated that the goal is to ensure that future businesses cannot produce as much pollution near residential areas.

Associate Planner, Laurel Reimer provided an update on Freeway Commercial Land Use Designation and expanded on the long-term vision of the General Plan. She also provided hypothetical potential redevelopment scenarios and expansion scenarios.

Assistant Director of Planning, Cuong Nguyen spoke about the Preferred Draft Land Use Plan. Councilmember Sarno inquired about the recommended limits of the California Air Resource Board. Assistant Director Nguyen stated that they are simply recommendations and final approval rests with Council. He continued with reasons why buffers should be implemented for sensitive land uses. Councilmember Sarno asked how many businesses still exist that fall under Heavy Industrial Land Uses and requested a copy of the name of those businesses. Assistant Director Nguyen responded that there are currently concrete batch plants, chemical manufacturing facilities, truck terminals, and salvage yards located within 500 feet of residential areas. Director Morrell clarified that the plans goal is to reduce current types of usage when they are redeveloped to minimize pollutants. He added that those uses will not be done away with immediately, only when the property is redeveloped. Councilmember Sarno expressed dissatisfaction at rezoning areas that are not close to residential areas. City Manager, Raymond R. Cruz stated that rezoning is an important topic, and most of the concerns and comments made by the business community are being brought forward by those that are located by residential areas. Planner Reimer provided clarification on buffer areas and the type of areas that are of most concern to residents.

Assistant Director Nguyen continued to speak about focus areas and catalytic sites, including a potential downtown area, Telegraph Road Corridor, and I-5 Freeway Corridor. He provided information on the Former Vons Distribution Center and other proposed land use map areas. Director Morrell summarized that the future vision of the City's redevelopment is based on the responsibility to do what is right for the City's residents and the residents of neighboring cities.

4. **PUBLIC COMMENTS:** The following people spoke during Public Comments: Jose Cornejo, Jeff Farano, Raffi Minasian, Jeff Hamilton, Ryan Hall, Lang Cottrell, T. Summerfield, and Steve Masura via Zoom.

Council addressed the need for additional study sessions. City Manager Cruz stated that the reason for today's special meeting was to respond to feedback from previous meetings with City businesses, and that special meetings can be created at any time at Council's discretion.

5. **ADJOURNMENT**

Mayor Rodriguez adjourned the meeting at 6:36 p.m.

Annette Rodriguez
Mayor

ATTEST:

Janet Martinez
City Clerk

Date



APPROVED:

MINUTES OF THE REGULAR MEETINGS OF THE CITY COUNCIL

January 18, 2022

1. **CALL TO ORDER**

Mayor Mora called the meeting to order at 6:46 p.m.

2. **ROLL CALL**

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

Members absent: None

3. **INVOCATION**

Councilmember Mora led the invocation.

4. **PLEDGE OF ALLEGIANCE**

Councilmember Mora lead the Pledge of Allegiance.

5. **PUBLIC COMMENTS**

The following persons spoke during Public Comments: Irma Huitron, Mo Minasian, and Stephane Wandel via Zoom.

PUBLIC FINANCING AUTHORITY

6. **CONSENT AGENDA**

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

- a. Minutes of the December 7, 2021 Public Financing Authority Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Recommendation:

- Receive and file the report.

It was moved by Councilmember Trujillo, seconded by Councilmember Mora, to approve Item Nos. 6A and 6B, by the following vote:

Ayes: Mora, Sarno, Trujillo, Zamora, Rodriguez

Nays: None

Absent: None

WATER UTILITY AUTHORITY

7. CONSENT AGENDA

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

- a. Minutes of the December 7, 2021 Water Utility Authority Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

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

Recommendation:

- Receive and file the report.

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

Recommendation:

- Receive and file the report.

It was moved by Councilmember Mora, seconded by Councilmember Mora, to approve Item Nos. 7A through 7C, by the following vote:

Ayes: Mora, Sarno, Trujillo, Zamora, Rodriguez

Nays: None

Absent: None

HOUSING SUCCESSOR

8. CONSENT AGENDA

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

- Minutes of the December 7, 2021 Housing Successor Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

It was moved by Councilmember Sarno, seconded by Mayor Pro Tem Zamora, to approve Item No. 8, by the following vote:

Ayes: Mora, Sarno, Trujillo, Zamora, Rodriguez

Nays: None

Absent: None

SUCCESSOR AGENCY

9. CONSENT AGENDA

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

- a. Minutes of the December 7, 2021 Successor Agency Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

- b. Adopt Resolution SA-2022-001 – Approving the Successor Agency’s Recognized Obligation Payment Schedule (ROPS 22-23) and Administrative Budget for the Period of July 1, 2022 through June 30, 2023 (Finance)

Recommendation:

- Adopt Resolution No. SA-2022-001.

It was moved by Councilmember Mora, seconded by Councilmember Sarno, to approve Item Nos. 8A and 8B, by the following vote:

Ayes: Mora, Sarno, Trujillo, Zamora, Rodriguez

Nays: None

Absent: None

CITY COUNCIL

10. CONSENT AGENDA

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

- a. Minutes of the December 7, 2021 Regular City Council Meetings (City Clerk)

Recommendation:

- Approve the minutes as submitted.

- b. A Resolution of the City Council Reaffirming the Existence of a Local Emergency Due to Threat of COVID-19 (pursuant to Government Code section 8630) (City Attorney)

Recommendation:

- Adopt Resolution No. 9752:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19.

- c. A Resolution of the City Council Affirming Authorization of Remote Teleconference Meetings (City Attorney)

Recommendation:

- Adopt Resolution No. 9753:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY.

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

Recommendation:

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

- e. Authorize Multifunction Device Leases from Ricoh USA, Inc. Utilizing the Omnia Partners Public Sector Cooperative Contract No. 4400003732 (Finance)

Recommendation:

- Authorize the Director of Purchasing Services to lease multifunction devices from Ricoh USA, Inc. through a cooperative purchasing program from Omnia Partners Public Sector Contract No. 4400003732

- f. Santa Fe Springs Park Recreation Building New Cabinets – Final Payment (Public Works)

Recommendation:

- Approve the Final Payment to Corral Construction & Development Inc. of Commerce, California in the amount of \$16,000.00.

- g. Resolution Authorizing Joint Application to and Participation in the Homekey Program with TWC Housing LLC for the Lakeland/Laurel Affordable Housing Project (Planning/City Attorney)

Recommendation:

- Adopt Resolution No. 9754 – A Resolution of the City Council of the City of Santa Fe Springs Authorizing Joint Application To and Participation in the Homekey Program and Authorize the City Manager to execute the application and all program documents related to the co-application with TWC Housing LLC for the Lakeland/Laurel Affordable Housing Project.

It was moved by Councilmember Trujillo, seconded by Mayor Pro Tem Zamora, to approve Item Nos. 10A through 10G, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora

Nayes: None

Absent: None

PUBLIC HEARING

11. Consideration of an appeal of Development Plan Approval Case No. 980 and related Environmental Documents (Initial Study/Mitigated Negative Declaration) (Planning)

Recommendation:

- Continue the appeal hearing to the March 1, 2022 City Council Meeting.

It was moved by Mayor Pro Tem Zamora, seconded by Councilmember Sarno, to continue the appeal hearing to the March 1, 2022 City Council Meeting, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora

Nayes: None

Absent: None

ORDINANCE FOR PASSAGE

12. Ordinance No. 1120 (Urgency) Amending City Code Chapter 74, Section 1 and Revising Certain Prima Facie Speed Limits (Public Works)

Recommendation:

- Adopt Ordinance No. 1120 as an urgency ordinance setting speed limits

on certain streets.

Director of Public Works, Noe Negrete provided a presentation on Item No. 12. Councilmember Trujillo asked why certain streets are receiving a speed increase when speeding already occurs on those streets. Director of Police Services, Dino Torres and Tom Lopez, Traffic Engineer provided a response. City Manager, Ray Cruz stated that while it seems unintuitive, it is the only way to be able to enforce speed limits. Councilmember Mora asked if the City could keep a close eye on a particular stretch of Pioneer Blvd with regards to potential hazards prior to considering another change in 2024.

It was moved by Councilmember Trujillo, seconded by Councilmember Sarno, to adopt Ordinance No. 1120 as an urgency ordinance setting speed limits on certain streets, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora
Nays: None
Absent: None

NEW BUSINESS

13. Appointments to Council Committees (City Clerk)

Recommendation:

- Appoint Council liaisons to each Advisory Committee; and
- Appoint Council representatives to Council Sub-Committees and External Council Committees.

City Clerk, Janet Martinez provided a brief presentation on Item No. 13.

The following Council Sub-Committee appointments were made:

2022 Council Sub-Committees		
NAME	TYPE	MEMBERS
Audit/Finance Committee	Standing	Trujillo Mora
Billboards	Ad Hoc	Sarno Trujillo
Budget Events and Programs	Ad Hoc	Zamora Mora
Budget Revenue and Fees	Ad Hoc	Sarno Trujillo
Capital Improvements Projects	Standing	Rodriguez Mora
Economic Development Strategy	Ad Hoc	Rodriguez

		Zamora
General Plan	Ad Hoc	Zamora Sarno
Long-Term Housing Plan	Ad Hoc	Mora Sarno
Whittier PD Contract	Ad Hoc	Rodriguez Zamora

The following External Committee Appointments were made:

2022 External Organizations

Organization	Council Liaison
California Contract Cities Association	Trujillo
Chamber Youth Enrichment Fund Board	Rodriguez
City Selection Committee (League of Cal Cities) (Mayor is Rep)	Rodriguez Vacant - Alt
Gateway Cities Council of Governments	Zamora Alt-Trujillo
91/605/405 Committee (Subcommittee of COG)	Trujillo

Hispanic Outreach Taskforce	Trujillo
I-5 Consortium Policy Board	Mora Alt-Zamora
Joint Powers Insurance Authority	Mora
LA CADA	Rodriguez
League of California Cities	Trujillo Alt-Sarno
Metropolitan Little League	Rodriguez
Sanitation District (Mayor is Rep)	Rodriguez Alt-Zamora
SFHS Education Foundation	Rodriguez
SFS/South Whittier Education Center Advisory Committee - President's Advisory Committee	Trujillo Alt - Rodriguez

SASSFA	Mora Alt- Rodriguez
SEAACA	Zamora Alt- Trujillo
Southeast Water Coalition Board	Mora Alternate- Rodriguez
Southern California Association of Governments (SCAG)	Trujillo Alternate -
Vector Control Appt can be for 2 or 4 yrs.	Zamora
Washington Blvd Coalition to the Gold Line Extension	Mora

The following organization appointments were made:

Organization	Council Liaison
Holiday Home Decorating Contest	Sarno

Friends of the Library Board of Directors	Zamora
READI Committee SAFE Neighborhood	Rodriguez Alt-Trujillo
Scholarship Interview Panels	Mora: Mora Sandoval: Zamora Sharp: Rodriguez

14. Authorize the Purchase of Microsoft Office Software Licenses from GovConnection Inc. (Finance)

Recommendation:

- Authorize the Director of Purchasing Services to acquire 145 software licenses for Microsoft Office from GovConnection, Inc.

Director of Finance, Travis Hickey provided a presentation on Item No. 14.

It was moved by Councilmember Mora, seconded by Mayor Pro Tem Zamora, to authorize the Director of Purchasing Services to acquire 145 software license for Microsoft Office from GovConnection, Inc., by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora
Nays: None
Absent: None

15. Adopt Resolution No. 9751 Approving Changes to the Salary Schedule Effective January 3, 2022 (Finance)

Recommendation:

- Adopt Resolution No. 9751 approving changes to the City's Fiscal Year 2021-22 Salary Schedule effective January 3, 2022.

Director of Finance, Travis Hickey provided a brief presentation on Item No. 15.

It was moved by Councilmember Trujillo, seconded by Councilmember Mora, to adopt Resolution No. 9751 approving changes to the City's Fiscal Year 2021-22 Salary Schedule effective January 3, 2022, by the following vote:

Ayes: Sarno, Trujillo, Zamora, Rodríguez, Mora
Nays: None
Absent: None

16. PRESENTATIONS

Planning Department 4th Annual Planning Month Photo Contest Winners (Planning)

17. CITY MANAGER'S AND EXECUTIVE TEAM REPORTS

- City Manager, Raymond R. Cruz appreciated the public comments made during the Study Session regarding the General Plan. He also spoke about the current COVID-19 cases within the City, and stated that measures are being taken to reduce infection transmission.
- Director of Police Services, Dino Torres spoke about the Cookies and Photos with Santa Event held at the Police Services Center.
- Fire Chief, Brent Hayward provided a report of COVID-19 cases within the City. He also reported the opening of a City of Norwalk sponsored COVID Testing Mega-Site at 12800 Imperial Highway. Lastly, he spoke about fallen LA County firefighter Jonathan Flagler.
- Director of Finance, Travis Hickey spoke about the number of positive COVID-19 cases with City employees.
- Director of Community Services, Maricela Balderas spoke about holiday events such as the Home Decorating Contest, the Special Day Camp Grinchmas, the Neighborly Elf Christmas Basket Program, and the Santa Float Program. She spoke about the reopening of City facilities throughout the year and commended the community on their resilience. Lastly, she announced changes to certain programs due to ongoing COVID precautions.

18. COUNCIL COMMENTS

Councilmember Mora thanked the General Plan consultants for their work and also for the public speakers who voice their concerns. He spoke about mitigating the crime that occurs within the City, and provided direction along with the rest of the City Council to the City Manager to look into possibly prosecuting City misdemeanors with City attorneys as opposed to relying on the District Attorney's office. Lastly, he thanked City staff for their work and encouraged everyone to stay safe.

Councilmember Sarno thanked the Human Resources department for coordinating COVID-19 responses. He also expressed the need to unify a response towards finalizing the General Plan.

Councilmember Trujillo thanked first responders for working together to accomplish City goals and extended her support to the Whittier PD Contract Subcommittee. She wished Mayor Pro Tem Zamora good luck on his appointment to SEAACA Subcommittee and highlighted the great work staff provides amidst rising COVID-19 cases.

Mayor Pro Tem Zamora thanked staff and the business community for working towards an agreement for the General Plan. He also thanked staff and the community for their efforts amongst rising COVID-19 cases. Lastly, he provided information on the number of COVID-19 tests being administered at the testing site located at 12800 Imperial Hwy.

Mayor Rodriguez also thanked the Human Resources department for their work assisting City employees, and commented on the free COVID-19 tests available from the Federal Government. Lastly, she thanked staff for the Council Reorganization event on January 4th and also expressed that Council should work together to move the City forward.

CLOSED SESSION

19. CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code section 54957.6)

Agency designated representatives: Raymond R. Cruz, Travis Hickey

Employee organizations: Santa Fe Springs City Employee Association, Santa Fe Springs Firefighters Association, and Santa Fe Springs Executive Management and Confidential Employee Association.

CLOSED SESSION

20. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2):
One case

Mayor Rodriguez recessed the meeting at 8:19 p.m.

Mayor Rodriguez reconvened the meeting at 9:03 p.m.

21. CLOSED SESSION REPORT

City Attorney, Ivy M. Tsai provided a closed session report: Direction was given to staff and no reportable action was taken. Item No. 20 was not considered.

22. ADJOURNMENT

Mayor Rodriguez adjourned the meeting at 9:03 p.m.

Annette Rodriguez
Mayor

ATTEST:

Janet Martinez
City Clerk

Date



City of Santa Fe Springs

City Council Meeting

ITEM NO. 11B

February 15, 2022

CONSENT AGENDA

A Resolution of the City Council Reaffirming the Existence of a Local Emergency Due to the Threat of COVID-19 (pursuant to Government Code section 8630)

RECOMMENDATION

- Adopt Resolution No. 9761:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19

BACKGROUND

On March 4, 2020, the Governor of California issued a proclamation declaring a state of emergency due to the threat of COVID-19. On March 13, 2020, the President of the United States issued a proclamation of national emergency, beginning March 1, 2020, due to the COVID-19 outbreak. On March 17, 2020, the City Manager, acting as the Director of Emergency Services, issued a proclamation declaring the existence of a local emergency beginning March 12, 2020, due to the threat of COVID-19. On March 18, 2020, the City Council adopted Resolution No. 9668 ratifying the proclamation, and on April 9, 2020, the City Council adopted Resolution No. 9669 relating to taking action in response to the local emergency. The City Council has continued to reaffirm the existence of a local emergency due to the threat of COVID-19.

Government Code section 8630(c) provides that the City Council shall review the need for continuing the local emergency at least once every 60 days until the City Council terminates the local emergency. The state of emergency still exists and has not been lifted at the statewide or county level. The Los Angeles County Department of Public Health issued a revised health order on January 10, 2022, which states that the County remains at a high rate of transmission based on the Centers for Disease Control and Prevention (CDC) indicators. The health order also states that the Delta variant, which remains predominant in Los Angeles County, is two times as contagious as earlier variants and continues to lead to increased infections, and that the arrival of the Omicron variant may further increase risk of infection.

The reasons for declaring a local emergency still exist, and therefore, staff recommends that the City Council adopt the attached Resolution affirming the existence of a local emergency in accordance with Government Code section 8630(c).

Raymond R. Cruz
City Manager

Attachment:

1. Resolution No. 9761

RESOLUTION NO. 9761

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, REAFFIRMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE THREAT OF COVID-19

WHEREAS, on March 4, 2020, the Governor of California issued a proclamation declaring a state of emergency due to the threat of COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States issued a proclamation of national emergency, beginning March 1, 2020, due to the COVID-19 outbreak; and

WHEREAS, on March 17, 2020, the City Manager, acting as the Director of Emergency Services, issued a proclamation declaring the existence of a local emergency beginning March 12, 2020, due to the threat of COVID-19; and

WHEREAS, on March 18, 2020, the City Council adopted Resolution No. 9668 ratifying the proclamation declaring the existence of a local emergency, and on April 9, 2020, the City Council adopted Resolution No. 9669 relating to taking action in response to the local emergency; and

WHEREAS, the City Council previously adopted resolutions reaffirming the existence of a local emergency due to the threat of COVID-19 pursuant to Government Code section 8630(c), which provides that the City Council shall review the need for continuing the local emergency at least once every 60 days until the City Council terminates the local emergency; and

WHEREAS, the state of emergency still exists and has not been lifted at the statewide or county level; and

WHEREAS, the Los Angeles County Department of Public Health issued a revised health order on January 10, 2022, which states that the County remains at a high rate of transmission based on the Centers for Disease Control and Prevention (CDC) indicators; and

WHEREAS, the health order also states that the Delta variant, which remains predominant in Los Angeles County, is two times as contagious as earlier variants and continues to lead to increased infections, and that the arrival of the Omicron variant may further increase risk of infection; and

WHEREAS, COVID-19 continues to pose a threat to the safety of individuals in Santa Fe Springs and Los Angeles County, and the reasons for declaring a local emergency still exist.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

1. The City Council determines that there is need for continuing the local emergency until such time as the City Council declares the termination of the local emergency. The City Council will review the need for continuing the local emergency at least once every 60 days in accordance with Government Code section 8630(c).

2. The City Council reaffirms Resolution Nos. 9668 and 9669 relating to the declaration of and response to a local emergency due to the threat of COVID-19, and all parts therein.

APPROVED and ADOPTED this 15th day of February, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

Annette Rodriguez, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk

February 15, 2022

City of Santa Fe Springs

City Council Meeting

CONSENT AGENDA

A Resolution of the City Council Affirming Authorization of Remote Teleconference Meetings

RECOMMENDATION

- Adopt Resolution No. 9762:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY

BACKGROUND

At its regular meeting of December 7, 2021, the City Council adopted Resolution No. 9747 authorizing the City Council and all legislative bodies and committees of the City to meet by teleconference. In order to continue holding teleconference meetings pursuant to this new law, an agency is required, at least every 30 days, to make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

- (i) The state of emergency continues to directly impact the ability of the members to meet safely in person.
- (ii) State or local officials continue to impose or recommend measures to promote social distancing.

On March 4, 2020, the Governor issued a proclamation declaring a state of emergency due to the threat of COVID-19. The California Department of Public Health and the County of Los Angeles Department of Public Health have issued public health orders during this state of emergency for the purpose of reducing transmission of COVID-19. Such orders have included social distancing requirements. The state of emergency continues to directly impact the ability of the members to meet safely in person due to a number of factors, including the high number of daily cases and community transmission and increased transmission of COVID-19 by the Delta variant. The Department of Public Health has stated that the Delta variant is two times as contagious as earlier variants, remains predominant in Los Angeles County, and continues to lead to increased infections.

Accordingly, staff has prepared the attached resolution to continue to authorize remote teleconference meetings and will include on all future meeting agendas such a resolution until such time as the state of emergency ceases, or as otherwise directed by the City Council.



City of Santa Fe Springs

City Council Meeting

February 15, 2022

Raymond R. Cruz
City Manager

Attachment:

1. Resolution No. 9762

RESOLUTION NO. 9762

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
AFFIRMING THE LEGALLY REQUIRED FINDINGS TO AUTHORIZE THE CONDUCT
OF REMOTE TELECONFERENCE MEETINGS DURING A STATE OF EMERGENCY**

WHEREAS, on March 4, 2020, pursuant to California Government Code section 8625, the Governor declared a state of emergency; and

WHEREAS, on September 17, 2021, the Governor signed AB 361, which bill went into immediate effect as urgency legislation; and

WHEREAS, AB 361 adds Subsection (e) to Section 54953 of the Government Code to authorize legislative bodies to conduct teleconference meetings without complying with the requirements set forth in Section 54953(b)(3), provided the legislative body makes specified findings and complies with certain requirements; and

WHEREAS, the County of Los Angeles Department of Public Health reports a high number of daily cases and community transmission, as well as increased transmission of COVID-19 due to the Delta variant, which is two times as contagious as earlier variants, remains predominant in Los Angeles County, and continues to lead to increased infections; and

WHEREAS, public health officials recommend social distancing as a protective measure to decrease the chance of spread of COVID-19; and

WHEREAS, at its regular meeting of November 2, 2021, the City Council adopted Resolution No. 9735 authorizing the City Council and all legislative bodies and committees of the City to meet by teleconference; and

WHEREAS, Government Code Section 54953(e)(3) requires an agency to reconsider the circumstances of the state of emergency and make certain findings every thirty days in order to continue to conduct remote teleconference meetings pursuant to Section 54953(e).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY RESOLVE that:

1. The City Council has reconsidered the circumstances of the state of emergency and finds that the state of emergency continues to directly impact the ability of its members to meet safely in person.

2. The City Council and all legislative bodies and committees of the City are authorized to meet by teleconference pursuant to, and in compliance with the requirements of, Government Code section 54953(e).

APPROVED:
ITEM NO.:

APPROVED and ADOPTED this 15th day of February, 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Annette Rodriguez, Mayor

ATTEST:

Janet Martinez, CMC, City Clerk



City of Santa Fe Springs

City Council Meeting

ITEM NO. 11D

February 15, 2022

CONSENT AGENDA

Heritage Park Train Exhibit Improvements (Paint and Refurbish Box Car) – Award of Contract

RECOMMENDATION

- Appropriate additional \$120,000 from the Art in Public Places Fund to the Heritage Park Train Exhibit Improvements (PW 200101);
- Accept the bids; and
- Award a contract to Color New Co. of Woodland Hills, California, in the amount of \$137,000.00.

BACKGROUND

District Member Ian Calderon of the 57th Assembly District pledged financial assistance in the amount of \$2,520,000 to the City for improvements to existing City parks. On January 23, 2020, the City approved the California Natural Resources Agency to process the collection of grant funding related to the various park improvement projects.

The Heritage Park Train Exhibit Improvements (Paint and Refurbish Box Car) project is located in Heritage Park, adjacent to the parking lot. The general items of work include removing and replacing all damaged/deteriorated/rotted wood members located on the exterior and interior of the box car. The painting of the entire body of the box car will be one solid color to match existing. The contractor is not responsible for reestablishing the mural located on the east side of the box car

Bids were opened on January 19, 2022, and a total of two bids were received. City staff reviewed the proposals and determined that all bid proposals comply with the project specifications. The low bidder for the project was to Color New Co. of Woodland Hills, California, with a bid totaling \$137,000.00. The bid proposal for the following bidders reflects the bid amounts.

Company Name	Bid Amount	Audited Bid
1. Color New Co.	\$137,000.00	\$137,000.00
2. U.S. National Corp. dba: Jimenez Painting Company	\$139,400.00	\$139,400.00

The bid proposal submitted by Color New Co. in the amount of \$137,000.00, is approximately 2.1% below the Engineer's Estimate of \$140,000.00. The Department of Public Works has reviewed the bids and determined the low bid submitted by Color New Co. to be responsive and responsible.

Report Submitted By: Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to be "MN" or similar, is written over the printed name of Noe Negrete.

Date of Report: February 10, 2022

LEGAL REVIEW

The City Attorney's office has reviewed the proposed agreement.

FISCAL IMPACT

The Heritage Park Train Exhibit Improvements Project will require an additional appropriation in the amount of \$120,000 from the Art in Public Places Fund to the Heritage Park Train Exhibit Improvements Project account number (PW200101). Upon the project's completion, the approved California Natural Resources Agency Grant Fund will reimburse the City in the amount of \$80,000.


The total project cost breakdown is as follows:

<u>ITEM</u>	<u>BUDGET</u>
Construction	\$ 137,000
Design	\$ 9,000
Engineering	\$ 15,000
Inspection	\$ 15,000
Contingency	\$ 24,000
Total Project Cost:	\$ 200,000

<u>Project Funding Sources</u>	<u>Amount</u>
Grant Revenue	\$ (80,000)
Anticipated Expenditures	\$ 200,000
Budget Shortfall	\$ (120,000)

INFRASTRUCTURE IMPACT

The Heritage Park Train Exhibit Improvements projects will improve the structural condition of the Box Car. In addition, the Heritage Park Train Exhibit Improvements project will improve the aesthetic look of the Box Car at Heritage Park.


Raymond R. Cruz
City Manager

Attachments:

Exhibit No. 1: Agreement

CITY OF SANTA FE SPRINGS

CONTRACT AGREEMENT

FOR

**HERITAGE PARK TRAIN EXHIBIT IMPROVEMENTS
(Paint and Refurbish Boxcar)**

IN THE CITY OF SANTA FE SPRINGS

This Contract Agreement is made and entered into the above-stated project this 15th day, of February, 2022, BY AND BETWEEN the City of Santa Fe Springs, as AGENCY, and Color New Co., as CONTRACTOR in the amount of \$137,000.

WITNESSETH that AGENCY and CONTRACTOR have mutually agreed as follows:

ARTICLE I

The contract documents for the aforesaid project shall consist of the Notice Inviting Sealed Bids, Instructions to Bidders, Proposal, General Specifications, Standard Specifications, Special Provisions, Plans, and all referenced specifications, details, standard drawings, CDBG contract provisions and forms, and appendices; together with this Contract Agreement and all required bonds, insurance certificates, permits, notices, and affidavits; and also including any and all addenda or supplemental agreements clarifying, or extending the work contemplated as may be required to ensure its completion in an acceptable manner. All of the provisions of said contract documents are made a part hereof as though fully set forth herein.

ARTICLE II

For and in consideration of the payments and agreements to be made and performed by AGENCY, CONTRACTOR agrees to furnish all materials and perform all work required for the above-stated project, and to fulfill all other obligations as set forth in the aforesaid contract documents.

ARTICLE III

CONTRACTOR agrees to receive and accept the prices set forth in the Proposal as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of the work during its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid contract documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.

ARTICLE IV

AGENCY hereby promises and agrees to employ, and does hereby employ, CONTRACTOR to provide the materials, do the work and fulfill the obligations according to the terms and conditions herein contained and referred to, for the prices aforesaid, and hereby contracts to pay the same at the time, in the manner, and upon the conditions set forth in the contract documents. No work or portion of the work shall be paid for until it is approved for payment by the City Engineer. Payment made for completed portions of the work shall not constitute final acceptance of those portions or of the completed project.

ARTICLE V

CONTRACTOR acknowledges the provisions of the State Labor Code requiring every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that code and certifies compliance with such provisions. Contractor further acknowledges the provisions of the State Labor Code requiring every employer to pay at least the minimum prevailing rate of per diem wages for each craft classification or type of workman needed to execute this contract as determined by the Director of Labor Relations of the State of California. The Contractor is required to pay the higher of either the State or Federal Wages.

ARTICLE VI

Except as to the sole or active negligence or willful misconduct of the AGENCY and notwithstanding the existence of insurance coverage required of CONTRACTOR pursuant to this contract, CONTRACTOR shall save, keep defend, indemnify, hold free and harmless AGENCY, its officers, officials, employees, agents and volunteers from and against any and all damages to property or injuries to or death of any person or persons, and shall defend, indemnify, save and hold harmless AGENCY, its officers, officials, employees, agents and volunteers from any and all claims, demands, suits, actions or proceedings of any kind or nature, including, but not by way of limitation, all civil claims, workers' compensation claims, and all other claims resulting from or

arising out of the acts, errors or omissions of CONTRACTOR, its employees and/or authorized subcontractors, whether intentional or negligent, in the performance of this Agreement.

This indemnification provision is independent of and shall not in any way be limited by the Insurance Requirements of this Agreement. AGENCY approval of the Insurance contracts required by this Agreement does not in any way relieve the CONTRACTOR from liability under this section.

AGENCY shall notify CONTRACTOR of the receipt of any third party claim related to this Agreement within seven (7) business days of receipt. The City is entitled to recover its reasonable costs incurred in providing the notification. (Pubic Contracts Code Section 9201)

ARTICLE VII

AGENCY shall comply with Pub Cont. Code §20104.50 as follows:

20104.50.

(a) (1) It is the intent of the Legislature in enacting this section to require all local governments to pay their contractors on time so that these contractors can meet their own obligations. In requiring prompt payment by all local governments, the Legislature hereby finds and declares that the prompt payment of outstanding receipts is not merely a municipal affair, but is, instead, a matter of statewide concern.

(2) It is the intent of the Legislature in enacting this article to fully occupy the field of public policy relating to the prompt payment of local governments' outstanding receipts. The Legislature finds and declares that all government officials, including those in local government, must set a standard of prompt payment that any business in the private sector which may contract for services should look towards for guidance.

(b) Any local agency which fails to make any progress payment within 30 days after receipt of an undisputed and properly submitted payment request from a contractor on a construction contract shall pay interest to the contractor equivalent to the legal rate set forth in subdivision (a) of Section 685.010 of the Code of Civil Procedure.

(c) Upon receipt of a payment request, each local agency shall act in accordance with both of the following:

(1) Each payment request shall be reviewed by the local agency as soon as practicable after receipt for the purpose of determining that the payment request is a proper payment request.

(2) Any payment request determined not to be a proper payment request suitable for payment shall be returned to the contractor as soon as practicable, but not later than seven days, after receipt. A request returned pursuant to this paragraph shall be accompanied by a document setting forth in writing the reasons why the payment request is not proper.

(d) The number of days available to a local agency to make a payment without incurring interest pursuant to this section shall be reduced by the number of days by which a local agency exceeds the seven-day return requirement set forth in paragraph (2) of subdivision (c).

(e) For purposes of this article:

(1) A “local agency” includes, but is not limited to, a city, including a charter city, a county, and a city and county, and is any public entity subject to this part.

(2) A “progress payment” includes all payments due contractors, except that portion of the final payment designated by the contract as retention earnings.

(3) A payment request shall be considered properly executed if funds are available for payment of the payment request, and payment is not delayed due to an audit inquiry by the financial officer of the local agency.

(f) Each local agency shall require that this article, or a summary thereof, be set forth in the terms of any contract subject to this article.

ARTICLE VIII

CONTRACTOR affirms that the signatures, titles and seals set forth hereinafter in execution of this Contract Agreement represent all individuals, firm members, partners, joint venturers, and/or corporate officers having principal interest herein.

IN WITNESS WHEREOF, the parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Contract Agreement to be executed in triplicate by setting hereunto their name, titles, hands, and seals as of the date noted above.

**CONTRACTOR
COLOR NEW COMPANY**

By:

NAME, TITLE

ADDRESS

THE CITY OF SANTA FE SPRINGS

By:

ANNETTE RODRIGUEZ, MAYOR

ATTEST:

JANET MARTINEZ, CITY CLERK

APPROVED AS TO FORM:

IVY M. TSAI, CITY ATTORNEY

(Contractor signature must be notarized with proper acknowledgement attached.)



City of Santa Fe Springs

City Council Meeting

ITEM NO. 11E

February 15, 2022

CONSENT AGENDA

Second Reading of Ordinance No. 1121

An Ordinance of the City Council of the City of Santa Fe Springs Approving Zone Change Case No. 140 to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone

RECOMMENDATION:

- Read title only, waive further reading, and adopt Ordinance No. 1121: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPROVING ZONE CHANGE CASE NO. 140 TO CHANGE THE ZONING OF AN EXISTING PARCEL (APN: 8008-017-014) FROM PF, PUBLIC FACILITIES, TO R-3, MULTIPLE-FAMILY RESIDENTIAL, ZONE

BACKGROUND

On February 8, 2022, the City Council held a public hearing to consider a 54-unit condominium development located at 11733 Florence Avenue, Santa Fe Springs (APN: 8008-017-014) by applicant Melia Homes Inc. As part of the approval of the application, the City Council had its first reading of Ordinance No. 1121 approving Zone Change Case No. 140 to change the zoning of the existing parcel from Public Facilities to Multi-Family Residential. The Ordinance is before the City Council for its second reading.

Raymond R. Cruz
City Manager

Attachments:

1. Ordinance No. 1121

Attachment 1
Ordinance No. 1121

CITY OF SANTA FE SPRINGS
ORDINANCE NO. 1121

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS APPROVING ZONE CHANGE CASE NO. 140 TO CHANGE THE ZONING OF AN EXISTING PARCEL (APN: 8008-017-014) FROM PF, PUBLIC FACILITIES, TO R-3, MULTIPLE-FAMILY RESIDENTIAL, ZONE

WHEREAS, entitlement applications were filed by Melia Homes, Inc. for entitlements to develop a residential condominium development on a ±3- acre parcel located at 11733 Florence Avenue on the north side of the street (APN: 8008-017-014; hereafter the “Property”); and

WHEREAS, the entitlement applications include the following requests (collectively referred to as the “Project”): General Plan Amendment Case No. 31 to amend the general plan land-use designation for the Property from Public Facilities to Multiple-Family Residential; Zone Change (ZC) Case No. 140 to change the zoning of the Property from PF, Public Facilities, to R-3, Multiple Family Residential, Zone; Tentative Tract Map 83383 to subdivide the air space of the Property to create 63 condominium units; Development Plan Approval Case No. 982 to allow the construction of a new 63-unit condominium development and appurtenant improvements; Modification Permit Case No. 1340 to allow the modification of property development standards to allow for a six and one-half (6.5) foot high wall to encroach into the required front setback area along Florence Avenue; and

WHEREAS, the request for Tentative Tract Map 83383 and Development Plan Approval Case No. 982 were both modified to reduce the units from 63 to 54; and

WHEREAS, the project has a zone designation of “Public Facilities” and a Zoning Ordinance designation of PF (Public Facilities); and

WHEREAS, this Zone Change will amend the existing land use designation of “Public Facilities” to Multiple-Family Residential”; and

WHEREAS, the Planning Commission considered information presented by the applicant, the Planning and Development Department, and other interested parties at that public hearing on January 10, 2022; and

WHEREAS, on January 10, 2022, the Planning Commission found and determined that the proposed project and all related entitlements will not result in any significant adverse impacts on the environment, after implementation of mitigation measures, and therefore, recommended that the City Council approve and adopt the Final Initial Study/ Mitigated Negative Declaration (hereinafter referred to as MND) and Mitigation Monitoring and Reporting Program for the Project (MMRP); and

WHEREAS, on January 10, 2022, the Planning Commission unanimously voted to recommend that the City Council approve General Plan Case No. 31, Zone Change Case No. 140, Tentative Tract Map No. 83383, Development Plan Approval Case No. 982, and Modification Permit Case No. 1340; and

WHEREAS, on January 28, 2022, a legal notice was published in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing and also mailed said public hearing notice on January 26, 2022, to each property owner within a 500-foot radius of the subject property in accordance with state law; and;

and

WHEREAS, the City Council held a public hearing on February 8, 2022 at which time it considered the Project, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, the Planning Commission's recommendation, and all material presented, both written and oral; and

WHEREAS, prior to adopting this Ordinance, the City Council adopted Resolution No. 9756 which in part adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this Project, which includes the zone change authorized by this Ordinance.

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

SECTION 1. Section 155.834 of the Zoning Ordinance provides that, in considering any request for a change of zone, the City Council shall satisfy itself that the following conditions have been met:

(A) *That there is a real need in the community for more of the types of uses permitted by the zone requested than can be accommodated in the areas already zoned for such use.*

1. There is a need in the community for additional housing in general. Santa Fe Springs is a predominantly industrial community with most of its residential neighborhoods built out in the 1950s. Approximately ten percent of the City's 8.9 square miles is zoned for residential uses, and virtually all of those areas are now fully developed.
2. Based on SCAG's growth forecast, the City of Santa Fe Springs, along with the rest of the region, is expected to experience future growth in population and employment; thus, residential uses are needed to accommodate said future growth. Table 1 outlines the Southern California Association of Governments (SCAG) population, housing, and employment forecast for Santa Fe Springs.

Table 1
City of Santa Fe Springs
Population, Housing, and Employment Forecast

Year	Population	Housing Units	Employment
2019	17,630	5,200	49,600
2035	20,300	5,800	50,500
Source: SCAG 2012 RTP Growth Forecast, website: http://www.scag.ca.gov/DataAndTools/Pages/GrowthForecasting.aspx			

As seen in the table, between 2019 and 2035, the population is projected to increase by 2,670 individuals, housing is projected to increase by 400 units, and employment is projected to increase by 900. With the projected increases in population and employment, combined with the complete build-out of residentially zoned areas of the City, there is a definite need for additional residentially zoned properties in the City. The only way to facilitate such land uses in the City is to provide additional housing. One means of doing so is through general plan amendments and zone changes similar to the proposed zone change request.

- (B) *That the property involved in the proposed change of zone is more suitable for the uses permitted in the proposed zone than for the uses permitted in the present zone classification.*

The property involved in the proposed change of zone is developed with a church within the PF, Public Facilities, Zone. The church has not been utilized for more than three years. There are three churches within a half mile from the Property. Although the uses within the PF, Public Facilities, Zone are compatible with the surrounding properties, the uses within the R-3, Multiple Family, Zone will be much more suitable with the various residential uses that currently surround the Property.

- (C) *That the proposed change of zone would not be detrimental in any way to persons or property in the surrounding area, nor the community in general.*

The proposed Zone Change will not be detrimental to persons or properties in the surrounding area. The proposed condominium project will have the following positive impacts: (1) address the housing shortage in the City by adding up to 54 condominium units and expanding the economic variety of housing in the City; (2) promote jobs/housing balance by locating attractive housing in proximity to employment centers and convenient freeway access (approximately 0.5 miles from the I-5 Freeway); (3) provide a project that incorporates high-quality landscaping and aesthetics, creating a more beautiful and livable neighborhood

environment; (4) increase the existing property value for the Property as well as surrounding properties.

- (D) *That the proposed change of zone will not adversely affect the master plan of the city.*

The General Plan is the *master plan of the city*. The General Plan provides the overall direction for the future development of the City. It is a comprehensive planning document that addresses the many aspects of community life in the City of Santa Fe Springs. It is a long-range plan in that it seeks to provide for the needs of the community into the future. The General Plan is also flexible enough to respond to the changing needs and concerns of those who live, work, and frequent Santa Fe Springs.

The General Plan consists of eight mandatory elements, including 1) Land Use; 2) Housing; 3) Open Space; 4) Conservation; 5) Safety; 6) Circulation; 7) Noise; and 8) Environmental Justice. There is no evidence to suggest that the proposed Zone Change will adversely affect the master plan of the city.

The following table (Table 2) illustrates how the proposed Zone Change will be consistent with the goals and policies of the General Plan.

Table 2
General Plan Consistency Analysis

<u>Element</u>	<u>Policy</u>	<u>Project Consistency/Comment</u>
<u>Land Use</u>	Policy 5: Provide an environment to stimulate local employment, community spirit, property values, community stability, the tax base, and the viability of local business.	Consistent: The proposed condominium development will be priced at current market rates, resulting in increased property values for the surrounding community. Additionally, the future residents of the proposed development will be near several commercial businesses, located less than a mile north of the subject site. These businesses should see a direct increase to their overall sales due to the additional population and its proximity to such businesses.
	Goal 16.1: Goal 16.1 in part reads that...A greater variety of housing types, sizes, and costs is encouraged, however, including some condominiums and multi-family dwellings at densities not greater than twenty-five dwelling units per gross acre.	Consistent: The proposed condominium project will provide the housing variety that is encouraged within Goal 16.1 of the Land Use Element. Additionally, the proposed condominium development will result in a density of 18 dwelling units per acre, thus less than the 25 dwelling units per acre limit established by said goal

APPROVED:
ITEM NO.

	Goal 17: Improve the appearance and attractiveness of the residential areas of the community.	Consistent: The proposed condominium development will bring a high-quality housing project with contemporary architecture to the area. Design features include low-profile roofs with varying roof planes and angles, color variation, stone veneer, and decorative metal awning. Other materials include tile roofing, clay accents, and stucco in an earth-tone color palette.
<u>Housing</u>	Policy 2.1: Provide adequate sites to facilitate the development of a range of residential development types in Santa Fe Springs which fulfill regional housing needs, including low density single-family uses, moderate density townhomes, and higher density apartments and condominiums.	Consistent: As part of the project, a Tentative Tract Map to subdivide the air space of the property to allow for the construction of a high-density condominium development is proposed. Said project will fulfill a fulfill the City's 6th cycle RHNA allocation need since the map would facilitate 54 units of condominium development.
	Policy 4.0: Ensure that new housing is sensitive to the existing natural and built environment.	Consistent: The proposed condominium development will be surrounded by various single-family and multi-family residential uses on the south, northeast, and west sides of the subject property. North of the subject property is the Lake Center Athletic Park, and specifically, an outdoor track. The condominium project has been designed with consideration of the adjacent land uses. Specifically, the proposed condo project provides guest parking that exceeds the ratio of recently approved multi-family residential projects, a height reduction to the westerly units, and its own recreational amenities.
<u>Open Space</u>	Policy 2.3: Continue to promote the development of open space and recreational facilities within commercial, industrial, and residential developments.	Consistent: The proposed condominium development will include both common and private open space for the residents. The common open space area is a 27,800 sq. ft. recreational area with a children play area, covered picnic table, and BBQ amenities. Some residential units will also have private open space in the form of a balcony.
<u>Circulation</u>	Policy 1.8: Require that proposals for major new developments include a future traffic impact analysis which identifies measures to mitigate any identified project impacts, and adhere to the City's Congestion Management Plan.	Consistent: A Traffic Impact Analysis was prepared for the proposed condominium development. There is no significant traffic impacts.

SECTION 4. The City Council hereby approves Zone Change Case No. 140 to change the zoning of an existing parcel (APN: 8008-017-014) from PF, Public Facilities, to R-3, Multiple-Family Residential, Zone as shown on the attached map marked Exhibit

1ST READING:
2ND READING:

APPROVED:
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"A" and made part of this Ordinance, and hereby instructs the Mayor and City Clerk to certify that said map has been properly adopted by the City Council of the City of Santa Fe Springs.

SECTION 5. The City Clerk shall certify to the adoption of this Ordinance, including the vote for and against and shall post a certified copy of this ordinance, within 15 days after its passage to be posted in at least three (3) public places within the City as established by ordinance, and, in compliance with Section 36933 of the Government Code.

PASSED and ADOPTED this ____ day of **February**, **2022** by the following roll call vote:

AYES:
NOES:
ABSENT:

MAYOR

ATTEST:

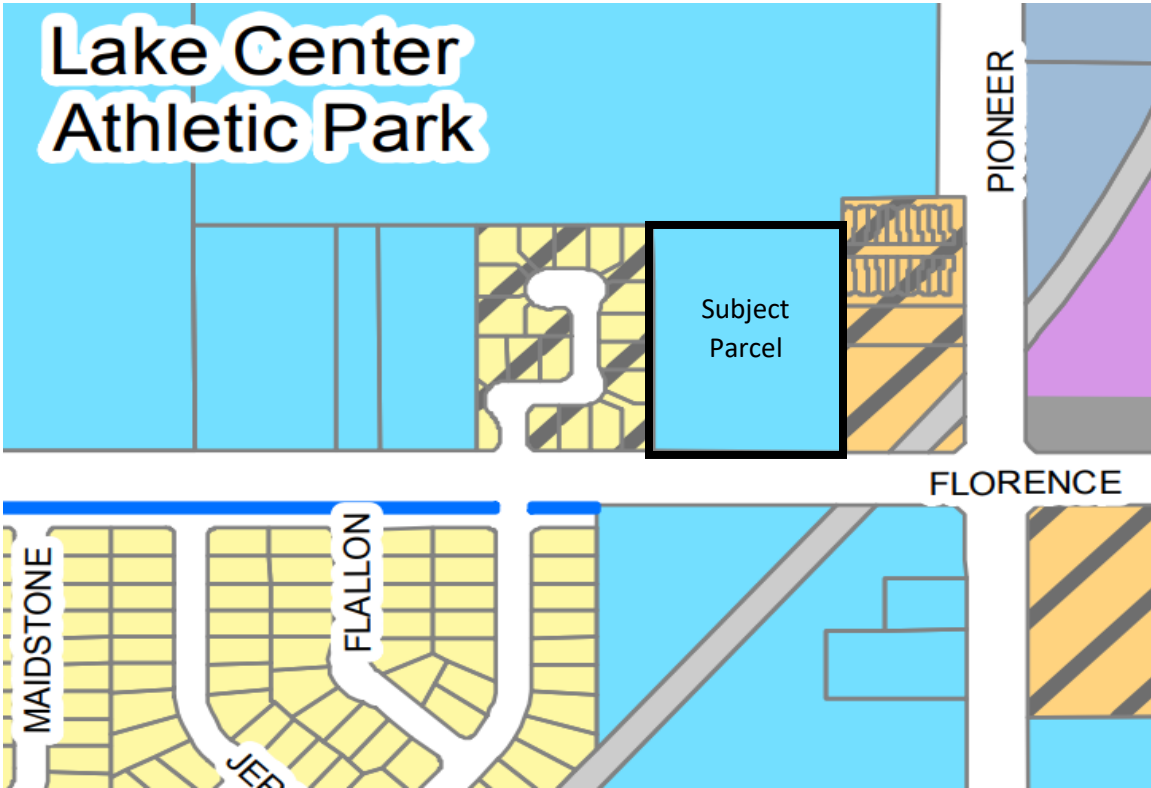
CITY CLERK

1ST READING:
2ND READING:

APPROVED:
ITEM NO.

EXHIBIT “A”

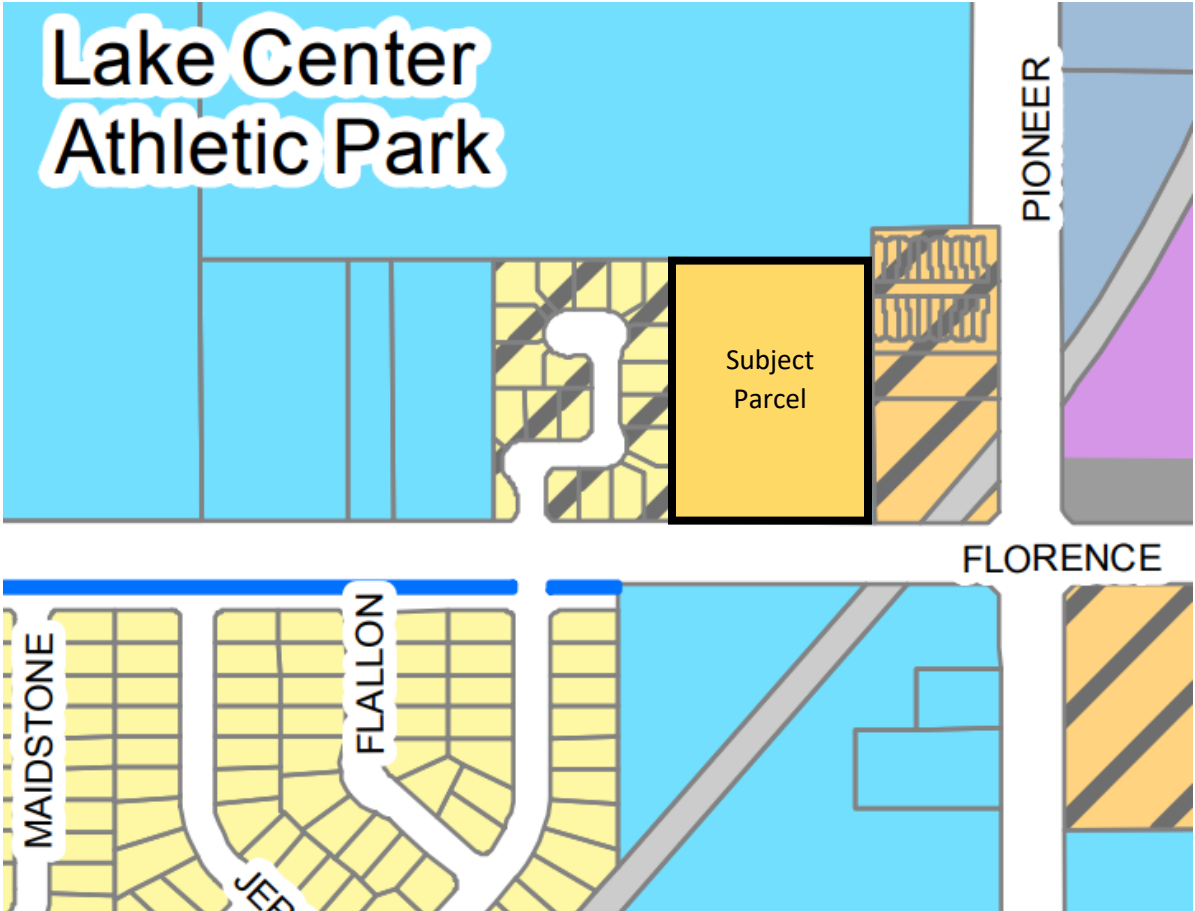
Existing Zoning Designation



1ST READING:
2ND READING:

APPROVED:
ITEM NO.

Proposed Zone Designation



1ST READING:
2ND READING:



City of Santa Fe Springs

City Council Meeting

ITEM NO. 11F

February 15, 2022

CONSENT AGENDA

Quarterly Treasurer's Report of Investments for the Quarter Ended December 31, 2021

RECOMMENDATION

Receive and file the report.

BACKGROUND

Beginning January 2016, the City retained PFM Asset Management LLC ("PFMAM") to manage \$20.8 million of the City's reserve funds ("managed portfolio").

Based on a cash flow analysis and discussion with PFMAM and the Council Finance Subcommittee, an additional \$10.0 million of the City's reserve funds were added to the portfolio in May 2017 bringing the total principal invested to \$30.8 million.

At the end of each calendar quarter, PFMAM provides a detailed written report covering general market conditions as well as the balances and transactions of the City's portfolio for the previous quarter. PFMAM's detailed report is attached to this Treasurer's Report. The Treasurer's Report for the Quarter Ended December 31, 2021 was also emailed to each Councilmember on January 31, 2022.

Ms. Sarah Meacham, Director with PFMAM, along with her staff, have also regularly provided an update, including a detailed review of the results of the portfolio for the quarter, a discussion of the investment strategies and policies which govern the City's portfolio, and general market conditions.

CITY INVESTMENT PORTFOLIO

The City's managed portfolio generated interest income in the amount of \$145,930 for the most recent quarter. The interest income represents actual cash receipts received by the City plus the amortization of any discounts or premiums. The figure does not include unrealized gains or losses.

The overall performance of the City's managed portfolio account is expressed in a "yield" and "total return". The yield is a forward-looking measurement which shows the income and dividends on the investments to be expected in the future based on current holdings, expressed as an annual rate of return. The City's yield (at cost value) at December 31, 2021 was 1.24%, down from 1.30% the previous quarter.

Total return on the other hand, is a backward-looking measurement focused on not only interest earned, but also realized and unrealized gains/losses. Realized gains/losses result from selling a security at a price higher or lower than was actually

Report Submitted By: Travis Hickey, City Treasurer
Lana Dich, Asst. City Treasurer

Date of Report: February 10, 2022



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paid to purchase it. Unrealized gains/losses result from market value increases and decreases in security values for securities which are still held in the portfolio.

Of particular importance to the City's portfolio is the inverse relationship between yield and market value. In general, when yields go up, market values go down, and vice versa. For example, if the City is holding a bond which pays 1.0% and the market yield increases to 1.1% the market value of the City's 1.0% security will decline so that an investor purchasing the security would pay a price below face value which would cause the security to yield 1.1% even though it only pays 1.0%. If held until maturity, the security would pay the full face value along with the 1.0% stated interest throughout the term. In other words, "unrealized" gains/losses are not "realized" unless the security is actually sold prior to maturity.

The yield at June 30, 2016 was 1.25% and fell to 1.24% as of December 31, 2021. This has resulted in unrealized gains, however, it is important to point out that the investments continue to pay the stated interest on the security. The unrealized gains simply represent the amount that the City would gain, if the security was sold in the current market conditions. It is not an actual gain of the City's principal value invested. It is also important to remember that rising yield markets are good in the sense that as securities mature, they are replaced with higher rate securities, increasing the overall interest income of the portfolio.

Because the total return (as opposed to the yield) takes into account realized and unrealized gains/losses, it is generally compared against a target benchmark to evaluate portfolio performance. The City's benchmark is the 1-5 Year U.S. Treasury Index. The total return for the City's portfolio for the quarter ended December 31, 2021 was (0.75%) while the benchmark total return was (0.68%). The City's overall portfolio performance was 0.07% less than the benchmark. Since inception of the managed portfolio (January 2016) the total return for the City's portfolio was 1.86% (1.76% net of fees) vs. the benchmark total return of 1.55% through December 31, 2021.

Aside from the PFMAM managed portfolio, the City's other investments are the Local Agency Investment Fund ("LAIF"), a pooled investment fund managed by the California State Treasurer, and the First American Treasury Obligations Fund, a U.S. Treasury money market fund ("MMF") used by the City's bond trustee. LAIF returned an annualized rate of 0.23% for the quarter while the MMF returned 1.00%. The LAIF accounts returned a total of \$39,304 in interest income.

Report Submitted By: Travis Hickey, City Treasurer
Lana Dich, Asst. City Treasurer

Date of Report: February 10, 2022



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The attached Treasurer's Report contains all investments under the control of the City.

The investments, at market value, are summarized as follows:

Pooled Cash and Investments	\$ 83.9 million
Successor Agency Bond Funds	18.2 million
Bonds Reserves and Debt Service	<u>2.9 million</u>
Total Investments	\$105.0 million

Pooled cash and investments consist of the PFMAM managed account and LAIF. The Successor Agency bond funds are held in LAIF and are the source of funds for ongoing capital improvement projects. Spending on multiple capital projects has occurred and these funds will be drawn down for deposit into the City's pooled cash and investments.

The bond reserves and debt service funds consist of the MMF accounts held, as required, by the City's third party trustee, U.S. Bank. These funds are held for debt service payments and reserves for bond issuances of the Water Utility Authority, the Successor Agency, and the Heritage Springs Assessment District.

The investments, at market value, are summarized by type as follows:

PFMAM Managed Portfolio	\$ 33.9 million
LAIF	68.2 million
MMF	<u>2.9 million</u>
Total Investments	\$105.0 million

PFMAM and Staff will continue to work with the Council Finance Subcommittee to review any proposed changes to the portfolio make up.

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

Raymond R. Cruz
City Manager

Attachments:

1. Treasurer's Report of Investments (Quarter Ended December 31, 2021)
2. PFMAM Investment Performance Review (Quarter Ended December 31, 2021)

Report Submitted By: Travis Hickey, City Treasurer
Lana Dich, Asst. City Treasurer

Date of Report: February 10, 2022

**CITY OF SANTA FE SPRINGS
TREASURER'S REPORT OF INVESTMENTS
QUARTER ENDED DECEMBER 31, 2021**

DESCRIPTION	BEGINNING BALANCE	DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES	ENDING BALANCE	MARKET VALUE	QUARTERLY INVESTMENT EARNING	ANNUAL YIELD
POOLED INVESTMENTS:							
PFM MANAGED PORTFOLIO (1)	\$ 33,816,333.46	\$ 2,369,129.03	\$ 2,329,984.23	\$ 33,855,478.26	\$ 33,910,559.00	\$ 145,930.00	1.24%
LOCAL AGENCY INVESTMENT FUND	49,275,097.41	16,628,298.15	15,800,000.00	50,103,395.56	49,975,086.78	28,811.27	0.23%
SUBTOTAL POOLED INVESTMENTS	83,091,430.87	18,997,427.18	18,129,984.23	83,958,873.82	83,885,645.78	174,741.27	
SUCCESSOR AGENCY BOND FUNDS (2):							
LOCAL AGENCY INVESTMENT FUND	18,215,810.77	11,092.10	-	18,226,902.87	18,180,225.96	10,493.13	0.23%
SUCCESSOR AGENCY FUNDS:							
LOCAL AGENCY INVESTMENT FUND	0.96	-	-	0.96	0.96	-	0.23%
INVESTMENTS HELD BY FISCAL AGENT (3):							
U.S. BANK CORPORATE TRUST MONEY MARKET FUNDS:							
First American Treasury Obligations Fund Class D:							
City of Santa Fe Springs	556,231.04	140,459.23	140,467.50	556,222.77	556,222.77	8.78	1.00%
Successor Agency	2,198,012.51	33.07	-	2,198,045.58	2,198,045.58	33.07	1.00%
Heritage Springs Assessment District	169,412.47	2.57	-	169,415.04	169,415.04	2.57	1.00%
Subtotal First American Treasury Obligations Fund Class D	2,923,656.02	140,494.87	140,467.50	2,923,683.39	2,923,683.39	44.42	
SUBTOTAL INVESTMENTS HELD BY FISCAL AGENT (U.S. BANK)	2,923,656.02	140,494.87	140,467.50	2,923,683.39	2,923,683.39	44.42	
TOTAL INVESTMENTS	\$104,230,898.62	\$ 19,149,014.15	\$ 18,270,451.73	\$ 105,109,461.04	\$ 104,989,556.09	\$ 185,278.82	

Notes:

- (1) See attached report prepared by PFM, the City's investment manager, for detailed analysis of the managed portfolio. All information except for the market value is reported on the amortized cost basis. Investment earnings on the amortized cost basis do not include unrealized gains and losses.
- (2) Unspent bond proceeds of the former redevelopment agency to be used for ongoing capital improvement projects.
- (3) Fiscal agent accounts are held by U.S. Bank as Trustee for debt service reserves and payment of bond principal and interest.

CERTIFICATION:

The investment transactions are in compliance with the investment policy approved by the City Council.
There is sufficient liquidity within the portfolio to meet all anticipated expenditures for the next six months.



TRAVIS HICKEY, CITY TREASURER



City of Santa Fe Springs

Investment Performance Review For the Quarter Ended December 31, 2021

Client Management Team

Sarah Meacham, Managing Director
Richard Babbe, CCM, Senior Managing Consultant

PFM Asset Management LLC

633 W 5th St., 25th Floor
Los Angeles, CA 90071
213-489-4075

213 Market Street
Harrisburg, PA 17101-2141
717-232-2723

Market Summary

Summary

► In Q4, U.S. economic conditions were characterized by: (1) a surge in COVID cases as the Omicron variant spread widely; (2) a sharply falling unemployment rate, rising wages, and near-record number of job openings; (3) stickier-than-expected inflation as pent-up consumer demand clashed with continued global supply chain disruptions amid a tight labor market and; (4) a pivot by the Fed to remove monetary accommodation more quickly, setting the stage for rate hikes to begin sooner than previously expected.

► The public health situation remained precarious with the emergence of the Omicron variant to COVID-19. The surge in new cases affected small businesses already challenged by labor shortages and rising prices due to supply chain challenges. The labor market continued to recover, with the unemployment rate falling to a cycle low, plentiful job opportunities and rising wages. Although the economy has largely rebounded from the pandemic-induced recession, the massive monetary and fiscal support from the Fed and Congress has triggered a multi-decade surge in inflation.

► While growth is forecast to remain above trend, the real challenge for 2022 is getting inflation down. Mounting inflationary pressures prompted accelerated tapering of bond purchases by the Fed and pulled forward expected rate hikes. Tapering is expected to be complete by mid-March followed by three rate hikes in 2022. The Fed may also let some of its \$8.7 trillion balance sheet roll off sometime later in the year.

Economic Snapshot

► U.S. real GDP growth slowed sharply in Q3 to a modest 2.3%, well below the 6.5% growth rate in the first half of 2021. The lackluster growth reflected a slowdown in consumer spending as the Delta variant dampened confidence and behavior. Personal consumption grew at just 2% compared to the previous quarter's 12%. Nevertheless, economists predict a solid rebound for Q4, with the Atlanta Fed forecasting growth of over 6%.

► The unemployment rate dropped to 3.9% in December, compared to the record low pre-pandemic level of 3.5%. In the past 50 years, unemployment has only been lower during the 22 months prior to the pandemic and for one month in 2000. Although the U.S. economy added a record 6.4 million jobs in 2021, overall employment remains below its pre-pandemic figure largely due to people dropping out of the labor force. This imbalance created a shortage of workers and kept pressure on wages as employers battle to attract and retain workers.

► Inflation was shockingly high, with the CPI reaching 7% year-over-year. Sharply higher prices for gasoline, heating oil and other energy products were most pronounced. New and used cars continued to show large price increases, but inflation became more widespread and persistent.

► Manufacturing and services activity chilled a bit with both the ISM Manufacturing and Non-Manufacturing PMI surveys pulling back at quarter end. Nonetheless, both indices remain well above the 50-point threshold indicating growth.

► Demand for homes remained exceptionally strong, but inventories are lean, leading to even higher prices. Higher prices amid higher mortgage rates will negatively affect affordability and present a headwind to further price increases. Existing home sales rose

by 1.9% to a 6.46 million-unit annual rate in November, marking the third consecutive month of increases, while unseasonably mild weather helped boost housing starts by 12%. Bolstered by near-record-low inventories and high backlogs, home builder confidence is near an all-time high.

Interest Rates

► U.S. Treasury yields generally rose in the quarter and the yield curve flattened, as short- to intermediate-term maturities increased between 30 and 40 bps, led higher by expectations for faster Fed rate hikes. Meanwhile, rate changes were more muted to modestly lower on the longer end of the curve, which reflected expectations for longer-term normalization of inflation and GDP growth. At quarter-end, the yield on a 3-month U.S. Treasury Bill stood at 0.03%, the 2-year note rose to 0.73%, the 5-year note climbed to 1.26%, the 10-year note increased to 1.51%, while the 30-year ended the quarter at 1.90%.

► As a result of yield changes over the quarter, U.S. Treasury returns were largely negative, except for the shortest and longest tenors. For example, the 3-month U.S. Treasury index returned 0.01% for the quarter and the 10-year U.S. Treasury index returned 0.75%. Meanwhile, those indexes representing the "belly" of the curve posted negative returns, with the 2-, 3-, and 5-year Treasury indices returning -0.51%, -0.85%, and -0.90%, respectively.

Sector Performance

► Investment in non-government sectors was a modest detractor to portfolio performance in Q4 as yield spreads on most investment-grade (IG) fixed-income sectors widened off recent rock bottom levels. As a result, most IG spread sectors produced negative excess returns for Q4, underperforming similar-maturity Treasuries.

► Federal agencies were not immune to the broad spread widening experienced in Q4, generating slightly negative excess returns. Although callable yield spreads widened modestly over the quarter due to an uptick in volatility, spreads generally remained low. Non-callable agencies markedly outperformed their optionable counterparts.

► The taxable municipal sector was one of the best performing IG sectors during Q4, generating positive excess returns. Municipals performed well as lean supply was met with robust demand for new issues, ultimately keeping spreads in check.

► IG corporates slightly underperformed in Q4 after consistently being one of the top-performing sectors in prior quarters, as incremental spreads widened due to rising rates and the prospects for reduced monetary support from the Fed. As a result, IG corporates posted negative excess returns, with longer duration issues underperforming shorter ones. Underperformance was generally consistent across the quality ratings spectrum.

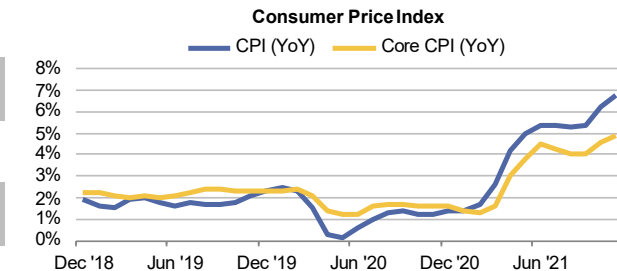
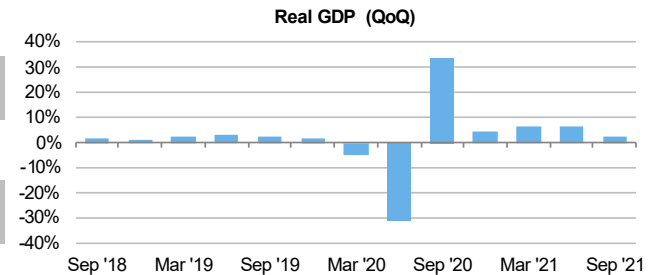
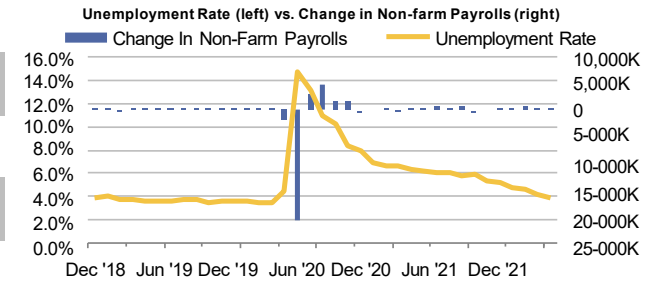
► Federal agency-backed mortgage-backed security (MBS) excess returns were generally negative across most collateral and coupon types except 15-year MBS pass-throughs. Conventional 15-year collateral generated modest outperformance, while 30-year collateral MBS and Agency CMBS underperformed. The Fed's announcement of accelerated asset purchase tapering and the looming balance sheet reduction in combination with slowing refinancing activity has weighed on the sector. It is likely to persist for at least the near term.

Economic Snapshot

Labor Market		Latest	Sep '21	Dec '20
Unemployment Rate	Dec'21	3.9%	4.7%	6.7%
Change In Non-Farm Payrolls	Dec'21	199,000	379,000	-306,000
Average Hourly Earnings (YoY)	Dec'21	4.7%	4.5%	5.5%
Personal Income (YoY)	Nov'21	7.4%	5.1%	4.8%
Initial Jobless Claims (week)	1/1/22	207,000	364,000	763,000

Growth		Latest	Sep '21	Dec '20
Real GDP (QoQ SAAR)	2021Q3	2.3%	6.7% ¹	33.8% ²
GDP Personal Consumption (QoQ SAAR)	2021Q3	2.0%	12.0% ¹	41.4% ²
Retail Sales (YoY)	Nov '21	18.2%	14.2%	2.3%
ISM Manufacturing Survey (month)	Dec '21	58.7	61.1	60.5
Existing Home Sales SAAR (month)	Nov '21	6.46 mil.	6.29 mil.	6.65 mil.

Inflation/Prices		Latest	Sep '21	Dec '20
Personal Consumption Expenditures (YoY)	Nov '21	5.7%	4.4%	1.3%
Consumer Price Index (YoY)	Nov '21	6.8%	5.4%	1.4%
Consumer Price Index Core (YoY)	Nov '21	4.9%	4.0%	1.6%
Crude Oil Futures (WTI, per barrel)	Dec 31	\$75.21	\$75.03	\$48.52
Gold Futures (oz.)	Dec 31	\$1,829	\$1,755	\$1,895



1. Data as of Second Quarter 2021.

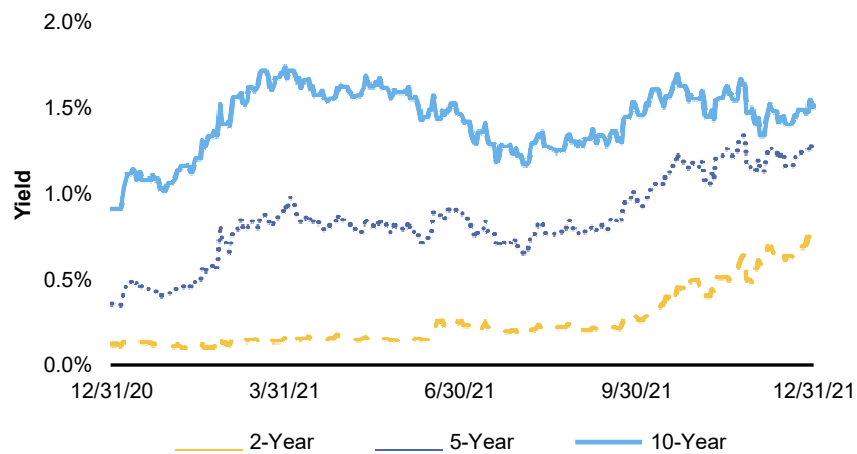
2. Data as of Third Quarter 2020.

Note: YoY = year-over-year, QoQ = quarter-over-quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil.

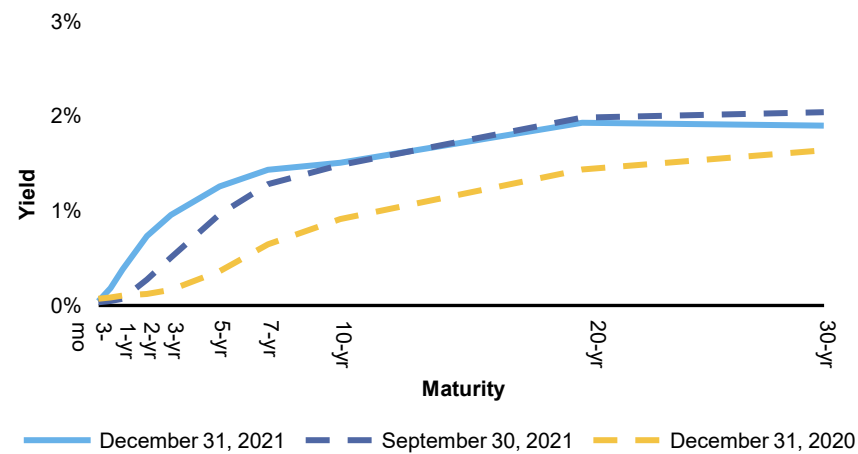
Source: Bloomberg.

Interest Rate Overview

U.S. Treasury Note Yields



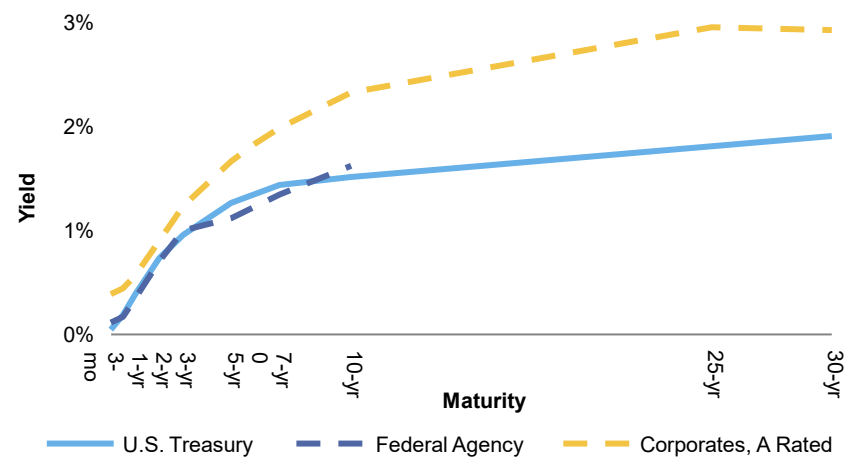
U.S. Treasury Yield Curve



U.S. Treasury Yields

Maturity	Dec '21	Sep '21	Change over Quarter	Dec '20	Change over Year
3-Month	0.04%	0.04%	0.00%	0.07%	(0.03%)
1-Year	0.38%	0.07%	0.31%	0.11%	0.27%
2-Year	0.73%	0.28%	0.45%	0.12%	0.61%
5-Year	1.26%	0.97%	0.29%	0.36%	0.90%
10-Year	1.51%	1.49%	0.02%	0.92%	0.59%
30-Year	1.90%	2.05%	(0.15%)	1.65%	0.25%

Yield Curves as of 12/31/2021



Source: Bloomberg.

ICE BofAML Index Returns

As of 12/31/2021		Returns for Periods ended 12/31/2021			
December 31, 2021	Duration	Yield	3 Month	1 Year	3 Years
1-3 Year Indices					
U.S. Treasury	1.88	0.70%	(0.53%)	(0.55%)	2.01%
Federal Agency	1.78	0.68%	(0.49%)	(0.43%)	1.89%
U.S. Corporates, A-AAA rated	1.83	1.04%	(0.57%)	(0.24%)	2.88%
Agency MBS (0 to 3 years)	1.87	0.78%	(0.63%)	(2.66%)	2.49%
Taxable Municipals	1.51	0.94%	(0.47%)	2.02%	3.58%
1-5 Year Indices					
U.S. Treasury	2.64	0.87%	(0.68%)	(1.10%)	2.42%
Federal Agency	2.39	0.84%	(0.70%)	(0.86%)	2.07%
U.S. Corporates, A-AAA rated	2.75	1.30%	(0.69%)	(0.64%)	3.65%
Agency MBS (0 to 5 years)	2.87	1.64%	(0.75%)	(1.56%)	2.59%
Taxable Municipals	2.52	1.17%	(0.67%)	0.46%	3.34%
Master Indices (Maturities 1 Year or Greater)					
U.S. Treasury	7.37	1.24%	0.35%	(2.38%)	4.16%
Federal Agency	3.99	1.08%	(0.37%)	(1.15%)	3.43%
U.S. Corporates, A-AAA rated	8.47	2.09%	0.20%	(1.73%)	6.71%
Agency MBS (0 to 30 years)	3.82	1.85%	(0.42%)	(1.21%)	3.08%
Taxable Municipals	11.18	2.55%	0.64%	1.41%	8.83%

Returns for periods greater than one year are annualized.

Source: ICE BofAML Indices.

Disclosures

PFM Asset Management LLC ("PFMAM") is an investment adviser registered with the U.S. Securities and Exchange Commission and a subsidiary of U.S. Bancorp Asset Management, Inc. ("USBAM"). USBAM is a subsidiary of U.S. Bank National Association ("U.S. Bank"). U.S. Bank is a separate entity and subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM.

The views expressed within this material constitute the perspective and judgment of PFM Asset Management LLC at the time of distribution and are subject to change. Information is obtained from sources generally believed to be reliable and available to the public; however, PFM Asset Management LLC cannot guarantee its accuracy, completeness, or suitability. The information contained in this report is not an offer to purchase or sell any securities.

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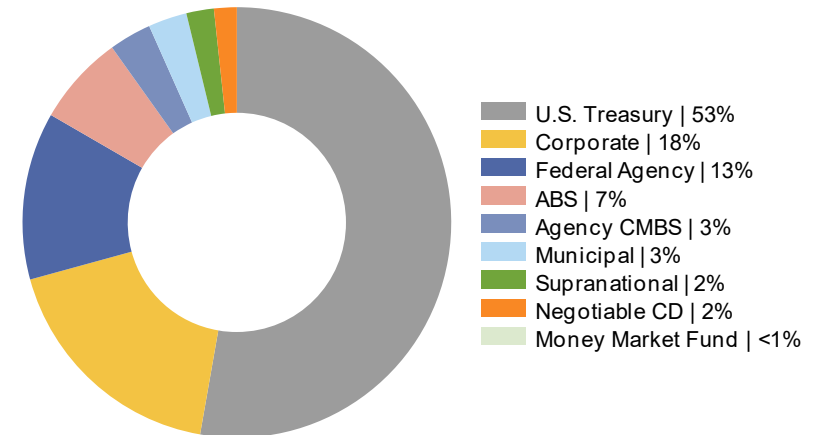
Account Summary

Consolidated Summary

Account Summary¹

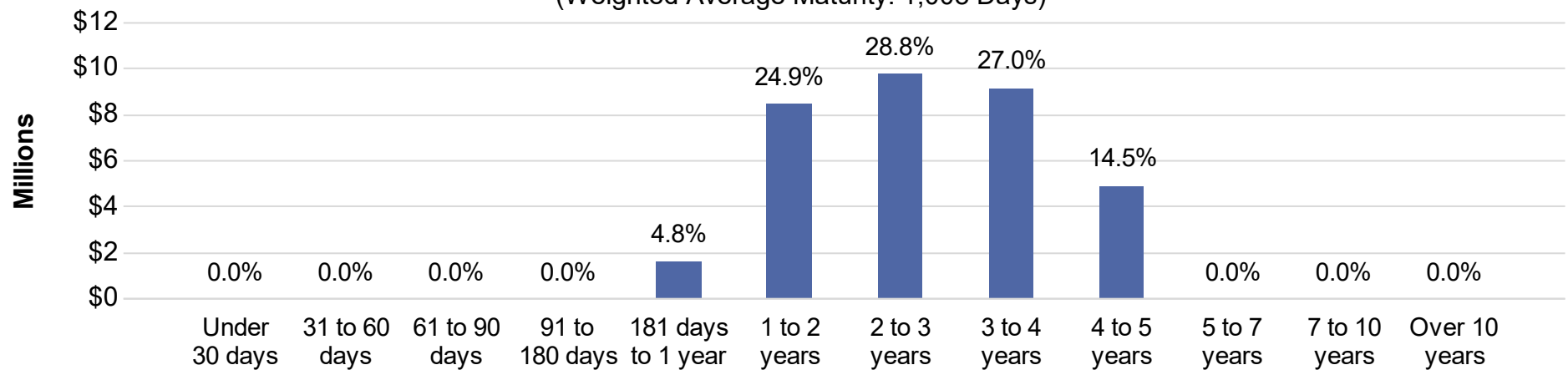
PFM Funds - Govt Select	\$0
PFM Funds Managed	\$33,910,559
Total Program	\$33,910,559

Sector Allocation



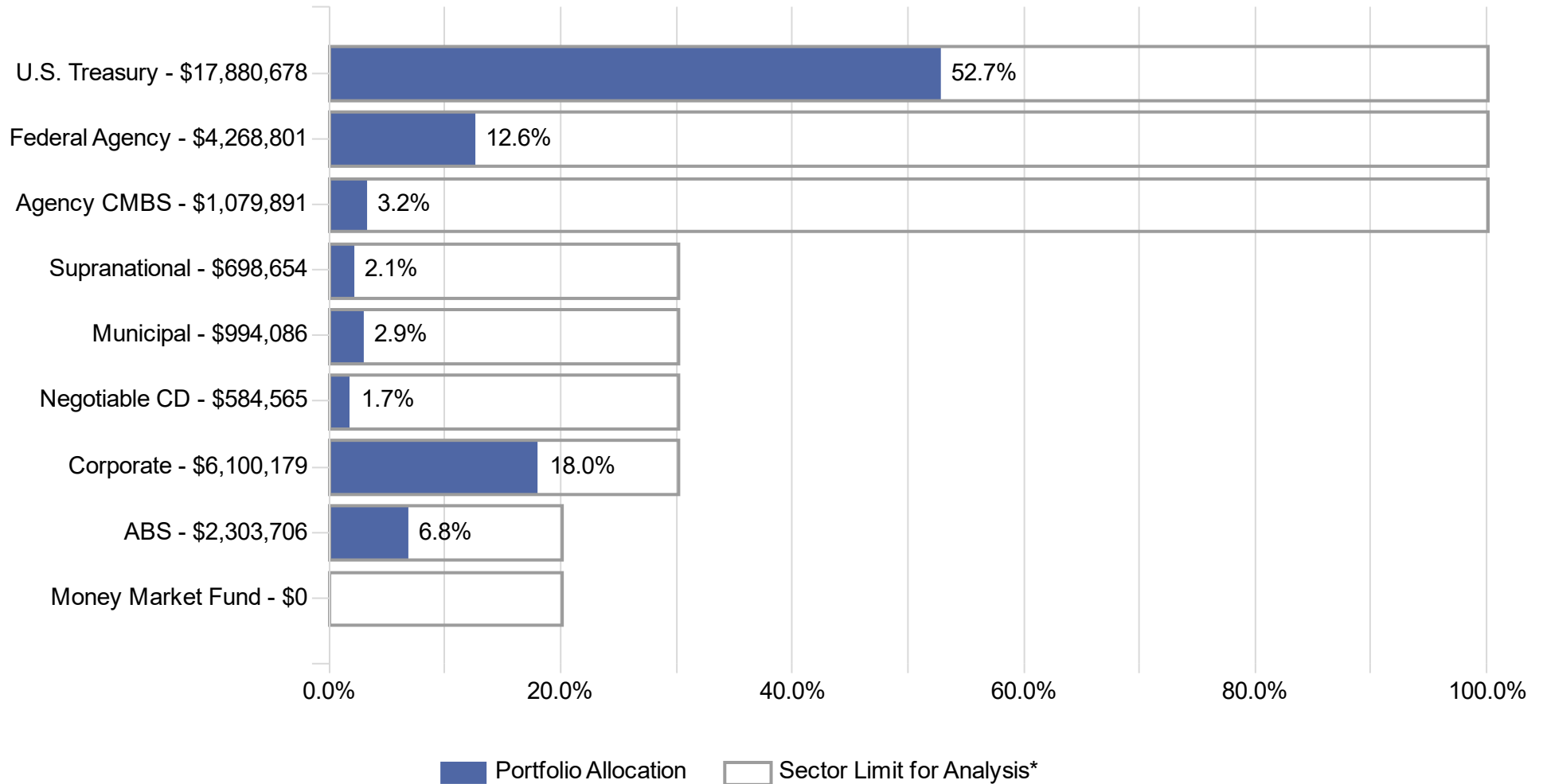
Maturity Distribution

(Weighted Average Maturity: 1,008 Days)



1. Market values exclude accrued interest, as of December 31, 2021.

Sector Allocation Analytics



For informational/analytical purposes only and is not provided for compliance assurance.

*Sector Limit for Analysis is as derived from our interpretation of your most recent Investment Policy as provided.

Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
U.S. Treasury	52.7%	
UNITED STATES TREASURY	52.7%	AA / Aaa / AAA
Federal Agency	12.6%	
FANNIE MAE	3.1%	AA / Aaa / AAA
FEDERAL HOME LOAN BANKS	0.9%	AA / Aaa / NR
FREDDIE MAC	8.5%	AA / Aaa / AAA
Agency CMBS	3.2%	
FANNIE MAE	0.4%	AA / Aaa / AAA
FREDDIE MAC	2.8%	AA / Aaa / AAA
Supranational	2.1%	
INTER-AMERICAN DEVELOPMENT BANK	1.5%	AAA / Aaa / AAA
INTL BANK OF RECONSTRUCTION AND DEV	0.6%	AAA / Aaa / AAA
Municipal	2.9%	
CALIFORNIA EARTHQUAKE AUTHORITY	0.2%	NR / NR / A
FLORIDA STATE BOARD OF ADMIN FIN CORP	0.7%	AA / Aa / AA
NEW JERSEY TURNPIKE AUTHORITY	0.2%	A / A / A
NEW YORK ST URBAN DEVELOPMENT CORP	1.0%	AA / NR / AA
SAN JUAN UNIFIED SCHOOL DISTRICT	0.4%	NR / Aa / NR
STATE OF CONNECTICUT	0.4%	A / Aa / AA
Negotiable CD	1.7%	
CREDIT SUISSE GROUP RK	0.8%	A / A / A
DNB ASA	1.0%	AA / Aa / NR
Corporate	18.0%	
3M COMPANY	0.8%	A / A / NR
ADOBE INC	0.1%	A / A / NR
AMAZON.COM INC	1.2%	AA / A / AA
AMERICAN HONDA FINANCE	0.3%	A / A / A

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
Corporate	18.0%	
APPLE INC	0.4%	AA / Aaa / NR
ASTRAZENECA PLC	0.5%	A / A / NR
BANK OF AMERICA CO	1.5%	A / A / AA
BMW FINANCIAL SERVICES NA LLC	0.2%	A / A / NR
BRISTOL-MYERS SQUIBB CO	0.6%	A / A / NR
BURLINGTON NORTHERN SANTA FE	0.3%	AA / A / NR
CATERPILLAR INC	0.3%	A / A / A
CHARLES SCHWAB	0.3%	A / A / A
CHEVRON CORPORATION	0.3%	AA / Aa / NR
CITIGROUP INC	0.8%	BBB / A / A
COMCAST CORP	0.5%	A / A / A
DEERE & COMPANY	0.4%	A / A / A
GENERAL DYNAMICS CORP	0.9%	A / A / NR
GOLDMAN SACHS GROUP INC	0.7%	BBB / A / A
JP MORGAN CHASE & CO	1.2%	A / A / AA
MERCK & CO INC	0.8%	A / A / A
MORGAN STANLEY	0.5%	BBB / A / A
NATIONAL RURAL UTILITIES CO FINANCE CORP	0.2%	A / A / A
NESTLE SA	0.7%	AA / Aa / A
PACCAR FINANCIAL CORP	0.2%	A / A / NR
PEPSICO INC	0.2%	A / A / NR
PFIZER INC	0.9%	A / A / A
THE BANK OF NEW YORK MELLON CORPORATION	0.7%	A / A / AA
THE WALT DISNEY CORPORATION	1.0%	BBB / A / A
TOYOTA MOTOR CORP	0.7%	A / A / A

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Excludes balances invested in money market funds.

Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
Corporate	18.0%	
UNITEDHEALTH GROUP INC	0.7%	A / A / A
ABS	6.8%	
BMW FINANCIAL SERVICES NA LLC	0.2%	AAA / Aaa / NR
CAPITAL ONE FINANCIAL CORP	0.3%	AAA / Aaa / AAA
CARMAX AUTO OWNER TRUST	1.3%	AAA / Aaa / AAA
DISCOVER FINANCIAL SERVICES	0.3%	AAA / Aaa / NR
FORD CREDIT AUTO OWNER TRUST	0.2%	NR / Aaa / AAA
GM FINANCIAL CONSUMER AUTOMOBILE TRUST	0.3%	AAA / Aaa / AAA
GM FINANCIAL LEASINGTRUST	0.5%	AAA / Aaa / AAA
HARLEY-DAVIDSON MOTORCYCLE TRUST	0.1%	AAA / Aaa / NR
HONDA AUTO RECEIVABLES	0.4%	AAA / NR / AAA
HYUNDAI AUTO RECEIVABLES	0.4%	AAA / NR / AAA
KUBOTA CREDIT OWNER TRUST	0.4%	NR / Aaa / AAA
NISSAN AUTO LEASE TRUST	0.2%	AAA / Aaa / NR
Toyota Lease Owner Trust	0.3%	AAA / Aaa / NR
TOYOTA MOTOR CORP	0.3%	AAA / NR / AAA
VERIZON OWNER TRUST	1.0%	AAA / Aaa / AAA
VOLKSWAGEN OF AMERICA	0.4%	AAA / Aaa / NR
WORLD OMNI AUTO REC TRUST	0.4%	AAA / NR / AAA
Total	100.0%	

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Excludes balances invested in money market funds.

Certificate of Compliance

During the reporting period for the quarter ended December 31, 2021, the account(s) managed by PFM Asset Management ("PFMAM") were in compliance with the applicable investment policy and guidelines as furnished to PFMAM.

Acknowledged : *PFM Asset Management LLC*

Note: Pre- and post-trade compliance for the account(s) managed by PFM Asset Management is provided via Bloomberg Asset and Investment Management ("AIM").

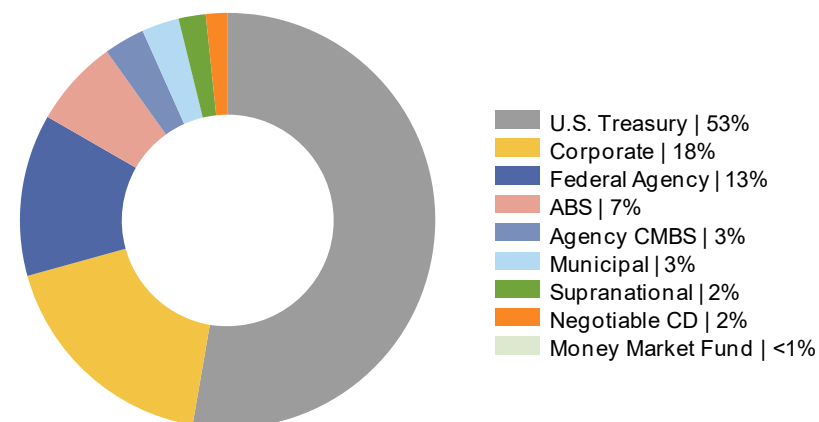
Portfolio Review

Portfolio Snapshot¹

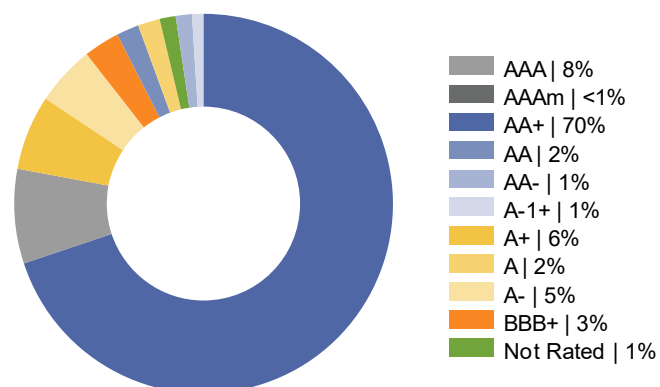
Portfolio Statistics

Total Market Value	\$34,100,229.12
Portfolio Effective Duration	2.55 years
Benchmark Effective Duration	2.58 years
Yield At Cost	1.24%
Yield At Market	0.98%
Portfolio Credit Quality	AA

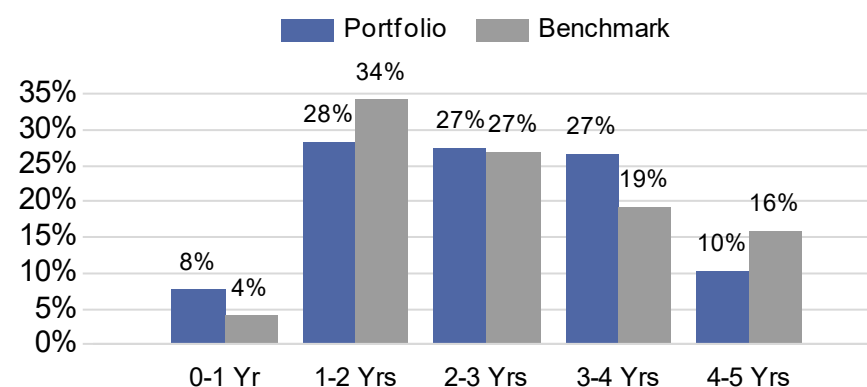
Sector Allocation



Credit Quality - S&P



Duration Distribution



1. Total market value includes accrued interest and balances invested in N/A, as of December 31, 2021.

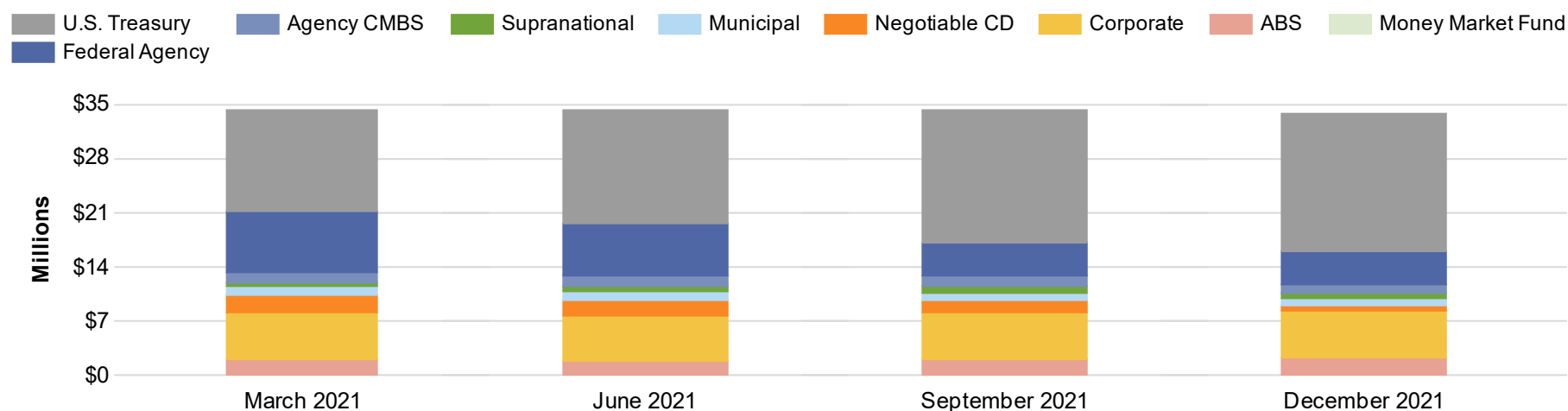
Calculations exclude balances invested in N/A.

The portfolio's benchmark is the ICE BofAML 1-5 Year U.S. Treasury Index. Source: Bloomberg.

An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Sector Allocation Review

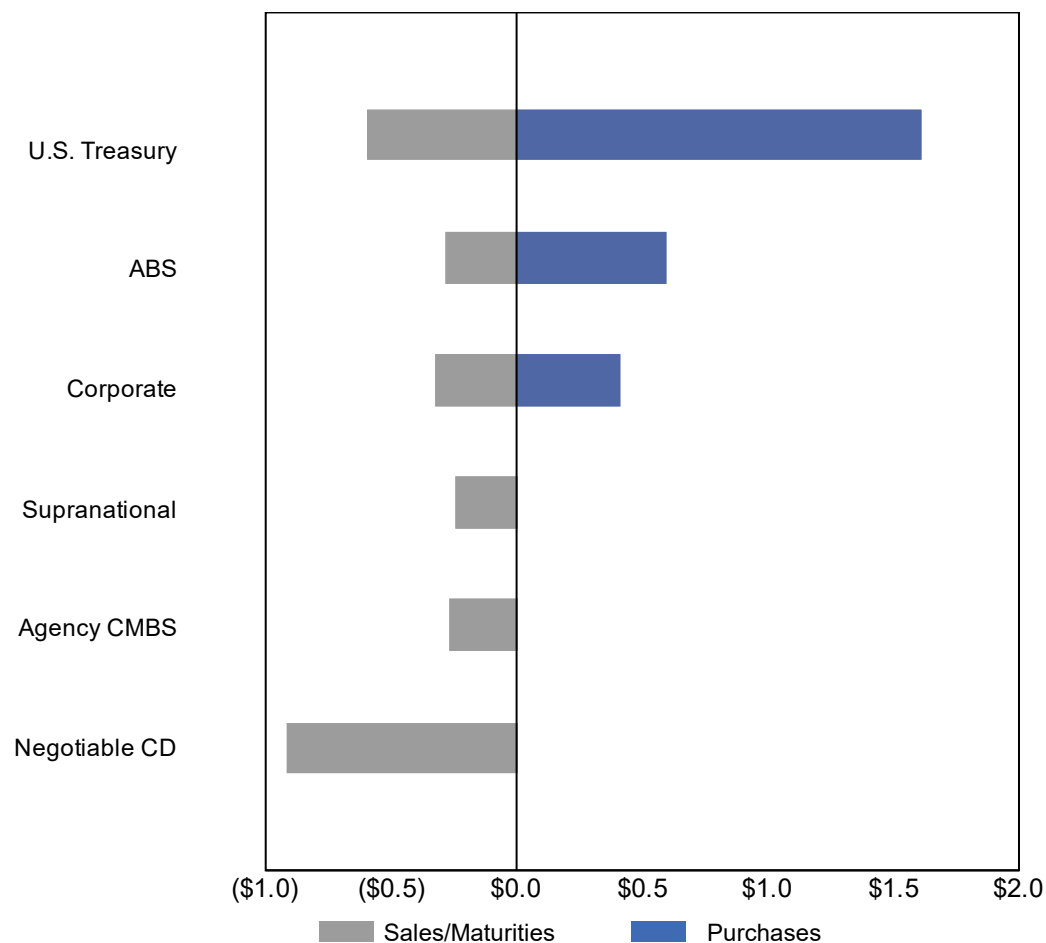
Security Type	Mar-21	% of Total	Jun-21	% of Total	Sep-21	% of Total	Dec-21	% of Total
U.S. Treasury	\$12.9	37.7%	\$14.6	42.6%	\$17.1	49.8%	\$17.9	52.7%
Federal Agency	\$8.0	23.3%	\$6.7	19.6%	\$4.3	12.6%	\$4.3	12.6%
Agency CMBS	\$1.5	4.3%	\$1.4	4.1%	\$1.4	3.9%	\$1.1	3.2%
Supranational	\$0.4	1.1%	\$0.6	1.8%	\$0.9	2.7%	\$0.7	2.1%
Municipal	\$1.2	3.5%	\$1.2	3.5%	\$1.0	2.9%	\$1.0	2.9%
Negotiable CD	\$2.2	6.3%	\$2.2	6.3%	\$1.5	4.4%	\$0.6	1.7%
Corporate	\$6.2	18.0%	\$5.7	16.7%	\$6.1	17.7%	\$6.1	18.0%
ABS	\$1.9	5.6%	\$1.8	5.2%	\$2.0	5.9%	\$2.3	6.8%
Money Market Fund	\$0.1	0.2%	\$0.1	0.2%	\$0.0	0.1%	\$0.0	0.0%
Total	\$34.2	100.0%	\$34.3	100.0%	\$34.3	100.0%	\$33.9	100.0%



Market values, excluding accrued interest. Only includes investments held within the separately managed account(s). Detail may not add to total due to rounding.

Portfolio Activity

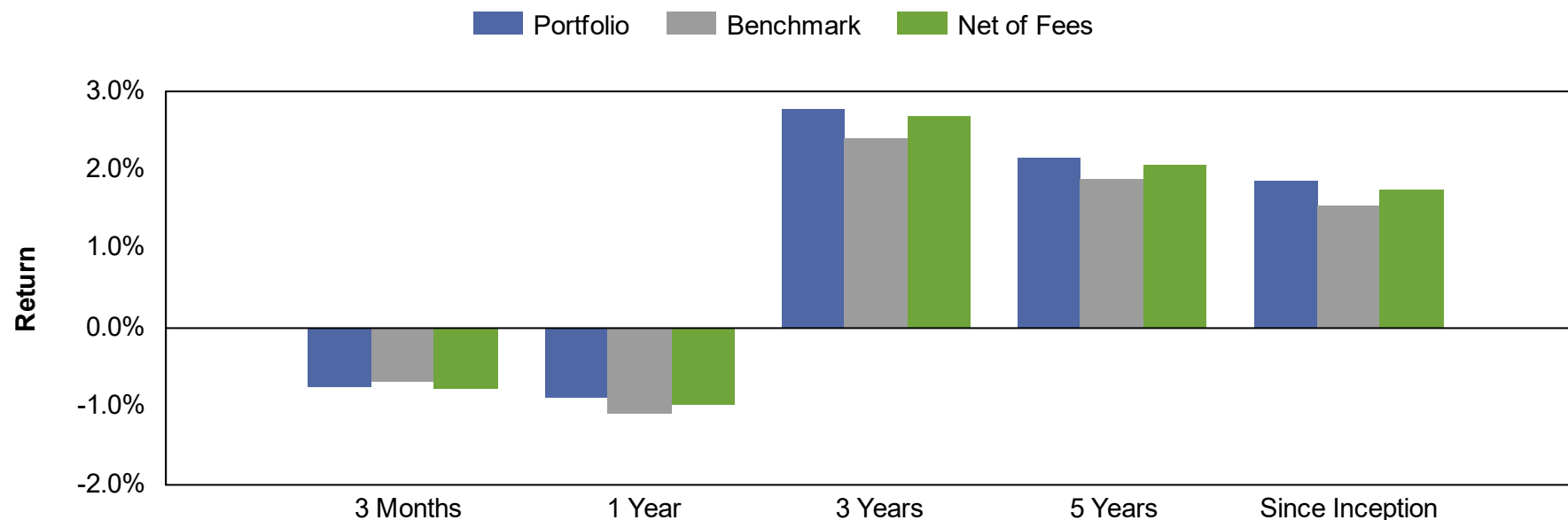
Net Activity by Sector
(\$ millions)



Sector	Net Activity
U.S. Treasury	\$1,025,605
ABS	\$315,619
Corporate	\$89,585
Supranational	(\$234,539)
Agency CMBS	(\$263,431)
Negotiable CD	(\$912,251)
Total Net Activity	\$20,587

Based on total proceeds (principal and accrued interest) of buys, sells, maturities, and principal paydowns. Detail may not add to total due to rounding.

Portfolio Performance



Market Value Basis Earnings	3 Months	1 Year	3 Years	5 Years	Since Inception ¹
Interest Earned ²	\$104,158	\$459,528	\$1,882,848	\$2,996,872	\$3,276,861
Change in Market Value	(\$360,017)	(\$767,172)	\$805,943	\$383,446	\$73,615
Total Dollar Return	(\$255,859)	(\$307,644)	\$2,688,791	\$3,380,318	\$3,350,476
Total Return³					
Portfolio	-0.75%	-0.90%	2.78%	2.17%	1.86%
Benchmark ⁴	-0.68%	-1.10%	2.42%	1.88%	1.55%
Basis Point Fee	0.02%	0.09%	0.10%	0.10%	0.10%
Net of Fee Return	-0.77%	-0.99%	2.68%	2.08%	1.76%

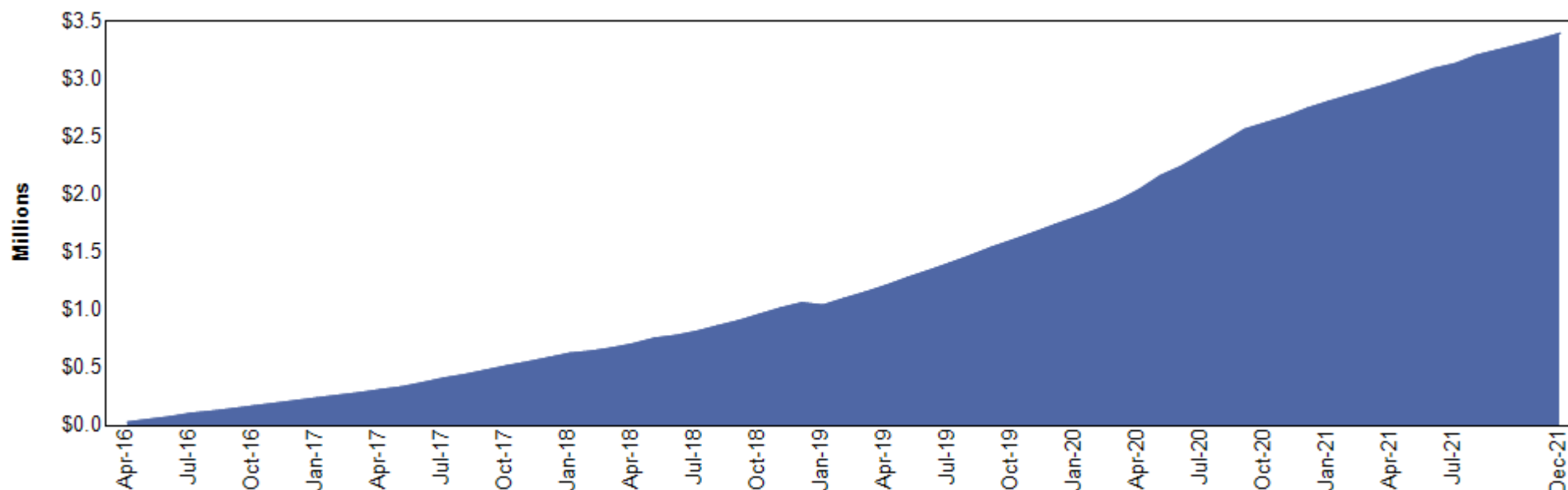
1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is March 31, 2016.

2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.

3. Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.

4. The portfolio's benchmark is the ICE BofAML 1-5 Year U.S. Treasury Index. Source: Bloomberg.

Accrual Basis Earnings



Accrual Basis Earnings	3 Months	1 Year	3 Years	5 Year	Since Inception
Interest Earned	\$104,158	\$459,528	\$1,882,848	\$2,996,872	\$3,276,861
Realized Gains / (Losses)	\$39,409	\$186,443	\$425,528	\$213,700	\$230,208
Change in Amortized Cost	\$2,363	\$2,135	\$25,075	(\$29,226)	(\$111,819)
Total Earnings	\$145,930	\$648,106	\$2,333,452	\$3,181,347	\$3,395,250

1. The lesser of 10 years or since inception is shown. Performance inception date is March 31, 2016.
2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.
3. Realized gains / (losses) are shown on an amortized cost basis.

Portfolio Transactions

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
BUY									
10/4/2021	10/6/2021	300,000.00	912828ZL7	US TREASURY NOTES	0.37%	4/30/2025	297,474.35	0.66%	
10/4/2021	10/6/2021	300,000.00	91282CAZ4	US TREASURY NOTES	0.37%	11/30/2025	295,190.32	0.80%	
10/7/2021	10/12/2021	225,000.00	91282CCZ2	US TREASURY N/B NOTES	0.87%	9/30/2026	223,509.24	1.02%	
10/13/2021	10/21/2021	80,000.00	362554AC1	GMCAR 2021-4 A3	0.68%	9/16/2026	79,997.96	0.68%	
10/19/2021	10/27/2021	95,000.00	14044CAC6	COPAR 2021-1 A3	0.77%	9/15/2026	94,998.20	0.77%	
10/26/2021	11/3/2021	120,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	119,983.66	0.81%	
11/3/2021	11/4/2021	275,000.00	91282CDG3	US TREASURY N/B NOTES	1.12%	10/31/2026	274,142.59	1.19%	
11/9/2021	11/15/2021	100,000.00	89238JAC9	TAOT 2021-D A3	0.71%	4/15/2026	99,997.87	0.71%	
11/9/2021	11/17/2021	75,000.00	44935FAD6	HART 2021-C A3	0.74%	5/15/2026	74,983.26	0.75%	
11/15/2021	11/17/2021	225,000.00	91282CDG3	US TREASURY N/B NOTES	1.12%	10/31/2026	223,730.20	1.25%	
12/2/2021	12/6/2021	225,000.00	06051GJK6	BANK OF AMERICA CORP (CALLABLE) CORPORAT	1.19%	10/24/2026	220,222.46	1.68%	
12/2/2021	12/6/2021	175,000.00	61761J3R8	MORGAN STANLEY CORP NOTES	3.12%	7/27/2026	186,742.14	1.86%	
12/2/2021	12/7/2021	300,000.00	91282CDK4	US TREASURY N/B NOTES	1.25%	11/30/2026	300,458.84	1.22%	
12/7/2021	12/13/2021	125,000.00	92868KAC7	VALET 2021-1 A3	1.02%	6/22/2026	124,995.10	1.02%	
Total BUY		2,620,000.00					2,616,426.19		0.00
INTEREST									
10/1/2021	10/25/2021	300,000.00	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/2022	627.51		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
10/1/2021	10/25/2021	275,000.00	3137AWQH1	FHLMC MULTIFAMILY STRUCTURED P	2.30%	8/1/2022	528.69		
10/1/2021	10/1/2021	110,000.00	12189LAV3	BURLINGTN NORTH SANTA FE CORP NOTES (CAL	3.00%	4/1/2025	1,650.00		
10/1/2021	10/25/2021	320,362.13	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	628.71		
10/1/2021	10/25/2021	10,005.40	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	26.71		
10/1/2021	10/25/2021	90,952.31	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/2022	185.51		
10/1/2021	10/25/2021	152,365.93	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/2022	392.34		
10/1/2021	10/25/2021	67,259.54	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	1,071.96		
10/1/2021	10/1/2021	100,000.00	46647PBB1	JPMORGAN CHASE & CO BONDS	3.20%	4/1/2023	1,603.50		
10/1/2021	10/25/2021	25,946.60	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/2023	57.71		
10/1/2021	10/25/2021	90,576.63	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	238.98		
10/15/2021	10/15/2021	85,387.79	34533FAD3	FORDO 2019-A A3	2.78%	9/15/2023	197.81		
10/15/2021	10/15/2021	125,000.00	254683CM5	DCENT 2019-A3 A	1.89%	10/15/2024	196.88		
10/15/2021	10/15/2021	70,000.00	65480EAD3	NALT 2020-B A3	0.43%	10/16/2023	25.08		
10/15/2021	10/15/2021	35,000.00	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	9.92		
10/15/2021	10/15/2021	155,000.00	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	71.04		
10/15/2021	10/15/2021	11,677.59	58772RAD6	MBART 2018-1 A3	3.03%	1/15/2023	29.49		
10/15/2021	10/15/2021	85,000.00	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/2025	35.42		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
10/15/2021	10/15/2021	125,000.00	50117XAE2	KCOT 2021-2A A3	0.56%	11/17/2025	58.33		
10/15/2021	10/15/2021	95,000.00	254683CP8	DCENT 2021-A1 A1	0.58%	9/15/2026	27.55		
10/15/2021	10/15/2021	70,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	22.17		
10/15/2021	10/15/2021	110,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	47.67		
10/15/2021	10/15/2021	59,836.00	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	93.24		
10/15/2021	10/15/2021	170,000.00	20030NCR0	COMCAST CORP (CALLABLE) CORPORATE NOTES	3.70%	4/15/2024	3,145.00		
10/15/2021	10/15/2021	15,941.79	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/2023	41.58		
10/15/2021	10/15/2021	59,360.87	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	132.57		
10/16/2021	10/16/2021	20,541.71	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/2023	51.70		
10/18/2021	10/18/2021	125,000.00	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	38.54		
10/20/2021	10/20/2021	100,000.00	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	39.17		
10/20/2021	10/20/2021	37,664.57	92869BAD4	VALET 2018-2 A3	3.25%	4/20/2023	102.01		
10/20/2021	10/20/2021	175,000.00	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	282.92		
10/20/2021	10/20/2021	60,000.00	362569AC9	GMALT 2020-3 A3	0.45%	8/21/2023	22.50		
10/20/2021	10/20/2021	90,000.00	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	29.25		
10/20/2021	10/20/2021	125,000.00	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	35.42		
10/20/2021	10/20/2021	100,000.00	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	154.17		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
10/22/2021	10/22/2021	290,000.00	3135G03U5	FANNIE MAE NOTES	0.62%	4/22/2025	906.25		
10/24/2021	10/24/2021	300,000.00	06051GJH3	BANK OF AMERICA CORP (CALLABLE) CORPORAT	0.81%	10/24/2024	1,215.00		
10/24/2021	10/24/2021	110,000.00	06406RAL1	BANK OF NY MELLON CORP	2.10%	10/24/2024	1,155.00		
10/24/2021	10/24/2021	115,000.00	06406RAN7	BANK OF NY MELLON (CALLABLE) CORP NOTES	1.60%	4/24/2025	920.00		
10/25/2021	10/25/2021	60,000.00	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	14.50		
10/27/2021	10/27/2021	150,000.00	172967LQ2	CITIGROUP INC CORP NOTES	2.70%	10/27/2022	2,025.00		
10/31/2021	10/31/2021	700,000.00	912828ZL7	US TREASURY NOTES	0.37%	4/30/2025	1,312.50		
10/31/2021	10/31/2021	575,000.00	91282CAT8	US TREASURY NOTES	0.25%	10/31/2025	718.75		
10/31/2021	10/31/2021	925,000.00	912828YM6	US TREASURY NOTES	1.50%	10/31/2024	6,937.50		
10/31/2021	10/31/2021	300,000.00	912828X70	US TREASURY NOTES	2.00%	4/30/2024	3,000.00		
11/1/2021	11/25/2021	74,487.53	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	173.01		
11/1/2021	11/25/2021	275,000.00	3137AWQH1	FHLMC MULTIFAMILY STRUCTURED P	2.30%	8/1/2022	528.69		
11/1/2021	11/25/2021	300,000.00	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/2022	627.51		
11/1/2021	11/25/2021	3,595.85	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	9.60		
11/1/2021	11/25/2021	319,453.85	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	626.93		
11/1/2021	11/25/2021	148,414.96	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/2022	382.17		
11/1/2021	11/1/2021	125,000.00	172967MX6	CITIGROUP INC CORPORATE NOTES	0.98%	5/1/2025	602.91		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
11/1/2021	11/25/2021	82,265.11	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/2022	166.25		
11/1/2021	11/25/2021	30,433.04	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	53.05		
11/1/2021	11/1/2021	75,000.00	713448EY0	PEPSICO INC CORPORATE NOTES	0.75%	5/1/2023	281.25		
11/1/2021	11/25/2021	23,921.24	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/2023	53.21		
11/6/2021	11/6/2021	340,000.00	3137EAEZ8	FREDDIE MAC NOTES	0.25%	11/6/2023	425.00		
11/11/2021	11/11/2021	75,000.00	166764BV1	CHEVRON CORP CORPORATE NOTES	1.14%	5/11/2023	427.88		
11/11/2021	11/11/2021	140,000.00	037833DV9	APPLE INC CORPORATE NOTES	0.75%	5/11/2023	525.00		
11/12/2021	11/12/2021	245,000.00	023135BW5	AMAZON.COM INC CORPORATE NOTES	0.45%	5/12/2024	551.25		
11/13/2021	11/13/2021	160,000.00	110122DT2	BRISTOL-MYERS SQUIBB CO (CALLABLE) CORP	0.53%	11/13/2023	429.60		
11/15/2021	11/15/2021	54,966.75	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	85.66		
11/15/2021	11/15/2021	54,390.37	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	121.47		
11/15/2021	11/15/2021	95,000.00	14044CAC6	COPAR 2021-1 A3	0.77%	9/15/2026	36.58		
11/15/2021	11/15/2021	74,456.40	34533FAD3	FORDO 2019-A A3	2.78%	9/15/2023	172.49		
11/15/2021	11/15/2021	35,000.00	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	9.92		
11/15/2021	11/15/2021	300,000.00	369550BD9	GENERAL DYNAMICS CORP NOTES	3.37%	5/15/2023	5,062.50		
11/15/2021	11/15/2021	155,000.00	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	71.04		
11/15/2021	11/15/2021	12,953.49	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/2023	33.79		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
11/15/2021	11/15/2021	125,000.00	50117XAE2	KCOT 2021-2A A3	0.56%	11/17/2025	58.33		
11/15/2021	11/15/2021	95,000.00	254683CP8	DCENT 2021-A1 A1	0.58%	9/15/2026	45.92		
11/15/2021	11/15/2021	125,000.00	254683CM5	DCENT 2019-A3 A	1.89%	10/15/2024	196.88		
11/15/2021	11/15/2021	70,000.00	65480EAD3	NALT 2020-B A3	0.43%	10/16/2023	25.08		
11/15/2021	11/15/2021	85,000.00	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/2025	35.42		
11/15/2021	11/15/2021	6,423.89	58772RAD6	MBART 2018-1 A3	3.03%	1/15/2023	16.22		
11/15/2021	11/15/2021	70,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	22.17		
11/15/2021	11/15/2021	110,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	47.67		
11/15/2021	11/15/2021	250,000.00	91324PEC2	UNITEDHEALTH GROUP INC (CALLABLE) CORPOR	1.15%	5/15/2026	1,405.56		
11/16/2021	11/16/2021	16,379.63	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/2023	41.22		
11/16/2021	11/16/2021	80,000.00	362554AC1	GMCAR 2021-4 A3	0.68%	9/16/2026	37.78		
11/17/2021	11/17/2021	110,000.00	38141GXL3	GOLDMAN SACHS GROUP INC CORPORATE NOTES	0.62%	11/17/2023	344.85		
11/18/2021	11/18/2021	125,000.00	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	38.54		
11/20/2021	11/20/2021	175,000.00	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	282.92		
11/20/2021	11/20/2021	90,000.00	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	29.25		
11/20/2021	11/20/2021	60,000.00	362569AC9	GMALT 2020-3 A3	0.45%	8/21/2023	22.50		
11/20/2021	11/20/2021	125,000.00	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	35.42		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
11/20/2021	11/20/2021	100,000.00	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	39.17		
11/20/2021	11/20/2021	29,903.88	92869BAD4	VALET 2018-2 A3	3.25%	4/20/2023	80.99		
11/20/2021	11/20/2021	100,000.00	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	154.17		
11/24/2021	11/24/2021	200,000.00	459058JM6	INTL BK RECON & DEVELOP NOTES	0.25%	11/24/2023	250.00		
11/24/2021	11/24/2021	175,000.00	4581X0DM7	INTER-AMERICAN DEVEL BK NOTES	0.50%	5/24/2023	437.50		
11/25/2021	11/25/2021	60,000.00	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	14.50		
11/28/2021	11/28/2021	155,000.00	04636NAC7	ASTRAZENECA FINANCE LLC (CALLABLE) CORP	0.70%	5/28/2024	542.50		
11/30/2021	11/30/2021	600,000.00	91282CAZ4	US TREASURY NOTES	0.37%	11/30/2025	1,125.00		
11/30/2021	11/30/2021	550,000.00	912828U57	US TREASURY NOTES	2.12%	11/30/2023	5,843.75		
11/30/2021	11/30/2021	1,075,000.00	912828ZT0	US TREASURY NOTES	0.25%	5/31/2025	1,343.75		
11/30/2021	11/30/2021	1,225,000.00	912828XT2	US TREASURY NOTES	2.00%	5/31/2024	12,250.00		
11/30/2021	11/30/2021	700,000.00	91282CCF6	US TREASURY N/B NOTES	0.75%	5/31/2026	2,625.00		
12/1/2021	12/25/2021	76,088.90	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/2022	149.94		
12/1/2021	12/25/2021	67,191.24	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	141.52		
12/1/2021	12/25/2021	30,337.11	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	52.89		
12/1/2021	12/1/2021	100,000.00	20772KKK4	CT ST T/E GO BONDS	2.00%	6/1/2025	1,000.00		
12/1/2021	12/1/2021	100,000.00	46647PBQ8	JPMORGAN CHASE & CO CORPORATE NOTES	1.51%	6/1/2024	757.00		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
12/1/2021	12/25/2021	314,125.03	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	616.47		
12/1/2021	12/25/2021	275,000.00	3137AWQH1	FHLMC MULTIFAMILY STRUCTURED P	2.30%	8/1/2022	528.69		
12/1/2021	12/25/2021	21,994.20	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/2023	48.92		
12/1/2021	12/25/2021	3,586.87	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	9.57		
12/1/2021	12/25/2021	300,000.00	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/2022	627.50		
12/1/2021	12/1/2021	135,000.00	46647PCH7	JPMORGAN CHASE & CO CORPORATE NOTES	0.82%	6/1/2025	556.20		
12/2/2021	12/2/2021	325,000.00	23341VZT1	DNB BANK ASA/NY LT CD	2.04%	12/2/2022	3,370.25		
12/3/2021	12/3/2021	150,000.00	023135BP0	AMAZON.COM INC CORPORATE NOTES	0.40%	6/3/2023	300.00		
12/4/2021	12/4/2021	275,000.00	3137EAFA2	FREDDIE MAC NOTES	0.25%	12/4/2023	343.75		
12/8/2021	12/8/2021	305,000.00	3130A0F70	FEDERAL HOME LOAN BANKS NOTES	3.37%	12/8/2023	5,146.88		
12/15/2021	12/15/2021	49,534.38	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	110.63		
12/15/2021	12/15/2021	85,000.00	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/2025	35.42		
12/15/2021	12/15/2021	1,386.15	58772RAD6	MBART 2018-1 A3	3.03%	1/15/2023	3.50		
12/15/2021	12/15/2021	155,000.00	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	71.04		
12/15/2021	12/15/2021	100,000.00	89238JAC9	TAOT 2021-D A3	0.71%	4/15/2026	59.17		
12/15/2021	12/15/2021	64,324.19	34533FAD3	FORDO 2019-A A3	2.78%	9/15/2023	149.02		
12/15/2021	12/15/2021	95,000.00	14044CAC6	COPAR 2021-1 A3	0.77%	9/15/2026	60.96		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
12/15/2021	12/15/2021	50,271.36	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	78.34		
12/15/2021	12/15/2021	95,000.00	254683CP8	DCENT 2021-A1 A1	0.58%	9/15/2026	45.92		
12/15/2021	12/15/2021	35,000.00	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	9.92		
12/15/2021	12/15/2021	70,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	22.17		
12/15/2021	12/15/2021	125,000.00	50117XAE2	KCOT 2021-2A A3	0.56%	11/17/2025	58.33		
12/15/2021	12/15/2021	70,000.00	65480EAD3	NALT 2020-B A3	0.43%	10/16/2023	25.08		
12/15/2021	12/15/2021	120,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	113.40		
12/15/2021	12/15/2021	110,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	47.67		
12/15/2021	12/15/2021	10,003.71	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/2023	26.09		
12/15/2021	12/15/2021	75,000.00	44935FAD6	HART 2021-C A3	0.74%	5/15/2026	43.17		
12/16/2021	12/16/2021	12,312.27	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/2023	30.99		
12/16/2021	12/16/2021	80,000.00	362554AC1	GMCAR 2021-4 A3	0.68%	9/16/2026	45.33		
12/18/2021	12/18/2021	125,000.00	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	38.54		
12/20/2021	12/20/2021	22,748.49	92869BAD4	VALET 2018-2 A3	3.25%	4/20/2023	61.61		
12/20/2021	12/20/2021	100,000.00	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	154.17		
12/20/2021	12/20/2021	60,000.00	362569AC9	GMALT 2020-3 A3	0.45%	8/21/2023	22.50		
12/20/2021	12/20/2021	125,000.00	92868KAC7	VALET 2021-1 A3	1.02%	6/22/2026	24.79		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
INTEREST									
12/20/2021	12/20/2021	90,000.00	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	29.25		
12/20/2021	12/20/2021	125,000.00	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	35.42		
12/20/2021	12/20/2021	155,142.60	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	250.81		
12/20/2021	12/20/2021	100,000.00	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	39.17		
12/25/2021	12/25/2021	60,000.00	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	14.50		
12/29/2021	12/29/2021		MONEY0002	MONEY MARKET FUND			0.29		
12/31/2021	12/31/2021	475,000.00	9128286Z8	US TREASURY NOTES	1.75%	6/30/2024	4,156.25		
12/31/2021	12/31/2021	725,000.00	912828ZW3	US TREASURY NOTES	0.25%	6/30/2025	906.25		
12/31/2021	12/31/2021	980,000.00	912828V23	US TREASURY NOTES	2.25%	12/31/2023	11,025.00		
12/31/2021	12/31/2021	300,000.00	91282CBC4	US TREASURY NOTES	0.37%	12/31/2025	562.50		
12/31/2021	12/31/2021	1,600,000.00	9128285U0	US TREASURY NOTES	2.62%	12/31/2023	21,000.00		
Total INTEREST		25,983,971.35					121,961.15		0.00
PAYDOWNS									
10/1/2021	10/25/2021	3,950.97	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/2022	3,950.97		
10/1/2021	10/25/2021	16,089.10	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	16,089.10		
10/1/2021	10/25/2021	8,687.20	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/2022	8,687.20		
10/1/2021	10/25/2021	908.28	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	908.28		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
PAYDOWNS									
10/1/2021	10/25/2021	2,025.36	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/2023	2,025.36		
10/1/2021	10/25/2021	6,409.55	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	6,409.55		
10/1/2021	10/25/2021	36,826.50	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	36,826.50		
10/15/2021	10/15/2021	4,970.50	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	4,970.50		
10/15/2021	10/15/2021	4,869.25	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	4,869.25		
10/15/2021	10/15/2021	10,931.39	34533FAD3	FORDO 2019-A A3	2.78%	9/15/2023	10,931.39		
10/15/2021	10/15/2021	5,253.70	58772RAD6	MBART 2018-1 A3	3.03%	1/15/2023	5,253.70		
10/15/2021	10/15/2021	2,988.30	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/2023	2,988.30		
10/16/2021	10/16/2021	4,162.08	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/2023	4,162.08		
10/20/2021	10/20/2021	7,760.69	92869BAD4	VALET 2018-2 A3	3.25%	4/20/2023	7,760.69		
11/1/2021	11/25/2021	8.98	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	8.98		
11/1/2021	11/25/2021	5,328.82	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	5,328.82		
11/1/2021	11/25/2021	6,176.21	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/2022	6,176.21		
11/1/2021	11/25/2021	1,927.04	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/2023	1,927.04		
11/1/2021	11/25/2021	7,296.29	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	7,296.29		
11/1/2021	11/25/2021	95.93	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	95.93		
11/15/2021	11/15/2021	10,132.21	34533FAD3	FORDO 2019-A A3	2.78%	9/15/2023	10,132.21		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
PAYDOWNS									
11/15/2021	11/15/2021	5,037.74	58772RAD6	MBART 2018-1 A3	3.03%	1/15/2023	5,037.74		
11/15/2021	11/15/2021	4,695.39	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	4,695.39		
11/15/2021	11/15/2021	4,855.99	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	4,855.99		
11/15/2021	11/15/2021	2,949.78	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/2023	2,949.78		
11/16/2021	11/16/2021	4,067.36	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/2023	4,067.36		
11/17/2021	12/11/2021	259.64	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/2022	259.64		
11/20/2021	11/20/2021	7,155.39	92869BAD4	VALET 2018-2 A3	3.25%	4/20/2023	7,155.39		
11/20/2021	11/20/2021	19,857.40	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	19,857.40		
12/1/2021	12/25/2021	9,684.86	3136ABPW7	FNA 2013-M1 A2	2.36%	8/1/2022	9,684.86		
12/1/2021	12/25/2021	2,038.16	3137B5JL8	FHLMC MULTIFAMILY STRUCTURED P	2.66%	2/1/2023	2,038.16		
12/1/2021	12/25/2021	9.65	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	9.65		
12/1/2021	12/25/2021	108.16	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	108.16		
12/1/2021	12/25/2021	904.27	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	904.27		
12/1/2021	12/25/2021	4,543.43	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	4,543.43		
12/15/2021	12/15/2021	10,272.47	34533FAD3	FORDO 2019-A A3	2.78%	9/15/2023	10,272.47		
12/15/2021	12/15/2021	4,155.99	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	4,155.99		
12/15/2021	12/15/2021	2,886.96	14313FAD1	CARMAX AUTO OWNER TRUST	3.13%	6/15/2023	2,886.96		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
PAYDOWNS									
12/15/2021	12/15/2021	1,386.15	58772RAD6	MBART 2018-1 A3	3.03%	1/15/2023	1,386.15		
12/15/2021	12/15/2021	4,924.11	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	4,924.11		
12/16/2021	12/16/2021	3,835.39	36255JAD6	GMCAR 2018-3 A3	3.02%	5/16/2023	3,835.39		
12/20/2021	12/20/2021	18,049.47	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	18,049.47		
12/20/2021	12/20/2021	7,378.53	92869BAD4	VALET 2018-2 A3	3.25%	4/20/2023	7,378.53		
Total PAYDOWNS		265,854.64					265,854.64		0.00
SELL									
10/4/2021	10/6/2021	325,000.00	65558TLL7	NORDEA BANK ABP NEW YORK CERT DEPOS	1.85%	8/26/2022	330,533.76		4,849.00
10/4/2021	10/6/2021	250,000.00	86565CKU2	SUMITOMO MITSUI BANK NY CERT DEPOS	0.70%	7/8/2022	251,371.75		934.25
10/12/2021	10/12/2021	235,000.00	459058JV6	INTL BK OF RECON AND DEV NOTE	0.12%	4/20/2023	234,538.75		-231.76
10/19/2021	10/21/2021	15,000.00	9128285D8	US TREASURY NOTES	2.87%	9/30/2023	15,739.72		743.77
10/25/2021	10/27/2021	60,000.00	9128285D8	US TREASURY NOTES	2.87%	9/30/2023	62,933.42		2,920.21
11/1/2021	11/3/2021	325,000.00	83050PDR7	SKANDINAV ENSKILDA BANK LT CD	1.86%	8/26/2022	330,345.33		4,186.70
11/12/2021	11/15/2021	100,000.00	9128285D8	US TREASURY NOTES	2.87%	9/30/2023	104,785.20		4,607.94
11/15/2021	11/17/2021	125,000.00	254683CM5	DCENT 2019-A3 A	1.89%	10/15/2024	126,761.18		1,763.81
11/15/2021	11/17/2021	148,155.32	3137BM6P6	FHLMC SERIES K721 A2	3.09%	8/1/2022	150,152.86		1,588.20
12/2/2021	12/6/2021	125,000.00	05531FBJ1	BB&T CORPORATION NOTES (CALLABLE)	2.20%	3/16/2023	127,776.11		2,198.68

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
SELL									
12/2/2021	12/6/2021	190,000.00	6174468W2	MORGAN STANLEY CORP NOTES (CALLABLE)	0.52%	1/25/2024	189,603.84		-761.90
12/3/2021	12/7/2021	70,000.00	9128285D8	US TREASURY NOTES	2.87%	9/30/2023	73,329.09		3,079.19
12/3/2021	12/7/2021	150,000.00	9128285D8	US TREASURY NOTES	2.87%	9/30/2023	157,133.75		6,748.75
12/3/2021	12/7/2021	50,000.00	912828U57	US TREASURY NOTES	2.12%	11/30/2023	51,532.15		2,078.12
12/10/2021	12/13/2021	120,000.00	912828U57	US TREASURY NOTES	2.12%	11/30/2023	123,447.32		4,704.33
Total SELL		2,288,155.32					2,329,984.23		39,409.29

Portfolio Holdings

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2021**

City of Santa Fe Springs

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 11/30/2016 2.125% 11/30/2023	912828U57	380,000.00	AA+	Aaa	12/10/18	12/11/18	369,193.75	2.74	709.89	375,844.21	390,153.14
US TREASURY NOTES DTD 01/03/2017 2.250% 12/31/2023	912828V23	980,000.00	AA+	Aaa	01/30/19	01/31/19	965,912.50	2.56	60.91	974,278.67	1,009,400.00
US TREASURY NOTES DTD 12/31/2018 2.625% 12/31/2023	912828U00	1,600,000.00	AA+	Aaa	01/29/19	01/31/19	1,605,500.00	2.55	116.02	1,602,233.70	1,659,500.00
US TREASURY NOTES DTD 01/15/2021 0.125% 01/15/2024	91282CBE0	1,200,000.00	AA+	Aaa	02/02/21	02/03/21	1,198,125.00	0.18	692.93	1,198,703.53	1,184,812.56
US TREASURY NOTES DTD 01/31/2017 2.250% 01/31/2024	912828V80	125,000.00	AA+	Aaa	02/07/19	02/11/19	123,720.70	2.47	1,176.97	124,464.32	128,828.13
US TREASURY NOTES DTD 02/18/2014 2.750% 02/15/2024	912828B66	425,000.00	AA+	Aaa	03/01/19	03/06/19	428,303.71	2.58	4,414.57	426,416.92	442,664.06
US TREASURY NOTES DTD 03/31/2017 2.125% 03/31/2024	912828W71	650,000.00	AA+	Aaa	04/01/19	04/03/19	644,337.89	2.31	3,529.02	647,454.53	668,890.63
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	300,000.00	AA+	Aaa	05/01/19	05/03/19	296,167.97	2.27	1,027.62	298,214.24	308,109.36
US TREASURY NOTES DTD 05/31/2017 2.000% 05/31/2024	912828XT2	1,225,000.00	AA+	Aaa	06/03/19	06/05/19	1,231,316.41	1.89	2,153.85	1,228,054.20	1,258,687.50
US TREASURY NOTES DTD 06/30/2019 1.750% 06/30/2024	9128286Z8	200,000.00	AA+	Aaa	07/01/19	07/03/19	199,546.88	1.80	9.67	199,773.69	204,343.76
US TREASURY NOTES DTD 06/30/2019 1.750% 06/30/2024	9128286Z8	275,000.00	AA+	Aaa	12/11/19	12/12/19	275,708.98	1.69	13.29	275,388.62	280,972.67
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	200,000.00	AA+	Aaa	08/05/21	08/09/21	199,976.56	0.38	346.47	199,979.73	197,500.00
US TREASURY NOTES DTD 09/30/2019 1.500% 09/30/2024	912828YH7	500,000.00	AA+	Aaa	10/31/19	11/04/19	499,472.66	1.52	1,916.21	499,704.84	507,890.60
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	350,000.00	AA+	Aaa	02/03/20	02/05/20	352,460.94	1.35	899.17	351,470.87	355,468.75

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2021**

City of Santa Fe Springs

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	575,000.00	AA+	Aaa	12/02/19	12/04/19	569,856.45	1.69	1,477.21	572,033.78	583,984.38
US TREASURY NOTES DTD 01/31/2020 1.375% 01/31/2025	912828Z52	100,000.00	AA+	Aaa	02/19/20	02/20/20	99,859.38	1.40	575.41	99,912.38	101,140.62
US TREASURY NOTES DTD 02/29/2020 1.125% 02/28/2025	912828ZC7	775,000.00	AA+	Aaa	03/02/20	03/04/20	785,837.89	0.84	2,962.45	781,864.39	777,664.06
US TREASURY NOTES DTD 04/30/2020 0.375% 04/30/2025	912828ZL7	300,000.00	AA+	Aaa	10/04/21	10/06/21	296,988.28	0.66	192.68	297,189.52	293,296.86
US TREASURY NOTES DTD 04/30/2020 0.375% 04/30/2025	912828ZL7	400,000.00	AA+	Aaa	06/03/20	06/05/20	399,875.00	0.38	256.91	399,915.15	391,062.48
US TREASURY NOTES DTD 05/31/2020 0.250% 05/31/2025	912828ZT0	325,000.00	AA+	Aaa	06/30/20	06/30/20	324,873.05	0.26	71.43	324,911.93	316,062.50
US TREASURY NOTES DTD 05/31/2020 0.250% 05/31/2025	912828ZT0	325,000.00	AA+	Aaa	06/10/21	06/10/21	321,039.06	0.56	71.43	321,598.67	316,062.50
US TREASURY NOTES DTD 05/31/2020 0.250% 05/31/2025	912828ZT0	425,000.00	AA+	Aaa	05/04/21	05/06/21	418,824.22	0.61	93.41	419,821.65	413,312.50
US TREASURY NOTES DTD 06/30/2020 0.250% 06/30/2025	912828ZW3	725,000.00	AA+	Aaa	06/28/21	06/29/21	711,774.41	0.71	5.01	713,457.01	704,269.50
US TREASURY NOTES DTD 07/31/2020 0.250% 07/31/2025	91282CAB7	400,000.00	AA+	Aaa	07/01/21	07/07/21	392,281.25	0.73	418.48	393,206.46	387,937.52
US TREASURY NOTES DTD 08/31/2020 0.250% 08/31/2025	91282CAJ0	700,000.00	AA+	Aaa	08/04/21	08/09/21	691,824.22	0.54	594.61	692,623.61	678,015.66
US TREASURY NOTES DTD 10/31/2020 0.250% 10/31/2025	91282CAT8	100,000.00	AA+	Aaa	08/26/21	08/27/21	98,066.41	0.72	42.82	98,227.33	96,640.62
US TREASURY NOTES DTD 10/31/2020 0.250% 10/31/2025	91282CAT8	475,000.00	AA+	Aaa	08/11/21	08/12/21	466,112.30	0.70	203.38	466,931.28	459,042.95
US TREASURY NOTES DTD 11/30/2020 0.375% 11/30/2025	91282CAZ4	300,000.00	AA+	Aaa	12/01/20	12/03/20	299,343.75	0.42	98.90	299,485.58	290,906.25

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2021**

City of Santa Fe Springs

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 11/30/2020 0.375% 11/30/2025	91282CAZ4	300,000.00	AA+	Aaa	10/04/21	10/06/21	294,796.88	0.80	98.90	295,095.48	290,906.25
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	300,000.00	AA+	Aaa	01/07/21	01/11/21	298,804.69	0.46	3.11	299,038.48	290,718.75
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	200,000.00	AA+	Aaa	02/25/21	02/26/21	196,812.50	0.70	313.86	197,359.69	193,500.00
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	300,000.00	AA+	Aaa	03/01/21	03/03/21	296,800.78	0.72	509.67	297,334.28	291,421.86
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBO3	725,000.00	AA+	Aaa	09/02/21	09/07/21	718,542.97	0.70	1,231.70	719,001.08	704,269.50
US TREASURY N/B NOTES DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	700,000.00	AA+	Aaa	06/03/21	06/08/21	696,964.84	0.84	461.54	697,310.43	685,671.84
US TREASURY N/B NOTES DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	225,000.00	AA+	Aaa	10/07/21	10/12/21	223,444.34	1.02	503.00	223,513.80	220,992.19
US TREASURY N/B NOTES DTD 10/31/2021 1.125% 10/31/2026	91282CDG3	225,000.00	AA+	Aaa	11/15/21	11/17/21	223,611.33	1.25	433.53	223,645.87	223,523.44
US TREASURY N/B NOTES DTD 10/31/2021 1.125% 10/31/2026	91282CDG3	275,000.00	AA+	Aaa	11/03/21	11/04/21	274,108.40	1.19	529.87	274,136.78	273,195.31
US TREASURY N/B NOTES DTD 11/30/2021 1.250% 11/30/2026	91282CDK4	300,000.00	AA+	Aaa	12/02/21	12/07/21	300,386.72	1.22	329.67	300,381.40	299,859.36
Security Type Sub-Total		17,885,000.00					17,790,573.07	1.32	28,545.57	17,809,978.10	17,880,678.06
Supra-National Agency Bond / Note											
INTER-AMERICAN DEVEL BK NOTES DTD 04/24/2020 0.500% 05/24/2023	4581X0DM7	175,000.00	AAA	Aaa	04/17/20	04/24/20	174,940.50	0.51	89.93	174,973.13	174,724.03
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	200,000.00	AAA	Aaa	11/17/20	11/24/20	199,570.00	0.32	51.39	199,728.26	198,149.60
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	330,000.00	AAA	Aaa	09/15/21	09/23/21	329,755.80	0.52	449.17	329,778.08	325,779.96

Managed Account Detail of Securities Held

For the Month Ending **December 31, 2021**

City of Santa Fe Springs

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Supra-National Agency Bond / Note											

Security Type Sub-Total		705,000.00					704,266.30	0.46	590.49	704,479.47	698,653.59
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Municipal Bond / Note

CT ST TXBL GO BONDS DTD 06/11/2020 2.500% 07/01/2022	20772KJU4	35,000.00	A+	Aa3	05/29/20	06/11/20	35,588.70	1.66	437.50	35,142.07	35,380.45
CA ST EARTHQUAKE AUTH TXBL REV BONDS DTD 11/24/2020 1.327% 07/01/2022	13017HAJ5	70,000.00	NR	NR	11/13/20	11/24/20	70,000.00	1.33	464.45	70,000.00	70,222.60
SAN JUAN USD, CA TXBL GO BONDS DTD 10/29/2020 0.499% 08/01/2023	798306WM4	125,000.00	NR	Aa2	10/16/20	10/29/20	125,000.00	0.50	259.90	125,000.00	124,830.00
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 0.897% 01/01/2025	646140DN0	70,000.00	A+	A2	01/22/21	02/04/21	70,000.00	0.90	313.95	70,000.00	69,016.50
NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.870% 03/15/2025	650036DT0	340,000.00	AA+	NR	12/16/20	12/23/20	340,000.00	0.87	870.97	340,000.00	335,308.00
CT ST T/E GO BONDS DTD 06/25/2020 2.000% 06/01/2025	20772KKK4	100,000.00	A+	Aa3	06/12/20	06/25/20	105,097.00	0.94	166.67	103,527.17	105,369.00
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	255,000.00	AA	Aa3	09/03/20	09/16/20	255,000.00	1.26	1,603.95	255,000.00	253,959.60

Security Type Sub-Total		995,000.00					1,000,685.70	0.99	4,117.39	998,669.24	994,086.15
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Federal Agency Commercial Mortgage-Backed Security

FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	313,220.76	AA+	Aaa	08/14/19	08/19/19	317,038.14	1.92	614.70	313,880.69	315,331.43
FNA 2013-M1 A2 DTD 01/01/2013 2.365% 08/01/2022	3136ABPW7	66,404.04	AA+	Aaa	09/10/19	09/13/19	66,915.03	2.09	130.85	66,506.92	66,404.04
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWOH1	125,000.00	AA+	Aaa	09/04/19	09/09/19	126,845.70	1.78	240.31	125,370.19	125,968.83
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.307% 08/01/2022	3137AWOH1	150,000.00	AA+	Aaa	09/06/19	09/11/19	151,746.09	1.89	288.38	150,350.87	151,162.59

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Federal Agency Commercial Mortgage-Backed Security											
FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2013 2.510% 11/01/2022	3137B1BS0	300,000.00	AA+	Aaa	08/12/19	08/15/19	305,531.25	1.92	627.50	301,432.28	303,634.58
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGO4	62,647.81	AA+	Aaa	09/04/19	09/09/19	63,468.56	1.86	119.03	62,880.32	63,011.27
FHLMC MULTIFAMILY STRUCTURED P DTD 11/01/2013 2.669% 02/01/2023	3137B5JL8	19,956.04	AA+	Aaa	06/13/18	06/18/18	19,853.92	2.79	44.39	19,932.10	20,118.39
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	3,577.22	AA+	Aaa	12/07/18	12/17/18	3,577.21	3.20	9.55	3,577.22	3,668.33
FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FQ3V3	30,228.95	AA+	Aaa	11/20/19	11/26/19	30,228.20	2.09	52.70	30,228.54	30,591.27
Security Type Sub-Total		1,071,034.82					1,085,204.10	1.93	2,127.41	1,074,159.13	1,079,890.73
Federal Agency Bond / Note											
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	600,000.00	AA+	Aaa	08/19/20	08/21/20	599,388.00	0.28	529.17	599,665.57	596,143.80
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	445,000.00	AA+	Aaa	09/02/20	09/04/20	445,081.26	0.24	349.20	445,045.47	441,776.87
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	575,000.00	AA+	Aaa	09/02/20	09/04/20	574,810.25	0.26	451.22	574,893.82	570,835.27
FREDDIE MAC NOTES DTD 11/05/2020 0.250% 11/06/2023	3137EAEZ8	340,000.00	AA+	Aaa	11/03/20	11/05/20	339,694.00	0.28	129.86	339,811.82	336,994.06
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	275,000.00	AA+	Aaa	12/02/20	12/04/20	274,727.75	0.28	51.56	274,825.46	272,362.75
FEDERAL HOME LOAN BANKS NOTES DTD 12/09/2013 3.375% 12/08/2023	3130A0F70	305,000.00	AA+	Aaa	01/30/19	01/31/19	313,989.54	2.72	657.66	308,581.61	320,290.57
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	290,000.00	AA+	Aaa	04/22/20	04/24/20	289,402.60	0.67	347.40	289,604.68	285,844.59

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Federal Agency Bond / Note											
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	395,000.00	AA+	Aaa	07/21/20	07/23/20	393,032.90	0.48	658.33	393,601.25	384,614.66
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	795,000.00	AA+	Aaa	08/25/20	08/27/20	791,279.40	0.47	1,043.44	792,282.98	773,274.24
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	295,000.00	AA+	Aaa	09/23/20	09/25/20	294,112.05	0.44	301.15	294,337.45	286,664.48
Security Type Sub-Total		4,315,000.00					4,315,517.75	0.55	4,518.99	4,312,650.11	4,268,801.29
Corporate Note											
CITIGROUP INC CORP NOTES DTD 10/27/2017 2.700% 10/27/2022	172967LQ2	150,000.00	BBB+	A3	12/31/18	12/31/18	144,601.50	3.72	720.00	148,843.73	152,284.65
ADOBE INC CORP NOTE DTD 02/03/2020 1.700% 02/01/2023	00724PAA7	35,000.00	A+	A2	01/22/20	02/03/20	34,952.05	1.75	247.92	34,982.64	35,385.60
3M COMPANY CORP NOTES DTD 10/02/2017 2.250% 03/15/2023	88579YAX9	250,000.00	A+	A1	01/14/19	01/16/19	241,772.50	3.10	1,656.25	247,627.62	254,345.50
JPMORGAN CHASE & CO BONDS DTD 03/22/2019 3.207% 04/01/2023	46647PBB1	100,000.00	A-	A2	03/15/19	03/22/19	100,000.00	3.21	801.75	100,000.00	100,598.90
PEPSICO INC CORPORATE NOTES DTD 05/01/2020 0.750% 05/01/2023	713448EY0	75,000.00	A+	A1	04/29/20	05/01/20	74,851.50	0.82	93.75	74,934.23	74,990.70
CHEVRON CORP CORPORATE NOTES DTD 05/11/2020 1.141% 05/11/2023	166764BV1	75,000.00	AA-	Aa2	05/07/20	05/11/20	75,000.00	1.14	118.85	75,000.00	75,460.43
APPLE INC CORPORATE NOTES DTD 05/11/2020 0.750% 05/11/2023	037833DV9	140,000.00	AA+	Aaa	05/04/20	05/11/20	139,619.20	0.84	145.83	139,827.86	140,231.98
GENERAL DYNAMICS CORP NOTES DTD 05/11/2018 3.375% 05/15/2023	369550BD9	300,000.00	A-	A3	01/11/19	01/15/19	302,661.00	3.15	1,293.75	300,804.65	310,587.30
AMAZON.COM INC CORPORATE NOTES DTD 06/03/2020 0.400% 06/03/2023	023135BP0	150,000.00	AA	A1	06/01/20	06/03/20	149,790.00	0.45	46.67	149,900.66	149,510.25
CHEVRON USA INC CORPORATE NOTES DTD 08/12/2020 0.426% 08/11/2023	166756AJ5	35,000.00	AA-	Aa2	08/10/20	08/12/20	35,000.00	0.43	57.98	35,000.00	34,906.24

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Corporate Note											
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 09/14/2020 0.450% 09/14/2023	14913R2F3	100,000.00	A	A2	09/09/20	09/14/20	99,932.00	0.47	133.75	99,961.44	99,515.00
PFIZER INC CORP NOTES (CALLABLE) DTD 09/07/2018 3.200% 09/15/2023	717081EN9	300,000.00	A+	A2	01/11/19	01/15/19	301,983.00	3.05	2,826.67	300,700.51	311,627.10
BRISTOL-MYERS SQUIBB CO (CALLABLE) CORP DTD 11/13/2020 0.537% 11/13/2023	110122DT2	160,000.00	A+	A2	11/09/20	11/13/20	160,000.00	0.54	114.56	160,000.00	160,002.40
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 11/19/2020 0.627% 11/17/2023	38141GXL3	110,000.00	BBB+	A2	11/16/20	11/19/20	110,000.00	0.63	84.30	110,000.00	109,702.23
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 01/08/2019 3.350% 01/08/2024	89236TFS9	150,000.00	A+	A1	01/11/19	01/15/19	149,883.00	3.37	2,414.79	149,952.60	156,990.00
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/08/2021 0.350% 02/08/2024	63743HEU2	65,000.00	A-	A2	02/01/21	02/08/21	64,955.15	0.37	90.37	64,968.54	63,988.02
JOHN DEERE CAPITAL CORP CORP NOTES DTD 06/07/2019 2.600% 03/07/2024	24422EUX5	130,000.00	A	A2	06/04/19	06/07/19	129,777.70	2.64	1,070.33	129,898.01	134,478.24
MERCK & CO INC (CALLABLE) CORP NOTES DTD 03/07/2019 2.900% 03/07/2024	58933YAU9	250,000.00	A+	A1	03/13/19	03/15/19	251,002.50	2.81	2,295.83	250,429.56	260,210.75
CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	105,000.00	A	A2	03/16/21	03/18/21	104,947.50	0.77	225.31	104,961.34	104,519.31
COMCAST CORP (CALLABLE) CORPORATE NOTES DTD 10/05/2018 3.700% 04/15/2024	20030NCR0	170,000.00	A-	A3	05/07/20	05/11/20	186,250.30	1.20	1,327.89	179,305.73	180,677.19
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	245,000.00	AA	A1	05/10/21	05/12/21	244,642.30	0.50	150.06	244,718.67	242,449.31

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Corporate Note											
ASTRAZENECA FINANCE LLC (CALLABLE) CORP DTD 05/28/2021 0.700% 05/28/2024	04636NAC7	155,000.00	A-	A3	05/25/21	05/28/21	154,986.05	0.70	99.46	154,988.82	153,583.30
JPMORGAN CHASE & CO CORPORATE NOTES DTD 05/27/2020 1.514% 06/01/2024	46647PBQ8	100,000.00	A-	A2	05/19/20	05/27/20	100,000.00	1.51	126.17	100,000.00	100,695.30
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 09/09/2021 0.750% 08/09/2024	02665WDY4	110,000.00	A-	A3	09/07/21	09/09/21	109,927.40	0.77	256.67	109,935.17	108,745.89
BMW US CAPITAL LLC CORPORATE NOTES DTD 08/12/2021 0.750% 08/12/2024	05565EBU8	70,000.00	A	A2	08/09/21	08/12/21	69,993.70	0.75	202.71	69,994.52	69,170.85
WALT DISNEY COMPANY/THE DTD 09/06/2019 1.750% 08/30/2024	254687FK7	325,000.00	BBB+	A2	09/03/19	09/06/19	323,674.00	1.84	1,911.63	324,291.83	330,318.63
NESTLE HOLDINGS INC CORP NOTES (CALLABLE DTD 09/14/2021 0.606% 09/14/2024	641062AU8	245,000.00	AA-	Aa3	09/07/21	09/14/21	245,000.00	0.61	441.29	245,000.00	241,009.44
BANK OF NY MELLON CORP DTD 10/24/2019 2.100% 10/24/2024	06406RAL1	110,000.00	A	A1	01/21/20	01/28/20	110,484.00	2.00	429.92	110,287.16	112,872.65
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	300,000.00	A-	A2	10/16/20	10/21/20	300,000.00	0.81	452.25	300,000.00	298,024.50
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 02/06/2020 1.800% 02/06/2025	69371RO66	80,000.00	A+	A1	10/22/20	10/29/20	83,608.80	0.73	580.00	82,617.02	81,203.76
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	20,000.00	A+	A1	05/20/20	05/26/20	20,195.40	1.58	138.00	20,129.10	20,299.16
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	50,000.00	A+	A1	05/20/20	05/26/20	50,488.50	1.58	345.00	50,322.74	50,747.90

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Corporate Note											
JPMORGAN CHASE & CO CORP NOTES (CALLABLE DTD 02/16/2021 0.563% 02/16/2025	46647PBY1	60,000.00	A-	A2	02/09/21	02/16/21	60,000.00	0.56	126.68	60,000.00	59,105.10
BURLINGTN NORTH SANTA FE CORP NOTES (CAL DTD 03/09/2015 3.000% 04/01/2025	12189LAV3	110,000.00	AA-	A3	03/05/21	03/09/21	118,429.30	1.07	825.00	116,627.34	115,481.74
BANK OF NY MELLON (CALLABLE) CORP NOTES DTD 04/24/2020 1.600% 04/24/2025	06406RAN7	115,000.00	A	A1	03/11/21	03/15/21	117,725.50	1.01	342.44	117,184.11	115,781.77
CITIGROUP INC CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	17296MX6	125,000.00	BBB+	A3	04/27/21	05/04/21	125,000.00	0.98	204.38	125,000.00	123,870.50
JPMORGAN CHASE & CO CORPORATE NOTES DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	135,000.00	A-	A2	05/24/21	06/01/21	135,000.00	0.82	92.70	135,000.00	133,388.24
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 07/15/2020 3.875% 08/15/2025	110122DC9	41,000.00	A+	A2	09/29/20	09/30/20	46,849.88	0.88	600.19	45,262.65	44,151.14
GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 02/12/2021 0.855% 02/12/2026	38141GXS8	140,000.00	BBB+	A2	02/12/21	02/17/21	140,285.60	0.81	462.18	140,235.73	136,870.86
UNITEDHEALTH GROUP INC (CALLABLE) CORPOR DTD 05/19/2021 1.150% 05/15/2026	91324PEC2	250,000.00	A+	A3	05/17/21	05/19/21	249,565.00	1.19	367.36	249,619.20	246,798.25
MORGAN STANLEY CORP NOTES DTD 07/25/2016 3.125% 07/27/2026	61761J3R8	175,000.00	BBB+	A1	12/02/21	12/06/21	184,782.50	1.86	2,339.41	184,632.36	185,321.68
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 1.197% 10/24/2026	06051GJK6	225,000.00	A-	A2	12/02/21	12/06/21	219,908.25	1.68	501.24	219,982.50	220,276.80
Security Type Sub-Total		6,036,000.00					6,067,525.08	1.59	26,761.29	6,062,928.04	6,100,178.56

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Certificate of Deposit											
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	325,000.00	A-1+	P-1	12/04/19	12/06/19	325,000.00	2.03	552.50	325,000.00	329,621.18
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	255,000.00	A+	A1	03/19/21	03/23/21	255,000.00	0.59	1,186.88	255,000.00	254,943.39

Security Type Sub-Total		580,000.00					580,000.00	1.40	1,739.38	580,000.00	584,564.57
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Asset-Backed Security											
VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	15,369.96	AAA	Aaa	11/15/18	11/21/18	15,369.31	3.25	15.26	15,369.77	15,405.42
GMCAR 2018-3 A3 DTD 07/18/2018 3.020% 05/16/2023	36255JAD6	8,476.88	AAA	NR	07/11/18	07/18/18	8,474.90	3.03	10.67	8,476.32	8,492.41
CARMAX AUTO OWNER TRUST DTD 07/25/2018 3.130% 06/15/2023	14313FAD1	7,116.75	AAA	NR	07/18/18	07/25/18	7,115.78	3.13	9.90	7,116.46	7,136.28
GMALT 2020-3 A3 DTD 09/29/2020 0.450% 08/21/2023	362569AC9	60,000.00	AAA	Aaa	09/22/20	09/29/20	59,994.25	0.45	8.25	59,996.75	59,992.03
FORDO 2019-A A3 DTD 03/22/2019 2.780% 09/15/2023	34533FAD3	54,051.72	NR	Aaa	03/19/19	03/22/19	54,042.63	2.78	66.78	54,048.27	54,388.69
NALT 2020-B A3 DTD 09/29/2020 0.430% 10/16/2023	65480EAD3	70,000.00	AAA	Aaa	09/22/20	09/29/20	69,992.80	0.43	13.38	69,995.77	70,004.12
BMWLT 2021-1 A3 DTD 03/10/2021 0.290% 01/25/2024	05591RAC8	60,000.00	AAA	Aaa	03/02/21	03/10/21	59,998.10	0.29	2.90	59,998.64	59,832.16
CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	44,610.27	AAA	NR	04/09/19	04/17/19	44,605.72	2.68	53.14	44,608.23	45,025.83
TLOT 2021-A A3 DTD 04/21/2021 0.390% 04/22/2024	89238EAC0	90,000.00	AAA	Aaa	04/13/21	04/21/21	89,989.50	0.39	10.73	89,991.94	89,571.62
VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	137,093.13	AAA	NR	10/01/19	10/08/19	137,082.56	1.94	81.27	137,087.76	138,025.36
GMALT 2021-2 A3 DTD 05/26/2021 0.340% 05/20/2024	380144AC9	125,000.00	AAA	NR	05/18/21	05/26/21	124,980.38	0.35	12.99	124,984.34	124,428.10

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Asset-Backed Security											
VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	100,000.00	AAA	Aaa	01/21/20	01/29/20	99,988.29	1.85	56.53	99,993.32	100,687.85
HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	46,115.37	AAA	Aaa	01/21/20	01/29/20	46,105.31	1.87	38.33	46,109.42	46,416.08
HAROT 2020-3 A3 DTD 09/29/2020 0.370% 10/18/2024	43813KAC6	125,000.00	AAA	NR	09/22/20	09/29/20	124,981.64	0.37	16.70	124,987.33	124,535.79
VZOT 2020-B A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	100,000.00	NR	Aaa	08/04/20	08/12/20	99,979.00	0.47	14.36	99,985.44	99,730.50
CARMX 2020-4 A3 DTD 10/21/2020 0.500% 08/15/2025	14316HAC6	85,000.00	AAA	NR	10/14/20	10/21/20	84,981.29	0.50	18.89	84,985.94	84,599.51
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	70,000.00	AAA	NR	04/20/21	04/28/21	69,992.64	0.38	11.82	69,993.78	69,313.61
KCOT 2021-2A A3 DTD 07/28/2021 0.560% 11/17/2025	50117XAE2	125,000.00	NR	Aaa	07/20/21	07/28/21	124,995.29	0.56	31.11	124,995.76	123,150.14
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	35,000.00	AAA	NR	01/20/21	01/27/21	34,993.08	0.34	5.29	34,994.40	34,701.28
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	110,000.00	AAA	NR	04/13/21	04/21/21	109,976.30	0.52	25.42	109,979.73	109,064.38
TAOT 2021-D A3 DTD 11/15/2021 0.710% 04/15/2026	89238JAC9	100,000.00	AAA	NR	11/09/21	11/15/21	99,997.87	0.71	31.56	99,997.93	99,353.64
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	75,000.00	AAA	NR	11/09/21	11/17/21	74,983.26	0.75	24.67	74,983.72	74,502.75
CARMX 2021-3 A3 DTD 07/28/2021 0.550% 06/15/2026	14317DAC4	155,000.00	AAA	Aaa	07/21/21	07/28/21	154,974.50	0.55	37.89	154,976.75	153,804.98
VALET 2021-1 A3 DTD 12/13/2021 1.020% 06/22/2026	92868KAC7	125,000.00	AAA	Aaa	12/07/21	12/13/21	124,995.10	1.02	38.96	124,995.16	125,008.13
DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	95,000.00	AAA	Aaa	09/20/21	09/27/21	94,979.66	0.58	24.49	94,980.74	93,539.92

Managed Account Detail of Securities Held

For the Month Ending December 31, 2021

City of Santa Fe Springs

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
COPAR 2021-1 A3 DTD 10/27/2021 0.770% 09/15/2026	14044CAC6	95,000.00	AAA	Aaa	10/19/21	10/27/21	94,998.20	0.77	32.51	94,998.27	94,287.75
GMCAR 2021-4 A3 DTD 10/21/2021 0.680% 09/16/2026	362554AC1	80,000.00	AAA	Aaa	10/13/21	10/21/21	79,997.96	0.68	22.67	79,998.04	79,386.91
WOART 2021-D A3 DTD 11/03/2021 0.810% 10/15/2026	98163KAC6	120,000.00	AAA	NR	10/26/21	11/03/21	119,983.66	0.81	43.20	119,984.19	119,320.32
Security Type Sub-Total		2,312,834.08					2,312,548.98	0.86	759.67	2,312,614.17	2,303,705.56
Managed Account Sub-Total		33,899,868.90					33,856,320.98	1.24	69,160.19	33,855,478.26	33,910,558.51
Money Market Mutual Fund											
PFM Funds - Govt Select, Instl Cl		0.00	AAAm	NR			0.00		0.00	0.00	0.00
Liquid Sub-Total		0.00					0.00		0.00	0.00	0.00
Securities Sub-Total		\$33,899,868.90					\$33,856,320.98	1.24%	\$69,160.19	\$33,855,478.26	\$33,910,558.51
Accrued Interest											\$69,160.19
Total Investments											\$33,979,718.70

Important Disclosures

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It is not possible to invest directly in an index. The index returns shown throughout this material do not represent the results of actual trading of investor assets. Third-party providers maintain the indices shown and calculate the index levels and performance shown or discussed. Index returns do not reflect payment of any sales charges or fees an investor would pay to purchase the securities they represent. The imposition of these fees and charges would cause investment performance to be lower than the performance shown.

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Important Disclosures

- Market values that include accrued interest are derived from closing bid prices as of the last business day of the month as supplied by Refinitiv, Bloomberg, or Telerate. Where prices are not available from generally recognized sources, the securities are priced using a yield-based matrix system to arrive at an estimated market value.
- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances, and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. Past performance is not indicative of future returns.
- Bank of America/Merrill Lynch Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in the portfolio are included in the maturity distribution analysis to their stated maturity date, although, they may be called prior to maturity.
- MBS maturities are represented by expected average life.

Glossary

- **Accrued Interest:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **Agencies:** Federal agency securities and/or Government-sponsored enterprises.
- **Amortized Cost:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short-term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer-term securities is amortized using the constant yield basis.
- **Asset-Backed Security:** A financial instrument collateralized by an underlying pool of assets – usually ones that generate a cash flow from debt, such as loans, leases, credit card balances, and receivables.
- **Bankers' Acceptance:** A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the insurer.
- **Commercial Paper:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **Contribution to Total Return:** The weight of each individual security multiplied by its return, then summed for each sector to determine how much each sector added or subtracted from the overall portfolio performance.
- **Effective Duration:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **Effective Yield:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **Interest Rate:** Interest per year divided by principal amount and expressed as a percentage.
- **Market Value:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **Maturity:** The date upon which the principal or stated value of an investment becomes due and payable.
- **Negotiable Certificates of Deposit:** A CD with a very large denomination, usually \$1 million or more, that can be traded in secondary markets.
- **Par Value:** The nominal dollar face amount of a security.
- **Pass-through Security:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.

Glossary

- Repurchase Agreements: A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- Settle Date: The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction (i.e., coupon payments and maturity proceeds) occurs on a non-business day, the funds are exchanged on the next business day.
- Supranational: A multinational union or association in which member countries cede authority and sovereignty on at least some internal matters to the group, whose decisions are binding on its members.
- Trade Date: The date on which the transaction occurred; however, the final consummation of the security transaction and payment has not yet taken place.
- Unsettled Trade: A trade which has been executed; however, the final consummation of the security transaction and payment has not yet taken place.
- U.S. Treasury: The department of the U.S. government that issues Treasury securities.
- Yield: The rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.
- YTM at Cost: The yield to maturity at cost is the expected rate of return based on the original cost, the annual interest receipts, maturity value, and the time period from purchase date to maturity, stated as a percentage on an annualized basis.
- YTM at Market: The yield to maturity at market is the rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.



City of Santa Fe Springs

City Council Meeting

ITEM NO. 12

February 15, 2022

PUBLIC HEARING

Annual Weed Abatement Program

RECOMMENDATION(S)

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
- Direct the Los Angeles County Agricultural Commissioner/Weights & Measures to abate the nuisance by having weeds, rubbish, and refuse removed.

BACKGROUND

On February 1, 2022, the City Council adopted Resolution No. 9758 declaring weeds to be a public nuisance on certain properties that had been inspected and found to contain a growth of weeds or to contain flammable rubbish. A list of the parcels is attached.

The date of Tuesday, February 15, 2022, at 6:00 P.M. is set for a Public Hearing of protests to the abatement of weeds. Proper notices and postings in accordance with the Government Code have been made and the hearing of protests should be conducted.

It would be appropriate for the Mayor to conduct the Public Hearing and hear from any person(s) who would like to address the City Council.

Raymond R. Cruz
City Manager

Attachment(s):

1. Resolution No. 9758
2. Declaration List

RESOLUTION NO. 9758

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DECLARING THAT WEEDS, BRUSH, RUBBISH AND REFUSE UPON OR IN FRONT OF SPECIFIED PROPERTY IN THE CITY ARE A SEASONAL AND RECURRENT PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF

THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES RESOLVE AS FOLLOWS:

BE IT RESOLVED THAT, pursuant to the provisions of Title 4, Division 3, Part 2, Chapter 13, Article 2, of the California Government Code, Sections 39560 to 39588, inclusive, and evidence received by it, the City Council of the City of Santa Fe Springs specifically finds:

SECTION 1. That the weeds, brush or rubbish growing or existing upon the streets, sidewalks, or private property in the city attain such large growth as to become, when dry, a fire menace to adjacent improved property, or which are otherwise noxious, dangerous, or a public nuisance.

SECTION 2. That the presence of dry grass, stubble, refuse, or other flammable materials are conditions which endanger the public safety by creating a fire hazard.

SECTION 3. That by reason of the foregoing fact, the weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material growing or existing upon the private property hereinafter described, and upon the streets and sidewalks in front of said property constitute a seasonal and recurrent public nuisance and should be abated as such.

SECTION 4. That the private property, together with the streets and sidewalks in front of same herein referred to, is more particularly described as follows, to wit: That certain property described in the attached list hereto and by this reference made a part hereof as though set forth in full at this point.

BE IT THEREFORE RESOLVED, pursuant to the findings of fact, by this Council heretofore made, that the weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material in and upon and in front of the real property hereinbefore described constitute and are hereby declared to be a seasonal and recurrent public nuisance which should be abated. The Agricultural Commissioner/Director of Weights and Measures, County of Los Angeles, is hereby designated the person to give notice to destroy said weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material and shall cause notices to be given to each property owner by United States Mail and said notice shall be substantially in the following form to wit.

NOTICE TO DESTROY WEEDS,
REMOVE BRUSH, RUBBISH AND REFUSE

Notice is hereby given that on February 1, 2022, the City Council of the City of Santa Fe Springs passed or will pass a resolution declaring noxious or dangerous vegetation including weeds, brush, tumbleweeds, sagebrush, and chaparral or rubbish and refuse were growing or occurring upon or in front of said property on certain streets in said city or unincorporated area of the County of Los Angeles, and more particularly described in the resolution, and that they constitute a public nuisance which must be abated by the removal of said noxious or dangerous vegetation, rubbish and refuse. The resolution further declares that, if not abated, the vegetation and/or rubbish and refuse may be removed and the nuisance abated by County authorities in which case the cost of removal shall be assessed upon the land from or in front of which the noxious or dangerous vegetation, rubbish and refuse are removed. Such cost will constitute a special assessment against such lots or lands. Reference is hereby made to said resolution for further particulars. In addition, the Board of Supervisors of the County of Los Angeles authorized and directed the Agricultural Commissioner to recover its costs of details. All property owners having any objections to the proposed removal of noxious or dangerous vegetation, rubbish and refuse and the recovery of inspection costs, are hereby notified that they may attend a hearing of the City Council of said city to be held via Zoom and/or at 11710 East Telegraph Road, Santa Fe Springs, CA 90670, in the Council Chambers on February 15, 2022 at 6:00 p.m. where their objections will be heard and given due consideration. If the property owner does not want to present objections to the proposed removal of the noxious or dangerous vegetation including weeds, brush, tumbleweeds, sagebrush, and chaparral or rubbish and refuse, or the recovery of inspection costs, the owner need not appear at the above mentioned hearing.

City Clerk of the City of Santa Fe Springs

BE IT THEREFORE RESOLVED, that the Agricultural Commissioner is hereby authorized and directed to recover its costs of inspection of the properties hereinabove described in a manner consistent with prior action of the Board adopting a fee schedule for such inspections. The recovery of these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety.

BE IT FURTHER RESOLVED THAT, the 15th day of February, 2022, at the hour of 6:00 p.m. of said day is the day and hour, and the Zoom teleconference Meeting Room along with the Meeting Room of the City Council of the City of Santa Fe Springs in the City Hall in the City of Santa Fe Springs is fixed by this City Council as the place when and where any and all property owners having any objections to the aforesaid proposed removal of weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material may appear before the City Council and show cause why said weeds, brush, rubbish, dry grass, stubble, refuse, or other flammable material should not be removed in accordance with this resolution, and said objections will then and there be heard and given due consideration; and

BE IT RESOLVED THAT the notices to destroy weeds, brush, rubbish, dry grass, stubble, refuse or other flammable material hereinbefore referred to shall be mailed by said Agricultural Commissioner/Director of Weights and Measures at least ten days prior to February 15, 2022.

PASSED and ADOPTED this 1ST day of February, 2022 by the following roll call vote:

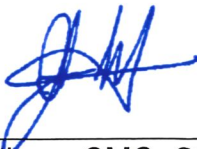
AYES: Councilmembers Mora, Sarno, Trujillo, Mayor Pro Tem Rodriguez, and Mayor Mora

NOES: None


ABSENT: None

ABSTAIN: None

ATTEST:



Janet Martinez, CMC, City Clerk



Annette Rodriguez, Mayor

2022

DATE: 01/03/2022

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
 KEY OF 8, CITY CODE 623 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
7005 001 803	SHOEMAKER AVE	SO PAC CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
7005 014 801	CARMENITA	SO PAC CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
7005 014 803	ALONDRA BLVD	SO PAC CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
7005 014 913	13560 FIRESTONE BLVD	DEPARTMENT OF TRANSPORTATION	100 S MAIN ST MS 13	LOS ANGELES CA	90012
7005 014 915	13580 FIRESTONE BLVD	STATE OF CALIFORNIA	100 S MAIN ST MS 13	LOS ANGELES CA	90012
7005 014 917	13460 FIRESTONE BLVD	STATE OF CALIFORNIA	100 S MAIN ST MS 6	LOS ANGELES CA	90012
7005 014 918	13500 FIRESTONE BLVD	STATE OF CALIFORNIA	100 S MAIN ST STE 1300	LOS ANGELES CA	90012
8002 019 042	BELL RANCH DR	MCMASTER CARR SUPPLY CO	PO BOX 54960	LOS ANGELES CA	90054
8005 012 027	GEARY AVE	GEARY AVENUE PROPERTIES LLC	8536 WHITE FISH CIR	FOUNTAIN VLY CA	92708
8005 012 047	10137 NORWALK BLVD	GEMINIS PROPERTY DEV LLC	P O BOX 2767	SANTA FE SPRINGS CA	90670
8005 012 902	12171 TELEGRAPH RD	SANTA FE SPRINGS CITY	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8005 015 047	10025 BLOOMFIELD AVE	BREITBURN OPERATING LP	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8005 015 048	SANTA FE SPRINGS RD	BREITBURN OPERATING LP	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8005 015 049	SANTA FE SPRINGS RD	BREITBURN OPERATING LP	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8005 015 050	SANTA FE SPRINGS RD	OMEGA OU2 LLC	1322 SCOTT ST STE 104	SAN DIEGO CA	92106
8005 015 051	SANTA FE SPRINGS RD	BREITBURN OPERATING LP	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 001 095	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 001 097	CLARK ST	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 001 098	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
 KEY OF 8, CITY CODE 623 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8009 001 101	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 004 078	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 004 079	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 004 116	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 004 117	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 004 118	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 004 119	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 004 127	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 004 128	GARDEN PARKWAY	TOWNLOT FEE LLC	515 S FLOWER ST STE 4800	LOS ANGELES CA	90017
8009 022 071	FLORENCE AVE	SFS REAL ESTATE & RECOVERY LLC	14555 N 82 ST	SCOTTSDALE AZ	85260
8011 004 031	FREEMAN AVE	FELYBY ASSOCIATES LLC	3419 VIA LIDO PMB 652	NEWPORT BEACH CA	92663
8011 004 058	FREEMAN AVE	FELYBY ASSOCIATES LLC	3419 VIA LIDO PMB 652	NEWPORT BEACH CA	92663
8011 004 064	FREEMAN AVE	FELYBY ASSOCIATES LLC	3419 VIA LIDO PMB 652	NEWPORT BEACH CA	92663
8011 005 013	13007 TELEGRAPH RD	PITTS,MARVIN E TR	P O BOX 3033	WHITTIER CA	90605
8011 005 034	10330 GREENLEAF AVE	PLAINS WEST COAST TERMINALS LLC	333 CLAY ST STE 1600	HOUSTON TX	77002
8011 007 026	FREEMAN AVE	TALL PROPERTIES LLC	PO BOX 5547	FULLERTON CA	92838
8011 007 027	FREEMAN AVE	TALL PROPERTIES LLC	PO BOX 5547	FULLERTON CA	92838
8011 007 028	ROMANDEL AVE	TALL PROPERTIES LLC	PO BOX 5547	FULLERTON CA	92838
8011 007 029	ROMANDEL AVE	TALL PROPERTIES LLC	PO BOX 5547	FULLERTON CA	92838

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
KEY OF 8, CITY CODE 623 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8011 007 038	ROMANDEL AVE	FELYBY ASSOCIATES LLC	3419 VIA LIDO PMB 652	NEWPORT BEACH CA	92663
8011 007 040	ROMANDEL AVE	FELYBY ASSOCIATES LLC	3419 VIA LIDO PMB 652	NEWPORT BEACH CA	92663
8011 007 041	ROMANDEL AVE	PRODUCTOL INC	PO BOX 1367	SUN VALLEY CA	91353
8011 009 935	10712 LAUREL AVE	SANTA FE SPRINGS CITY	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8011 011 906	LAUREL AVE	SUCCESSOR AGENCY OF SFS	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8011 011 907	LAKELAND RD	SUCCESSOR AGENCY OF SFS	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8011 011 912	LAUREL AVE	COMMUNITY DEV COMMISSION SFS	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8011 015 041	10765 PAINTER AVE	WESTMONT PROPERTIES INC	10805 PAINTER AVE	SANTA FE SPRINGS CA	90670
8011 017 015	TELEGRAPH RD	BUTLER,ROBERT F TR ET AL	17110 BROOK CT	MOUNT VERNON WA	98274
8011 017 035	TELEGRAPH RD	SFSA INVESTMENT CO INC	2271 W MALVERN AVE 521	FULLERTON CA	92833
8011 017 036	TELEGRAPH RD	SFSA INVESTMENT CO INC	2271 W MALVERN AVE 521	FULLERTON CA	92833
8011 017 037	TELEGRAPH RD	SFSA INVESTMENT CO INC	2271 W MALVERN AVE 521	FULLERTON CA	92833
8011 017 064	SANDOVAL ST	YEH FAMILY LIMITED PTNSHP LTD	12928 SANDOVAL ST	SANTA FE SPRINGS CA	90670
8011 018 901	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8011 018 902	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8011 018 903	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8011 018 904	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8011 018 905	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8011 018 906	TELEGRAPH RD	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
 KEY OF 8, CITY CODE 623 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8011 019 911	PARK AVE	COMMUNITY DEV COMMISSION	11710 TELEGRAPH RD	SANTA FE SPRINGS CA	90670
8017 018 800	SANTA ANITA RTE 5 FWY	SOU PAC CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8017 018 801	FLORENCE AVE	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8017 018 802	SANTA ANITA RTE 5 FWY	SO PAC CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8059 001 017	13215 CAMBRIDGE ST	FSFS LLC, C/O EDWARD FINEMAN	PO BOX 40509	INDIANAPOLIS IN	46240
8059 029 016	BORA DR	BPW INC	13639 BORA DR	SANTA FE SPRINGS CA	90670
8069 004 803	SHOEMAKER AVE	A T AND S F RY CO	8920 REX RD	PICO RIVERA CA	92660
8069 006 044	14150 ROSECRANS AVE	VALLEY VIEW-SANTA FE SPRINGS LLC	26100 NORTHWESTERN HWY STE 1913	SOUTHFIELD MI	48076
8069 011 801	BONAVISTA AVE	A T AND S F RY CO	8920 REX RD	PICO RIVERA CA	92660
8069 011 802	BONAVISTA AVE	A T AND S F RY CO	8920 REX RD	PICO RIVERA CA	92660
8069 013 802	MICA ST	A T AND S F RY CO	8920 REX RD	PICO RIVERA CA	92660
8069 016 913	EXCELSIOR DR	DEPARTMENT OF TRANSPORTATION	100 S MAIN ST MS 6	LOS ANGELES CA	90670
8167 001 807	BUSCH PL	SOUTHERN PAC TRANS CO	1700 FARMAN ST FL-10	OMAHA NE	68102
8167 002 025	9648 SANTA FE SPRINGS RD	GREENLEAF BUSINESS CENTER LLC	5215 OLD ORCHARD RD ST 420	SKOKIE IL	60077
8167 002 026	SANTA FE SPRINGS RD	GREENLEAF BUSINESS CENTER LLC	5215 OLD ORCHARD RD ST 420	SKOKIE IL	60077
8167 002 051	GREENLEAF AVE	GREENLEAF BUSINESS CENTER LLC	5215 OLD ORCHARD RD ST 420	SKOKIE IL	60077
8167 002 052	GREENLEAF AVE	GREENLEAF BUSINESS CENTER LLC	5215 OLD ORCHARD RD ST 420	SKOKIE IL	60077
8167 002 053	GREENLEAF AVE	GREENLEAF BUSINESS CENTER LLC	5215 OLD ORCHARD RD ST 420	SKOKIE IL	60077
8168 001 815	NORWALK BLVD	UNION PACIFIC RAILROAD CO.	1400 DOUGLAS ST	OMAHA NE	68179

LOS ANGELES COUNTY DECLARATION LIST
CITY OF SANTA FE SPRINGS
 KEY OF 8, CITY CODE 623 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8168 001 816	NORWALK BLVD	UNION PACIFIC RAILROAD CO.	1400 DOUGLAS ST	OMAHA NE	68179
8168 002 901	SORENSEN AVE	FLOOD MAINTENANCE DIVISION	900 S. FREMONT AVENUE	ALHAMBRA CA	91803
8168 007 814	DICE RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8168 007 816	DICE RD	SOU PACIFIC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8168 009 030	SORENSEN AVE	VALVOLINE LLC	100 VALVOLINE WAY	LEXINGTON KY	40509
8168 011 802	SANTA FE SPRINGS RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8168 011 803	SANTA FE SPRINGS RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8168 012 814	SORENSEN AVE	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8168 023 048	11790 SLAUSON AVE	CEM CONSTRUCTION CORP	8207 BROOKGREEN RD	DOWNEY CA	90240
8177 029 810	PIONEER BLVD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8177 029 815	PIONEER BLVD	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FLOOR	POMONA CA	91768
8177 029 823	RANCHO SANTA GERTRUDES	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8178 004 065	NORWALK BLVD	CHAVEZ, WILLIAM AND	2923 VIA SAN DELARRO	MONTEBELLO CA	90640
8178 035 811	LOS NIETOS RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8178 035 812	DE COSTA AVE	A T AND S F RY CO	8920 REX RD	PICO RIVERA CA	90660
8178 035 815	NORWALK BLVD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8178 036 803	RIVERA RD	A T AND S F RY CO	8920 REX RD	PICO RIVERA CA	90660
8178 036 804	DE COSTA AVE	A T AND S F RY CO	8920 REX RD	PICO RIVERA CA	90660
8178 037 805	PIONEER BLVD	A T AND S F RY CO	8920 REX RD	PICO RIVERA CA	90660

2022

DATE: 01/03/2022

LOS ANGELES COUNTY DECLARATION LIST

CITY OF SANTA FE SPRINGS

KEY OF 8, CITY CODE 623 (UNIMPROVED)

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
8178 037 806	LOS NIETOS RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
8178 037 811	LOS NIETOS RD	SOU PAC TRANS CO	10031 FOOTHILL BLVD.	ROSEVILLE CA	95747
TOTAL VACANT/IMPROVED RECORDS					0
TOTAL UNIMPROVED RECORDS					97
TOTAL RECORDS					97



City of Santa Fe Springs

City Council Meeting

ITEM NO. 13

February 15, 2022

PUBLIC HEARING

State of California Citizens' Option for Public Safety (COPS) Grant Program

RECOMMENDATION(S)

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing; and
- Approve the expenditure of the State of California Citizens' Option for Public Safety (COPS) grant funds as outlined in the plan contained herein.

BACKGROUND

The Citizens' Option for Public Safety (COPS) program provides grants to each city and county and five special districts that provide law enforcement within the State of California. COPS funds are allocated among cities and counties and special districts providing law enforcement services in proportion to population, except that: A). County populations are the populations in incorporated areas, and B). Each agency is to be allocated a minimum of \$100,000. As such, the City is entitled to a State of California Citizens' Option for Public (COPS) Grant of \$100,000. Funds from the COPS program must be used exclusively to fund the frontline municipal police services. Based on a review of law enforcement priorities, staff is recommending that funds be expended on the payment of:

- The cost for a Traffic Officer (for FY 2021/2022, the cost of the Traffic Officer assigned to the City is \$233,900; \$100,000 would be paid using COPS funds and the remaining balance covered by the City (General Fund)).

The expenditure of these funds requires that the City conduct a Public Hearing to gain input from citizens as to how these funds should be expended.

FISCAL IMPACT

The State COPS program has remained a necessary supplemental funding source, which has provided the City with the means for additional public safety resources.

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

Raymond R. Cruz
City Manager



City of Santa Fe Springs

City Council Meeting

ITEM NO. 14

February 15, 2022

PUBLIC HEARING

Resolution No. 9763 – Approval of Programs/Projects Proposed for Funding During FY 2022/2023 Under the City's Community Development Block Grant (CDBG) Cooperation Agreement with the County of Los Angeles

RECOMMENDATION

- Open the Public Hearing and hear from anyone wishing to speak on this matter;
- Approve the acceptance of CDBG funds as described in the body of this report;
- Adopt Resolution No. 9763; and
- Authorize Staff to transmit the planning documents to the County of Los Angeles Community Development Commission.

BACKGROUND

The City of Santa Fe Springs participates in the Los Angeles Urban County Community Development Block Grant (CDBG) program, a U.S. Department of Housing & Urban Development (HUD) entitlement program administered by the County of Los Angeles Community Development Commission (LACDC). Although the funds are an "entitlement," every year, the City must make specific application to the County defining the projects to be funded. The application requires public participation subject to proper notification of at least 14 days. Accordingly, notices were posted from February 1, 2022 to February 15, 2022, at City Hall, the kiosk at Town Center Hall, the and City Library advising the public of this hearing.

For FY 2022-2023, the City has been granted a CDBG allocation in the amount of \$130,000. These funds can be utilized for a proposed CDBG project that meets one of the following three national objectives:

1. Benefit low- and moderate-income persons;
2. Elimination of slums or blight;
3. Meet an urgent need.

Based on staff review, it is recommended that the City's CDBG funding for FY 2022-23 be allocated pursuant to the funding breakdown outlined below. Approval of the allocation and proposed programs allows staff to comply with the Community Development Commission requirement to report a preliminary summary of the projected use of our annual CDBG allocation. These programs and budget allocations can be further modified or amended when City Council reviews the City's Fiscal Year 2022-23 budget.

Report Submitted By: Maribel Garcia, Municipal Affairs Manager
City Manager's Office

Date of Report: February 10, 2022

CDBG Allocation Projections
New Year Funds = \$130,000

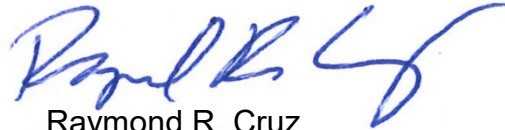
- | | | |
|---|-----|-----------|
| • Public Service Authority – Teen Program | 20% | \$26,000 |
| • Home Improvement Program | 80% | \$104,000 |

Teen Program - The City is able to utilize \$26,000 or 20% of the CDBG allocation for public service programming. Traditionally, the City uses this amount to partially fund the Teen Program, which is known as The Club and operates out of Town Center Hall.

Home Improvement Program – This project would provide financial assistance in the form of a grant of up to a maximum of \$5,000, to families from low-to-moderate income households for the rehabilitation of owner-occupied, single family dwellings, including mobile homes, and or condominiums/townhomes, and 1-4 unit rental properties.

FISCAL IMPACT

Approval of Resolution 9763 would authorize the allocation of \$130,000 in CDBG funding towards the City's Teen Program and Home Improvement Programs.



Raymond R. Cruz
City Manager

Attachment:
Resolution No. 9763

RESOLUTION NO. 9763

**A RESOLUTION OF THE SANTA FE SPRINGS CITY COUNCIL
APPROVING THE CITY'S COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) PROGRAM FOR FISCAL YEAR 2022-2023**

WHEREAS, on August 22, 1974 the President of the United States signed into law the Housing and Community Development Act of 1974 (Act); and

WHEREAS, the primary goals of Title I of the Act are the development of viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income; and

WHEREAS, the City of Santa Fe Springs has received notification of the availability of \$130,000 in federal Community Development Block Grant (CDBG) funds to further the attainment of these goals during Fiscal Year 2022-2023; and

WHEREAS, suggestions have been requested from City departments for the utilization of these funds; and

WHEREAS, the City has published information and solicited comments regarding eligible activities under the Act and has conducted a public hearing to solicit comments and suggestions from the community for the utilization of these funds.

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

Section 1. The City Council finds that all the facts set forth in the Recitals of this Resolution are true and correct.

Section 2. That the City Manager or his designee is authorized and directed to submit the City's final Program Planning Summary for Fiscal Year 2022-2023 to the County of Los Angeles, reflecting the funding allocations set forth herein. In addition, the City Manager or his designee is hereby authorized to administratively adjust funding levels if the City's final allocation varies by less than 25 percent from the figures contained herein.

Section 3. That the Mayor and/or City Manager are authorized to execute the contractual and related documents to be prepared by the County of Los Angeles that are required for the implementation of the projects/programs set forth herein.

APPROVED:
ITEM NO.:

Section 4. That the City of Santa Fe Springs submits the Fiscal Year 2022-2023 Community Block Grant Allocation for the following projects/purposes:

Home Improvement Project	\$104,000
Teen Program	<u>\$ 26,000</u>
Total	\$130,000

PASSED, APPROVED and ADOPTED this **15th** day of **February 2022** by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Annette Rodriguez, Mayor

ATTEST:

Janet Martinez, City Clerk



City of Santa Fe Springs

City Council Meeting

February 15, 2022

NEW BUSINESS

Approval of 2022 Art Fest Event Professional Services Agreement

RECOMMENDATION:

- Authorize the Director of Community Services to execute and administer a Professional Services Agreement (PSA) with Crepes and Grapes Café, LLC. Sandra Hahn, for consulting services for the 2022 Art Fest event, including extending or otherwise modifying the Agreement in response to any COVID-related impacts.

BACKGROUND

Due to COVID-19, the City has not held its annual SFS Art Fest since May of 2019. In May of 2020, the event had been planned; however, all City facilities were closed and events were canceled due to the pandemic. At the November 12, 2020 City Council meeting, Council approved a Professional Services Agreement (PSA) with Crepes and Grapes Café, LLC. Sandra Hahn. The PSA was approved in the amount of \$49,600 for the 2021 Art Fest scheduled for May 7, 2021 which included a Juried Film Exhibit and Collector's Night (now known as the Preview & Art Showcase) on May 6, 2021.

At the time of the approval, it was determined that if the 2021 SFS Art Fest was canceled due to COVID-19, there would not be a virtual program. The costs of the virtual program were considered to be too cost prohibitive. In addition, payments to the consultant had been mostly deferred to further along in the planning process to allow for consideration of event cancellation.

With the resurgence in COVID-19 cases in 2021 throughout the State of California, staff explored options for still holding the event, but later in the year. The best option found was to hold the event on November 5, 2021 with the Preview & Art Showcase scheduled for November 4, 2021. The consultant agreed with City staff regarding the date change. All exhibits in the original agreement were adjusted to accommodate the new event date, including the payment schedule. The City Council approved Amendment One to the PSA at the meeting of January 28, 2021.

The Art Fest Consultant, Sandra Hahn, received \$10,000 at the signing of the agreement which was applied towards preparations for the event in the categories of Concept and Design, marketing, meetings with potential sponsors, filmmakers, and updating all materials associated with the event.



City of Santa Fe Springs

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February 15, 2022

Subsequent to the approval of Amendment One, the Heritage Arts Advisory Committee raised concerns regarding the timing of the 2021 Art Fest and felt that it was in the City's interest to cancel the event. At the Heritage Arts Advisory Committee meeting of March 30, 2021, members expressed their concern over holding the event in November 2021. The concerns were mainly about the feasibility of having an event in November followed by another Art Fest in May 2022.

Members felt that the time frame was too narrow and voiced concerns regarding fundraising, vendor issues, inclement weather, and the costs of having two major events in the same fiscal year. The members felt it would be better to wait until May 2022 to hold the annual SFS Art Fest event. At the April 27, 2021 Heritage Arts Advisory Committee meeting, members voted unanimously to recommend the cancellation of the 2021 SFS Art Fest. Staff were in agreement with the decision.

At the May 18, 2021 City Council meeting, Council approved the Heritage Arts Advisory Committee's recommendation to cancel the 2021 SFS Art Fest, to include the Art Consultant's Professional Services Agreement. The Art Fest Consultant, Sandra Hahn, agreed to apply the \$10,000 payment to offset her costs for the 2022 Art Fest event.

The 2022 Art Fest will follow the same format as in previous years and will continue to include educational workshops, local artists, art vendors, art for purchase, and enhanced entertainment, food and beverages. The film component will also continue in 2022. Additionally, Ms. Hahn will coordinate and enhance the Preview & Art Showcase (formerly Collector's Night) on Thursday, May 5, 2022. On this evening, our business residents will have an opportunity to enjoy an art mixer, view art, and purchase art pieces as well. Staff will work with the Santa Fe Springs Chamber of Commerce to promote this event and ensure its success.

The following are the anticipated services to be performed by the consultant for the 2022 Art Fest:

Pre-Art Fest Preparation:

Artist commissioning/recruitment – "Calling All Artists"– Commission professional artists, recruit youth artists in the local middle schools, high schools, colleges and non-profit organizations. Also to include city employees and their family members.

Recruitment of Pop-up Artist Vendors – Recruit and secure pop-up artist vendors to include cultural jewelry, handcrafted items, textiles, etc.

Juried Film International Exhibit/Film Freeway Platform – Provide an "Open Call" for emerging filmmakers through Film Freeway. Recruitment of filmmakers to include a biography and cinematic screen shots of the artist's work.



City of Santa Fe Springs

City Council Meeting

February 15, 2022

Preview and Showcase Night – Thursday, May 5, 2022 – Coordinate all art mediums and display throughout select areas of the Clarke Estate. Create opportunities to meet with artists, film directors, actors and the business community.

Donations/Sponsorships/Silent Auction – Solicit potential sponsorships and donations for the silent auction component.

Curation of art work – Receive, review and approve artist applications, oversee cataloguing and documentation of all artwork, work with artists on providing proper packaging of art for transportation.

Marketing – Design and print the visual marketing materials (i.e. “Call to Artist” postcards, fliers, posters, program with map, and sponsorship brochure), SFS ARTFEST Logo, design ad for electronic billboards, which was created in preparation for the canceled 2021 Art Fest. Design and market “Silent Auction” materials, “Chalking It Up” Live installation competition, and Film Installation Screening. Consult with the City’s Social Media Administrator for cross promotions and marketing materials using the City’s logo and/or approved designs involving 2022 SFS ARTFEST through each party’s social media forums (i.e. Facebook, Twitter, Instagram) and the website for the Heritage Arts in Public Places Program which will link with the consultant’s website “Uptowncrawlers.com.”

Art Fest Event Implementation:

Preview & Art Showcase - Promote to Santa Fe Springs Chamber members as an opportunity to network among the artists, and help engagement through cross-marketing efforts. This is a second night event for Community, Artists and Vendors.

Drop off / Installation / Pick up of art work - Plan and coordinate with city staff for check-in, artwork drop-off, installation and return of all unsold artwork.

Sales of Art - Work collaboratively with city staff to conduct all sales of art at the Art Fest event.

Post Art Fest and Evaluation Report:

Final Report - Provide the City with a written summary and analysis report of all participating artists.

Meetings with City Staff:

Consultant will participate in all of the 2022 Art Fest Planning Committee meetings (meetings scheduled once a month, time and date to be determined). Attend and provide the Heritage Arts Advisory Committee monthly updates at their regular monthly meetings. Meeting dates may be changed at the mutual consent of both parties.

Report Submitted By: Maricela Balderas/Ed Ramirez Date of Report: February 10, 2022
Department of Community Services



City of Santa Fe Springs

City Council Meeting

February 15, 2022

PROPOSED TOTAL COST: \$39,600.00

The Mayor may call upon Ed Ramirez, Family and Human Services Manager, to answer any questions the Council may have regarding the Professional Services Agreement.

LEGAL REVIEW

The City Attorney Office has reviewed the Professional Services Agreement for Crepes and Grapes Café, LLC. Sandra Hahn.

FISCAL IMPACT

The \$36,900.00 Art Consultant fees will be disbursed in accordance to the proposed fee schedule following the execution of the 2022 Art Fest PSA. This expenditure is included in the approved Public Art & Art Education program fund (10511001). This amount is also an adjusted rate with the Art Consultant agreeing to apply the \$10,000.00 payment made in 2021 to offset her costs for the 2022 Art Fest event.

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

Raymond R. Cruz
City Manager

Attachment(s)

1. Professional Services Agreement with Crepes and Grapes, LLC. for the 2022 SFS Art Fest

**CITY OF SANTA FE SPRINGS
PROFESSIONAL SERVICES AGREEMENT
WITH
CREPES & GRAPES CAFÉ, LLC
FOR 2022 SFS ARTFEST**

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this 15th day of February, 2022 ("Effective Date"), by and between the CITY OF SANTA FE SPRINGS, a municipal corporation ("CITY"), and Crepes & Grapes Café, LLC, a California corporation ("Consultant").

W I T N E S S E T H :

WHEREAS, City proposes to utilize the services of Consultant as an independent contractor to provide consulting services for the 2022 Art Fest event, as more fully described herein; and

WHEREAS, Consultant represents that it has that degree of specialized expertise contemplated within California Government Code section 37103, and holds all necessary requirements to practice and perform the services herein contemplated; and

WHEREAS, City and Consultant desire to contract for the specific services described in Exhibit "A" (the "Project") and desire to set forth their rights, duties and liabilities in connection with the services to be performed; and

WHEREAS, no official or employee of City has a financial interest, within the provisions of sections 1090-1092 of the California Government Code, in the subject matter of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

1.0. SERVICES PROVIDED BY CONSULTANT

1.1. Scope of Services. Consultant shall provide the professional services described and attached hereto as Exhibit "A" and Consultant's Proposal, attached hereto as Exhibit "B," both incorporated herein by this reference. Consultant recognizes that the Art Fest event scheduled for May 6, 2022 may be subject to change in response to COVID-19.

1.2. Professional Practices. All professional services to be provided by Consultant pursuant to this Agreement shall be provided by personnel experienced in their respective fields and in a manner consistent with the standards of care, diligence and skill ordinarily exercised by professional Consultants in similar fields and circumstances in accordance with sound professional practices. Consultant also warrants that it is familiar with all laws that may affect its performance of this Agreement and shall advise City of any changes in any laws that may affect Consultant's performance of this Agreement.

1.3. Performance to Satisfaction of City. Consultant agrees to perform all the work to the complete satisfaction of the City and within the hereinafter specified. Evaluations of the work will be done by the City Manager or his or her designee. If the quality of work is not satisfactory, City in its discretion has the right to:

- (a) Meet with Consultant to review the quality of the work and resolve the matters of concern;
- (b) Require Consultant to repeat the work at no additional fee until it is satisfactory; and/or
- (c) Terminate the Agreement as hereinafter set forth.

1.4. Warranty. Consultant warrants that it shall perform the services required by this Agreement in compliance with all applicable Federal and California employment laws, including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation insurance and safety in employment; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement. Consultant shall indemnify and hold harmless City from and against all claims, demands, payments, suits, actions, proceedings, and judgments of every nature and description including attorneys' fees and costs, presented, brought, or recovered against City for, or on account of any liability under any of the above-mentioned laws, which may be incurred by reason of Consultant's performance under this Agreement.

1.5. Non-Discrimination. In performing this Agreement, Consultant shall not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military or veteran status, except as permitted pursuant to section 12940 of the Government Code.

1.6. Non-Exclusive Agreement. Consultant acknowledges that City may enter into agreements with other Consultants for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

1.7. Delegation and Assignment. This is a personal service contract, and the duties set forth herein shall not be delegated or assigned to any person or entity without the prior written consent of City. Consultant may engage a subcontractor(s) as permitted by law and may employ other personnel to perform services contemplated by this Agreement at Consultant's sole cost and expense.

1.8. Confidentiality. Employees of Consultant in the course of their duties may have access to financial, accounting, statistical, and personnel data of private individuals and employees of City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this Section shall survive the termination of this Agreement.

2.0. COMPENSATION AND BILLING

2.1. Compensation. Consultant shall be paid in accordance with the fee schedule set forth in Exhibit "C," attached hereto and made a part of this Agreement by this reference (the "Fee Schedule"). Consultant's total compensation shall not exceed \$39,600.00 (dollars). Consultant recognizes that the Art Fest event scheduled for May 6, 2022 may be subject to change in

response to COVID-19, and in such event will work with the City to establish a new fee schedule.

2.2. Additional Services. Consultant shall not receive compensation for any services provided outside the scope of services specified in Exhibits A and B unless the City or the Project Manager for this Project, prior to Consultant performing the additional services, approves such additional services in writing. It is specifically understood that oral requests and/or approvals of such additional services or additional compensation shall be barred and are unenforceable.

2.3. Method of Billing. Consultant may submit invoices to the City for approval on a progress basis, but no more often than two times a month. Said invoice shall be based on the total of all Consultant's services which have been completed to City's sole satisfaction. City shall pay Consultant's invoice within twenty-five (25) days from the date City receives said invoice. Each invoice shall describe in detail, the services performed, the date of performance, and the associated time for completion. Any additional services approved and performed pursuant to this Agreement shall be designated as "Additional Services" and shall identify the number of the authorized change order, where applicable, on all invoices.

2.4. Records and Audits. Records of Consultant's services relating to this Agreement shall be maintained in accordance with generally recognized accounting principles and shall be made available to City or its Project Manager for inspection and/or audit at mutually convenient times from the Effective Date until two (2) years after termination of this Agreement.

3.0. TIME OF PERFORMANCE

3.1. Commencement and Completion of Work. The professional services to be performed pursuant to this Agreement shall commence within immediately from the Effective Date of this Agreement. Said services shall be performed in strict compliance with the Project Schedule approved by City as set forth in Exhibit "D," attached hereto and incorporated herein by this reference. The Project Schedule may be amended by mutual agreement of the parties. Failure to commence work in a timely manner and/or diligently pursue work to completion may be grounds for termination of this Agreement.

3.2. Excusable Delays. Except for rain, neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts shall include, but not be limited to, acts of God, fire, strikes, material shortages, pandemics, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a party.

4.0. TERM AND TERMINATION

4.1. Term. This Agreement shall commence on the Effective Date and continue for a period of 3 months, ending on May 31, 2022, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties. This Agreement may be extended by additional 1 year period upon mutual written agreement of both parties.

4.2. Notice of Termination. The City reserves and has the right and privilege of canceling, suspending or abandoning the execution of all or any part of the work contemplated by this Agreement, with or without cause, at any time, by providing written notice to Consultant. The termination of this Agreement shall be deemed effective upon receipt of the notice of termination. In the event of such termination, Consultant shall immediately stop rendering services under this Agreement unless directed otherwise by the City.

4.3. Compensation. In the event of termination, City shall pay Consultant for reasonable costs incurred and professional services satisfactorily performed up to and including the date of City's written notice of termination. Compensation for work in progress shall be prorated based on the percentage of work completed as of the effective date of termination in accordance with the fees set forth herein. In ascertaining the professional services actually rendered hereunder up to the effective date of termination of this Agreement, consideration shall be given to both completed work and work in progress, to complete and incomplete drawings, and to other documents pertaining to the services contemplated herein whether delivered to the City or in the possession of the Consultant.

4.4. Documents. In the event of termination of this Agreement, all documents prepared by Consultant in its performance of this Agreement including, but not limited to, finished or unfinished design, development and construction documents, data studies, drawings, maps and reports, shall be delivered to the City within ten (10) days of delivery of termination notice to Consultant, at no cost to City. Any use of uncompleted documents without specific written authorization from Consultant shall be at City's sole risk and without liability or legal expense to Consultant.

5.0. INSURANCE

5.1. Minimum Scope and Limits of Insurance. Consultant shall obtain, maintain, and keep in full force and effect during the life of this Agreement all of the following minimum scope of insurance coverages with an insurance company admitted to do business in California, rated "A," Class X, or better in the most recent Best's Key Insurance Rating Guide, and approved by City:

- (a) Commercial general liability, including premises-operations, products/completed operations, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury with a policy limit of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or shall be twice the required occurrence limit.
- (b) Business automobile liability for owned vehicles, hired, and non-owned vehicles, with a policy limit of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence for bodily injury and property damage.
- (c) Workers' compensation insurance as required by the State of California. Consultant agrees to waive, and to obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officers, agents, employees, and volunteers arising from work performed by Consultant for the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.
- (d) Professional errors and omissions ("E&O") liability insurance with policy limits of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence and aggregate. Architects' and engineers' coverage shall be endorsed to include contractual liability. If the policy is written as a "claims made" policy, the retro date shall be prior to the start of the contract

work. Consultant shall obtain and maintain, said E&O liability insurance during the life of this Agreement and for three years after completion of the work hereunder.

5.2. Endorsements. The commercial general liability insurance policy and business automobile liability policy shall contain or be endorsed to contain the following provisions:

- (a) Additional insureds: "The City of Santa Fe Springs and its elected and appointed boards, officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by or on behalf of the Consultant pursuant to its contract with the City; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; automobiles owned, leased, hired, or borrowed by the Consultant."
- (b) Notice: "Said policy shall not terminate, be suspended, or voided, nor shall it be cancelled, nor the coverage or limits reduced, until thirty (30) days after written notice is given to City."
- (c) Other insurance: "The Consultant's insurance coverage shall be primary insurance as respects the City of Santa Fe Springs, its officers, officials, agents, employees, and volunteers. Any other insurance maintained by the City of Santa Fe Springs shall be excess and not contributing with the insurance provided by this policy."
- (d) Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the City of Santa Fe Springs, its officers, officials, agents, employees, and volunteers.
- (e) The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5.3. Deductible or Self Insured Retention. If any of such policies provide for a deductible or self-insured retention to provide such coverage, the amount of such deductible or self-insured retention shall be approved in advance by City. No policy of insurance issued as to which the City is an additional insured shall contain a provision which requires that no insured except the named insured can satisfy any such deductible or self-insured retention.

5.4. Certificates of Insurance. Consultant shall provide to City certificates of insurance showing the insurance coverages and required endorsements described above, in a form and content approved by City, prior to performing any services under this Agreement. The certificates of insurance shall be attached hereto as Exhibit "E" and incorporated herein by this reference.

5.5. Non-Limiting. Nothing in this Section shall be construed as limiting in any way, the indemnification provision contained in this Agreement, or the extent to which Consultant may be held responsible for payments of damages to persons or property.

6.0. GENERAL PROVISIONS

6.1. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior

writings and oral negotiations. This Agreement may be modified only in writing, and signed by the parties in interest at the time of such modification. The terms of this Agreement shall prevail over any inconsistent provision in any other contract document appurtenant hereto, including exhibits to this Agreement.

6.2. Representatives. The City Manager or his or her designee shall be the representative of City for purposes of this Agreement and may issue all consents, approvals, directives and agreements on behalf of the City, called for by this Agreement, except as otherwise expressly provided in this Agreement.

Consultant shall designate a representative for purposes of this Agreement who shall be authorized to issue all consents, approvals, directives and agreements on behalf of Consultant called for by this Agreement, except as otherwise expressly provided in this Agreement.

6.3. Project Managers. City shall designate a Project Manager to work directly with Consultant in the performance of this Agreement.

Consultant shall designate a Project Manager who shall represent it and be its agent in all consultations with City during the term of this Agreement. Consultant or its Project Manager shall attend and assist in all coordination meetings called by City.

6.4. Notices. Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery or mail and shall be addressed as set forth below. Such communication shall be deemed served or delivered: (a) at the time of delivery if such communication is sent by personal delivery, and (b) 48 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

IF TO CONSULTANT:

Crepes & Grapes, LLC.
Sandra Hahn
6560 Greenleaf Ave.
Whittier Ca, 90601

Tel:(562) 696-3255
Cell: (562) 708-1475

IF TO CITY:

City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

Tel: (562) 868-0511

Attn: Maricela Balderas, Director
Department of Community
Services

Courtesy copy to:
City of Santa Fe Springs
9255 Pioneer Blvd
Santa Fe Springs, CA 90670
Attn: Ed Ramirez
Family & Human Services
Manager

6.5. Attorneys' Fees. In the event that litigation is brought by any party in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

6.6. Governing Law. This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Los Angeles, California.

6.7. Assignment. Consultant shall not voluntarily or by operation of law assign, transfer, sublet or encumber all or any part of Consultant's interest in this Agreement without City's prior written consent. Any attempted assignment, transfer, subletting or encumbrance shall be void and shall constitute a breach of this Agreement and cause for termination of this Agreement. Regardless of City's consent, no subletting or assignment shall release Consultant of Consultant's obligation to perform all other obligations to be performed by Consultant hereunder for the term of this Agreement.

6.8. Indemnification and Hold Harmless. Consultant agrees to defend, indemnify, hold free and harmless the City, its elected officials, officers, agents and employees, at Consultant's sole expense, from and against any and all claims, actions, suits or other legal proceedings brought against the City, its elected officials, officers, agents and employees arising out of the performance of the Consultant, its employees, and/or authorized subcontractors, of the work undertaken pursuant to this Agreement. The defense obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the Consultant, its employees, and/or authorized subcontractors, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the negligence, errors, omissions or misconduct of the Consultant, its employees, and/or authorized subcontractors, and/or whenever any claim, action, complaint or suit asserts liability against the City, its elected officials, officers, agents and employees based upon the work performed by the Consultant, its employees, and/or authorized subcontractors under this Agreement, whether or not the Consultant, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the Consultant shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City. This provision shall supersede and replace all other indemnity provisions contained either in the City's specifications or Consultant's Proposal, which shall be of no force and effect.

6.9. Independent Contractor. Consultant is and shall be acting at all times as an independent contractor and not as an employee of City. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City. Consultant shall secure, at its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions for Consultant and its officers, agents, and employees, and all business licenses, if any are required, in connection with the

services to be performed hereunder. Consultant shall indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with the applicable worker's compensation laws. City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this paragraph.

6.10. PERS Eligibility Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

6.11. Cooperation. In the event any claim or action is brought against City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance and cooperation which City might require.

6.12. Ownership of Documents. All findings, reports, documents, information and data including, but not limited to, computer tapes or discs, files and tapes furnished or prepared by Consultant or any of its subcontractors in the course of performance of this Agreement, shall be and remain the sole property of City. Consultant agrees that any such documents or information shall not be made available to any individual or organization without the prior consent of City. Any use of such documents for other projects not contemplated by this Agreement, and any use of incomplete documents, shall be at the sole risk of City and without liability or legal exposure to Consultant. City shall indemnify and hold harmless Consultant from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from City's use of such documents for other projects not contemplated by this Agreement or use of incomplete documents furnished by Consultant. Consultant shall deliver to City any findings, reports, documents, information, data, in any form, including but not limited to, computer tapes, discs, files audio tapes or any other Project related items as requested by City or its authorized representative, at no additional cost to the City.

6.13. Public Records Act Disclosure. Consultant has been advised and is aware that this Agreement and all reports, documents, information and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Consultant, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code section 6250 *et seq.*). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in the California Government Code section 6254.7, and of which

Consultant informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the Court.

6.14. Conflict of Interest. Consultant and its officers, employees, associates and sub Consultants, if any, will comply with all conflict of interest statutes of the State of California applicable to Consultant's services under this agreement, including, but not limited to, the Political Reform Act (Government Code sections 81000, *et seq.*) and Government Code section 1090. During the term of this Agreement, Consultant and its officers, employees, associates and sub Consultants shall not, without the prior written approval of the City Representative, perform work for another person or entity for whom Consultant is not currently performing work that would require Consultant or one of its officers, employees, associates or sub Consultants to abstain from a decision under this Agreement pursuant to a conflict of interest statute.

6.15. Responsibility for Errors. Consultant shall be responsible for its work and results under this Agreement. Consultant, when requested, shall furnish clarification and/or explanation as may be required by the City's representative, regarding any services rendered under this Agreement at no additional cost to City. In the event that an error or omission attributable to Consultant occurs, then Consultant shall, at no cost to City, provide all necessary design drawings, estimates and other Consultant professional services necessary to rectify and correct the matter to the sole satisfaction of City and to participate in any meeting required with regard to the correction.

6.16. Prohibited Employment. Consultant will not employ any regular employee of City while this Agreement is in effect.

6.17. Order of Precedence. In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of any document, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any such provision or provisions so incorporated by reference, this Agreement shall govern over the document referenced.

6.18. Costs. Each party shall bear its own costs and fees incurred in the preparation and negotiation of this Agreement and in the performance of its obligations hereunder except as expressly provided herein.

6.19. No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Consultant and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

6.20. Headings. Paragraphs and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

6.21. Construction. The parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring

or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

6.22. Amendments. Only a writing executed by the parties hereto or their respective successors and assigns may amend this Agreement.

6.23. Waiver. The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

6.24. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired, which determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.

6.25. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

6.26. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so the parties hereto are formally bound to the provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

CONSULTANT

Signature

Date: _____

Sandra Hahn, Chief Executive Officer

Social Security or Taxpayer ID Number

CITY OF SANTA FE SPRINGS

Annette Rodriguez
Mayor

Date: _____

ATTEST:

Janet Martinez, City Clerk

APPROVED AS TO FORM:

Ivy M. Tsai, City Attorney

Date: _____

APPROVED AS TO CONTENT:

Ed Ramirez
Project Manager

Date: _____

DEPARTMENTAL APPROVAL:

Maricela Balderas
Director of Community Services

Date: _____

EXHIBIT A

SCOPE OF SERVICES

Artist Recruitment

- “Calling All Artists”–Commission professional artists, and recruit youth artists in local middle schools, high schools, colleges and non-profit organizations. Recruit and secure approximately 175 Artists with no more than two pieces of art per artist; medium of art should include but not limited to:
 - Fine Arts
 - Chalk artists (to provide live artwork in the making)
 - Street Art
 - Educational workshops/crafts
 - Caricature artist
 - Poetry
 - Performing artist/Live Installations
- Recruit and coordinate selection of two featured artists. Consultant shall provide a proposal of recommended Artists to be featured. The proposal shall include a biography and pictures of the artist’s work which will be presented to the Heritage Arts Advisory Committee (HAAC). The HAAC will then select and vote on the featured and guest artists.
- Coordinate an informational artist recruitment orientation with local school administrators and organizations to communicate all requirements of artists and art fest application submittals.
- Help recruit and secure no less than twenty (20) pop-up artist vendors to include cultural jewelry, handcrafted items, textiles, etc.

Jury Competition and Art Handling of Awards

- Art Handling: Responsible for the handling of all artworks as well as transportation of all art.
- Coordinate all efforts with selected jury panel for art jury competition. Awards for Art Exhibit Categories: Painting, Sculpture, Photography, and Mixed Media.
- Best of Show Trophies & Ribbons will be rewarded.
- Consultant will provide honorariums for jury and awards.

Juried Film International Exhibit / Film Freeway Platform

- Shall provide “Open Call” for emerging filmmakers through Film Freeway.
- Recruitment of filmmakers will include a biography and cinematic screen shots of the artist’s work.
- Approximately 8-15 filmmakers will be selected; dependent on film duration. Filmmakers will present their body of work. Set-up will include a filmmaker discussion during the festival.
- Consultant will provide materials and staff.
- Consultant will provide honorarium for host & film director.

Preview & Art Showcase - Thursday, May 5, 2022

- Coordinate all art with mediums, that have been judged, will be on display throughout select areas of the Clarke Estate. There will be opportunities to meet with artists, film directors, actors and the business community.

- Consultant shall provide staffing and arrange refreshments.

Donations/Sponsorships/Silent Auction

- Solicit potential sponsorships, and donations for to support Art Fest event. Consultant will receive a 10% finders fees for any secured sponsorships.
- Obtain artist artwork or other donations for silent auction component.
- Use auction software that specifically supports mobile virtual bidding and auction website creation; creation of an online auction catalog with our auction items; creation of description, starting bids and/or buy-it-now options.
- Consultant to heavily promote online pre-registration including pre-registration of payment methods.

Curation of art

- Receive, review and approve artist applications, oversee cataloging and documentation of all artwork, work with Artists on providing proper packaging of art for transportation. Cataloging Protocols should include a database file that possesses the following information: Artist Name, Name of Art Piece, Sale Price, Medium, Size, Photo and Location of Art / Artist.
- Collect, secure and store all submitted art work. City to provided location.
- Coordinate with Art Fest planning committee (City Staff) event layout and art components. Identify medium categories and display locations.

“Chalking It Up”

- Consultant shall provide “Open Call” for chalk artists to submit their work (i.e. a vivid sketch, statement, etc.). Selecting 2-4 artists to create live installations. Selected artists will be designated in areas throughout the festival grounds for a live competition.
- Consultant will provide collateral materials, recruitments, and jury packets.
- Consultant will provide awards and staffing.

Marketing

- Collaborate and consult the CITY’s Social Media Administrator to promote and market ARTFEST 2022 through each Party’s social media forums (i.e. Facebook, Twitter, and Instagram) which identifies marketing partnership under the Consultants name or business name.
- Attend various art events/shows (number & locations negotiable) representing the City throughout Southern California to promote and recruit participation in the 2022 SFS Art Fest.

Art Fest Event Implementation:

- Coordinate artist check-in and artwork drop to include completion of all necessary waivers.
- Plan and coordinate with City staff hanging of all artwork. Consultant shall solely be responsible for the handling of all artworks. This includes the following: 1) the hanging of all art as well as the transportation of all art; 2) All tools and equipment necessary to execute this directive. Consultant may use the City owned art displays, equipment, materials, such as ladders, display panels, hanging grids, hooks and easels.

- Responsible for labeling and tagging of all artwork, once hung. Consultant to provide art labeling and tags (City of SFS logo provided by City staff).
- Work collaboratively with CITY staff to conduct all sales of art at the Art Fest event. City will provide receipt to purchaser(s) of art sold; Consultant shall tag displayed items as sold; City staff will conduct all reporting of items sold and money collected; Report will include: Artist Info, Buyers Name and Contact Information including email, Sale Price, Artwork Name
- Consultant will be responsible for the take down and proper storage of artwork. Consultant will schedule pick up dates of Artwork at the Clarke Estate following the Art Fest event. Dates and times are to be negotiated with Consultant for the return of artwork. All uncollected artwork and silent auction items will be forfeited to the CITY and will be used as raffle items for future Art Fest events.

Post Art Fest and Evaluation

- Consultant will provide the City with a written evaluation report of all participating artists. Report will include an analysis of the marketing effort, the preparation process, the Art Fest event, the total of artists and Catalogue, pop-up artist and vendors, and total sales from Art Fest (City staff will provide financial information).

EXHIBIT B

CONSULTANT'S PROPOSAL

2021 SFS ARTFEST

09-25-20 1st draft

ART INCOME	
City SFS Budget	48,000K
Art Sales	\$1,000
Silent Art Auction	\$2,500
Art Sponsorships	\$2,000
TOTAL PROJECTED INCOME	\$5,500

PLAN A - PROPOSAL BUDGET



MAY 7TH, 2021 ART FESTIVAL EXPENSES

CONSULTANT FEE BREAKDOWN

MARKETING / ADVERTISING <ul style="list-style-type: none"> - Collaborate and consult the CITY's Social Media Administrator to promote and market ARTFEST 2021 through each Parties social media forums (i.e. Facebook, Twitter, and Instagram) which identifies marketing partnership under the Consultants name or business name. - Attend various art events/shows (number & locations negotiable) representing the City throughout Southern California to promote and recruit participation in the 2021 SFS Art Fest. 	\$5,300
DESIGN CONCEPT MATERIALS Design for print and visual marketing materials. "Call to Artists" postcards, Save the date cards, sponsorship brochure, event map program, designs website, social media banners, Chamber ADs, billboard, Silent Auction, Film Fest and other supporting materials.	\$5,800
PRINT COLLATERAL MATERIALS save-the-date fliers 10K, map event program 200pc, sponsorship brochure 200pc and artist banners. (SFS City responsible for postage & bulk mail expenses)	\$5,500
DEDICATED WEBSITES update applications for artists, vendors, and sponsorships as well as marketing efforts - www.artcrawlifest.com / We will be linking the Heritage Arts Advisory Committee & SFS City.	\$5,500
PREVIEW & ART SHOWCASE - THURSDAY, MAY 6, 2021 <ul style="list-style-type: none"> - Coordinate all art with mediums, that have been judged, will be on display throughout select areas of the Clarke Estate. There will be opportunities to meet with artists, film Directors, actors and the business community. - Consultant shall provide staffing and arrange refreshments. 	\$2,800
FEATURED ARTISTS Recruit and or coordinate selection of featured artists; recommendation for two Feature Artists / Fine Arts and Film. The proposal shall include a biography and pictures of the artist's work which will be presented to the Heritage Arts Advisory Committee (HAAC). <i>The two featured artist and guest artist would receive a stipend, solely responsible for the handling of all artworks and art transportation by the Art Consultant.</i>	\$3,500
ARTIST RECRUITMENT & CURATION OF ART <ul style="list-style-type: none"> - "Calling All Artists"—Commission professional artist, and recruit youth artists in local middle schools, high schools, colleges and non-profit organizations. Recruit and secure no more than 175 Artists with no more than two pieces of art per artist. Medium of art should include but not limited to: <ul style="list-style-type: none"> • Fine Art: Visual art considered to have been created primarily for aesthetic purposes and judged for its beauty and meaningfulness, specifically, painting, sculpture, drawing, watercolor, and mixed media. • Chalk Artists - to provide live artwork in the making. Artists Fees paid by SFS City • Street Art / Caricature Artist • Educational Workshops / Crafts • Performing Artist / Live Installations / Poetry / Spoken Word - Coordinate an informational artist recruitment orientation with local school administrators and organizations to communicate all requirements of artists and art fest application submittals. - Help recruit and secure no less than Twenty (20) pop-up artist vendors to include cultural jewelry, handcrafted items, textiles, etc. - Collect, secure and store all submitted art work. City to provided location. - Coordinate with Art Fest planning committee (City Staff) event layout and art components. Identify medium categories and display locations. 	\$6,900

MAY 7TH, 2021 ART FESTIVAL EXPENSES	
ART FEST EVENT IMPLEMENTATION: <ul style="list-style-type: none"> - Coordinate artist check-in and artwork drop to include completion of all necessary waivers. - Plan and coordinate with City staff hanging of all artwork. Consultant shall solely be responsible for the handling of all artworks. This includes the following: 1) the hanging of all art as well as the transportation of all art; 2) All tools and equipment necessary to execute this directive. Consultant may use the City owned art displays, equipment, materials, such as ladders, display panels, hanging grids, portable walls, hooks and easels. - Responsible for labeling and tagging of all artwork, once hung. Consultant to provide art labeling and tags (City of SFS logo provided by City staff). - Work collaboratively with CITY staff to conduct all sales of art at the Art Fest event. City will provide receipt to purchaser(s) of art sold; Consultant shall tag displayed items as sold; City staff will conduct all reporting of items sold and money collected; Report will include: Artist Info, Buyers Name and Contact Information including email, Sale Price, Artwork Name - Consultant will be responsible for the take down and proper storage of artwork. Consultant will schedule pick up dates of Artwork at the Clarke Estate following the Art Fest event. Dates and times are to be negotiated with Consultant for the return of artwork. All uncollected artwork and silent auction items will be forfeited to the CITY and will be used as raffle items for future Art Fest events. 	\$4,800
JURY COMPETITION AND ART HANDLING OF AWARDS <ul style="list-style-type: none"> - Art Handling: Responsible for the handling of all artworks as well as transportation of all art. - Coordinate all efforts with selected jury panel for art jury competition. Awards for Art Exhibit Categories: Painting, Sculpture, Photography, and Mixed Media. - Best of Show Ribbons will be rewarded. - Consultant will provide honorariums for jury and awards. 	\$3,000
SILENT ART AUCTION Proceeds from the silent auction will benefit all of the Heritage Arts Advisory Committee programs which will provide arts education to under-served youth in the community. <ul style="list-style-type: none"> • Using auction software that specifically supports mobile bidding and auction website creation. • Creating an online item catalog with our auction items • Descriptions, starting bids, and/or buy-it-now options • Heavily promoting online pre-registration • Including pre-registering payment methods • Setting a timeframe for the online auction spanning several days (rather than a single one-time event). • Shipping and or dropping items to winning bidders in a timely manner / (some service fees may apply) 	\$2,000
JURIED FILM INTERNATIONAL EXHIBIT / FILM FREEWAY / FEATURED FILM ARTIST <ul style="list-style-type: none"> - Shall provide "Open Call" for emerging filmmakers through Film Freeway. - Recruitment of filmmakers will include a biography and cinematic screen shots of the artist's work. - Approximately 8-15 Filmmakers will be selected, dependent on film duration. Filmmakers will present their body of work. Set-up will include a filmmaker outdoor discussion during the festival. - Recruitment of 2-3 multi media filmmakers to create installations. - Consultant will provide materials, staff, honorarium for host & film director. 	\$3,500
POST ART FEST / EVALUATION <ul style="list-style-type: none"> - Consultant will provide the City with a written evaluation report of all participating artists. Report will include an analysis of the marketing effort, the preparation process, Art Fest virtual event, the total of artists and Catalogue, pop-up artist and vendors, and total sales from Art Fest (City staff will provide financial report). 	\$1,000
2021 PAYMENT SCHEDULE "A" <ol style="list-style-type: none"> 1. Execution of the Agreement: \$10,000 2. Completion of artist recruitment orientation February 15th 2021: \$10,000 3. Payment on April 20, 2021: \$10,000 4. Completion of event on May 7, 2021: \$17,000 5. Post-SFS ARTFEST evaluation report: \$2,600 	
TOTAL:	\$49,600

EXHIBIT C
FEE SCHEDULE

In full consideration for the rendering of the services hereunder, and for any rights granted or relinquished by the Consultant under this Agreement, the CITY shall compensate the Consultant in accordance with the following payment schedule.

1. Upon execution of the Agreement, the Consultant shall be paid \$10,000;
2. Upon completion of the SFS ARTFEST event on May 6, 2022, the Consultant shall be paid \$20,000; and
3. Upon completion of the Post-SFS ARTFEST evaluation report, the Consultant shall be paid \$9,600.

EXHIBIT D
PROJECT SCHEDULE

Meetings with City

Consultant shall attend the following scheduled meetings with SFS ARTFEST Contract CITY Administrator to provide updates or TBD:

- 3rd Tuesday of the month, February – May, 2022 (time to be determined by CITY)
- Meeting dates may be changed at the mutual consent of both Parties.
- Heritage Arts Advisory Committee (HAAC) meetings February through May on the 4th Tuesday of each month at 9:00 a.m.

CONSULTANT LIST OF DELIVERABLES

The following deliverables shall be managed by the Consultant. Consultant shall provide all deliverables in accordance with the mutually agreed upon timelines as stated herein. All reports shall be delivered electronically in PDF format.

a. **Cataloging Protocols:** Consultant shall provide the CITY with a database (Excel) file that includes the following information per the requested dates / timeline herein.

- Artist Name
- Name of Art Piece
- Sale Price
- Medium
- Size
- Submitted Artwork Photos
- General Artist Information (phone, mailing address, school (if applicable), etc.)

Pre- Art Fest Preparation - Consultant shall provide the CITY with a schedule indicating the completion of tasks and providing the following information per the requested dates / timeline herein. During the Pre-Art Fest preparation, the Consultant shall conduct, perform, and complete the following services:

- a. Consultant shall design and print the visual marketing materials (i.e., “Call to Artist” postcards, flyers, posters, map program, and sponsorship brochure). In addition, Consultant shall design ad for the electronic CITY billboards, with CITY’s approval and specifications. Call to Artist marketing materials shall be disseminated not later than February 28, 2022 and continue promotion through May 6, 2022.
- b. Consultant shall collaborate and consult the CITY’s Social Media Administrator for cross promotions and marketing material using CITY’s logo and/or approved designs involving SFS ARTFEST 2022 through each Party’s social media forums (i.e., Facebook, Twitter, and Instagram) which identifies the marketing partnership under the Consultant’s website name “Artcrawlfest.com”. Social media marketing involving the CITY’s logo and/or designs shall be approved by the CITY Administrator.

- c. Art Fest Event Promotional Flyers shall be disseminated no later than February 28, 2022 and should be made available until date of event.
- d. Consultant shall design and market "Silent Auction" materials, "Chalking It Up" Live installation competition, and Film Installation Screening and be approved by City by March 11, 2022.
- e. Distribution of "Calling All Artists" Promotional Card – Consultant shall routinely distribute, upon receipt from the City, to local art venues / studios including local shops, boutiques, stores, and colleges. Consultant shall provide CITY with a report of "Calling All Artists" distribution list. Distribution to contacts, facilities etc. begin no later than February 28, 2022 and remain available through April 29th, 2022. (CITY staff shall be responsible for distributing promotional cards within CITY facilities, residents and CITY schools).
- f. All Artwork designed by Consultant shall remain the sole property of the City to include both advertising materials and visual social media platforms.
- g. Consultant shall contact and recruit youth artists in the local high schools, middle schools and Colleges (i.e. Santa Fe High School, Pioneer High School, St. Paul High School, Lake Center, Rio Hondo College) and non-profit organizations no later than February 28, 2022.
- h. Consultant shall coordinate with the City to schedule an informational artist recruitment orientation lunch meeting provided by the CITY by March 2022 (Specific date to TBD by Consultant) or via Zoom. Desired schedule time shall take place between the hours of 11:30am – 3:00pm (exact time to be determined by City and Consultant).
- i. Consultant shall report back to CITY upon completion of these tasks. Report shall include venues, schools, contact information, and dates of established contact.
- j. Consultant shall provide a proposal of recommended Artists to be featured and/or be guests to the SFS Art Fest 2022. The proposal shall include a biography and pictures of the artist's work which will be presented to the Heritage Arts Advisory Committee (HAAC) at the November HAAC meeting. The HAAC will then select and vote on the featured and/or guest artist(s). The Featured Artist would receive a stipend and one guest artists would also receive a stipend provided by the CITY. Consultant shall be solely responsible for the handling of all artworks, art transportation and payment to artist from CITY. Consultant to provide ground staff (2-4) and working with assign CITY staff.
- k. Consultant shall recruit and secure between 150 and 200 exhibiting artists. Of those exhibiting artists: Between 75 and 100 student artists will be from local high schools, middle schools, colleges, and art schools with each student being required to submit no more than 2 pieces of artwork each; Between 100 and 150 artists from the greater Los Angeles area, state, national, and international regions. Each artist is required to submit two pieces of artwork each; Film Artists / Installations, each artist / filmmaker is required to submit 1 film piece with supporting visuals each; 4 Gallery Artists with one selected curator to represent artists, each artist will showcase between 5 and 10 pieces of artwork each; 30 Silent Auction items; and 20-30 Artist retail Vendors.
- l. Consultant will receive a 10% finders fees for any secured sponsorships. Consultant will notify CITY immediately of any secured sponsors and will submit documentation of all tenable sponsors for payment by April 15, 2022. Consultant will update solicitation promo cards, promote sponsorships for the SFS Art Fest 2022.
- m. Consultant shall not accept more than 10% of Dia de Los Muertos artwork submitted by artists.

- n. Art vendors submittals shall include but is not limited to the following:
- i. Fine arts
 - ii. Chalk Artists Performing / to provide Budget for live artwork in the making (location to be determined)
 - iii. Glass blowing artistry (to be determined, if possible, due to equipment needs)
 - iv. Face painting and balloon artists
 - v. Street Art (muralist providing live art on canvas)
 - vi. Budget for live artwork in the making (location to be determined)
 - vii. Educational workshops/crafts (professional / CITY staff driven)
 - viii. Caricature Artists
 - ix. Poetry (designate a poetry recital location)
 - x. Performing Artist (to be part of entertainment)
 - xi. Art Installations (i.e., Sculpture Garden)
 - xii. Film Installations
 - xiii. Photography
- o. Art Vendors shall consist of, but is not limited to pop-up artists, cultural jewelry, handcrafted items, textiles, non-profits, etc.
- p. Consultant shall provide staffing before, during open auction and closing of auction. Consultant is to ensure that the Silent Auctions run smoothly, on time, and handled thoroughly from start to finish including the database and final close-out with auction winners. Consultant will use auction software that specifically supports mobile virtual bidding and auction website creation; creation of an online auction catalog with our auction items; creation of description, starting bids and/or buy-it-now options. Consultant will ensure that all communication is maintained with CITY staff regarding all monetary closing tasks. All materials such as easels, tags, special Silent Auction art related items, tickets, and some collateral materials to produce a Silent Auction event will be provided by Consultant. CITY will provide easels, tables, and black tablecloths. CITY will be responsible to collect all sales at closing of Silent Auction and must meet prior with CITY logistics and staff to plan a collaborative customer services payment plan.
- Coordinate donations delivery and pick-up with artist and donors.
 - Maintain the Silent Auction database.
 - Input and update donations received in database.
 - Input all contact information from donor into database.
 - Keep track of all items received.
 - Determine starting values for each Silent Auction item.
 - Create bid sheets for each Silent Auction item.
 - Setup Silent Auction display tables and ensure all Silent Auction areas are ready by the Preview & Art Showcase on May 5, 2022. Tend to Silent Auctions throughout the evening.
 - Be in regular communication with Consultant's staff during Silent Auction.
 - Remove unclaimed items and return to respective artist(s).
 - Consultant to provide staff week of, during and post (2-4) and working with assigned CITY staff for sales and payment of auction sales.
- q. Consultant shall refer all showcasing artists, artist vendors, food vendors, Health and ABC permits, entertainment, and performing artists, to Uptowncrawlers.com website for proper application and submission protocol. Consultant will forward updates to CITY website marketing team. CITY handles logistics, public safety, volunteers, decor and props, CITY art workshops, art sales, silent auction sales, public works, CITY staffing, CITY marketing, and CITY social media.

- r. All hardcopy applications received from the Gus Velasco Neighborhood Center should be photographed or scanned and sent to Consultant via EMAIL. Applications may also be submitted electronically via www.artcrawlfest.com. No submissions will be permitted after the deadline of April 15, 2022.
- s. Consultant shall submit all approved Cataloged Artists, Cataloged Silent Auction Items (follow cataloging protocol as referenced above) and approved Artist and Food Vendors to CITY by April 22, 2021.
- t. Collection of Artwork and Storage at the Clark Estate is the responsibility of Consultant. The following dates and times are available to CONSULTANT for collection and storage of artwork:
 - Friday, April 29, 2022 - 11:00a.m. – 3:00p.m. (Art Deliveries)
 - Saturday, April 30, 2022 - 10:00a.m. – 2:00p.m. (Art Deliveries /Tent Set-Ups)
 - Monday, May 2, 2022 - 8:00a.m. – 3:00p.m. (Tent Set-Ups / Art Deliveries)
 - Tuesday, May 3, 2022 - 8:00a.m. – 4:00p.m. (Art Deliveries)
 - Wednesday, May 4, 2022 - 8:00a.m. – 4:00p.m. (Art Installations)
 - Thursday, May 5, 2022 - 8:00a.m. – 9:00p.m. (Installations / Silent Auction)
 - Thursday, May 5, 2022 – 5:00 p.m. – 8:00 p.m. (PREVIEW & ART SHOWCASE)
 - Friday, May 6, 2022 - 8:00a.m. – 10:00a.m. (DAY OF EVENT)
 - Saturday, May 7, 2022 - 10:00a.m. – 2:00p.m. (Closing/ Art Pick up)
- u. Consultant shall coordinate with Contract CITY Administrator regarding event layout and art components. (CITY will schedule the meeting). Identify medium categories and display locations.
- v. Consultant shall provide list of categories and display location layout to Contract CITY Administrator by May 2, 2022 or TBD.
- w. Consultant to assist and research local community based Food vendors.
- x. Consultant to assist City with event entertainment timeline for program.
- y. Consultant to work with City to send confirmations along with artist event packets, including parking passes, event details, and event location.
- z. CITY will provide all checks for Feature and Guest Artist prior to event.

Art Fest Event Implementation - Consultant shall provide the Contract CITY Administrator with a schedule indicating the completion of tasks and provide the following information per the requested time frame herein.

- a. Consultant shall be responsible for hanging all Art Work at the Clarke Estate
- b. CONSULTANT shall be responsible for preparation of all art to be labeled and tagged by May 6, 2021
- c. Consultant shall have all artwork hung and displayed by May 5, 2022, 3:00 p.m.
- d. Consultant shall have Silent Auction displayed and staffed
- e. Consultant shall have all Feature and Guest artists secured and payments ready for exhibits at the day of event and staffed
- f. Consultant shall have all Garden Pool exhibits, Feature & Guest artist exhibits, installations, performances and/or displays ready and staffed
- g. Consultant to verify with CITY set-up of Film stage, back drop, signage, lighting, and sound.
- h. Consultant to work with Film MC on film artists highlights and program
- i. CITY shall be responsible for handling all sales of art, vendors, and silent auction at the Clarke Estate
- j. CITY to provide receipts to purchaser of art sold

- k. CITY to provide receipts to artist and food vendors regarding booth purchases
- l. CITY shall tag displayed items as sold
- m. CITY shall provide report to Consultant of any items sold and money collected by May 17, 2022 Report shall include: Artist Info, Buyer's Name and Contact Information including email, Sale Price, Artwork Name
- n. CITY will be responsible for all rentals (i.e., booths, tables, chairs, lighting, stage etc.)
- o. CITY will staff for logistics, security, vendors site location, parking, etc.

Post Art Fest and Art Show - Consultant shall provide the CITY with written reports as indicated by the requested timeline herein.

- a. **Consultant Debriefing Report:** A special meeting between Consultant and CITY shall be held on May 20, 2022 to debrief and discuss the outcome of the festival. Consultant will Draft a "Thank You" letter to all Artists, Schools, and Entertainers. In addition, Consultant shall present a written report to the City to include any contracts, invoices, and documents used. This report will be shared by the City with the HAAC at the May 31, 2022 meeting. The report shall be comprised of the following information: An analysis of the marketing effort, the preparation process, and the Art Fest event, the total of artists, vendors, and total sales from Art Fest (HAAC may request the Consultant's attendance at a HAAC meeting. CITY will inform Consultant if such request is made by HAAC).

EXHIBIT E

CERTIFICATES OF INSURANCE

		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 10/14/2020	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.					
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).					
PRODUCER KCAL Insurance Agency 2048 S. Hacienda Blvd., HACIENDA HEIGHTS, CA 91745 License #: 0B07015			CONTACT NAME: Emery Lee PHONE (A/C, No, Ext): 626-333-1111 FAX (A/C, No): 626-369-7539 E-MAIL ADDRESS: emery@kcal.net INSURER(S) AFFORDING COVERAGE INSURER A: TRAVELERS INSURANCE NAIC # 19046 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		
INSURED CREPES & GRAPE CAFE LLC DBA CREPES & GRAPE CAFE 6560 GREENLEAF AVE WHITTIER, CA 90601-4107					
COVERAGES		CERTIFICATE NUMBER: 00027179-61281		REVISION NUMBER: 8	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
INSR LTR	TYPE OF INSURANCE	ADDL. SUBR INSR. WVD	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		6806405N723	07/01/2020	07/01/2021
					EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in HI) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Certificate holder has been added as additional insured with respect for general liability. Event Date: 4/28/2021 to 05/09/2021					
CERTIFICATE HOLDER			CANCELLATION		
Santa Fe Springs Art Fest City of Santa Fe Springs, Edmund Ramirez Clarke Estate, 10211 Pioneer Blvd. Santa Fe Springs, CA 90670			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <div style="text-align: right;">(EME)</div>		

ACORD 25 (2016/03)

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Printed by EME on October 14, 2020 at 03:00PM

Art Fest Event Insurance to be provided by City.



City of Santa Fe Springs

City Council Meeting

ITEM NO. 16

February 15, 2022

NEW BUSINESS

Agreement with the City of La Mirada to Provide Traffic Signal and Street Lighting Maintenance Services

RECOMMENDATION

- Approve the agreement with the City of La Mirada to provide Traffic Signal Maintenance Services; and
- Authorize the City Manager to execute the agreement with the City of La Mirada.

BACKGROUND

On September 10, 2015, the cities of Santa Fe Springs and La Mirada entered into an agreement whereby Santa Fe Springs provides traffic signal maintenance to La Mirada. Santa Fe Springs maintains one traffic signal as well as two flashing beacons, 4 soffit lights, 12 street lights, and 5 walkway lights under the agreement. The original term was for 5 years. The agreement needs to be reinstated since it has expired.

The services to be provided to La Mirada include routine maintenance of the traffic signal and flashing beacons which would be done on a monthly basis; and extraordinary maintenance that would be performed on the traffic signal, flashing beacons, soffit lighting, street lighting, and walkway lighting on an as-needed basis. These two services are consistent with the services that are performed for the other five contract cities.

The agreement is a five-year agreement and would terminate in February 2027. Due to the fact that the Cities of Santa Fe Springs and La Mirada jointly own the traffic signal, flashing beacons, and soffit lighting, the costs associated with the routine and/or extraordinary maintenance of these devices would be split 50/50 between the two agencies. The costs associated with the routine maintenance cost for the Valley View Avenue at Stage traffic signal to be paid by La Mirada would be \$37.50 (50% of \$75.00) per month. The routine maintenance cost of the flashing beacons would be \$20.00 (50% of \$40.00) per month. Costs for extraordinary maintenance of the traffic signal, flashing beacons, and soffit lighting will be billed at 50% the actual cost of labor, equipment, and materials used, plus agreed upon markups and indirect costs. Costs for extraordinary maintenance of the street lighting and walkway lighting located in La Mirada will be billed at the actual cost of labor, equipment, and materials used, plus agreed upon markups and indirect costs. The agreement contains a termination clause where the agreement can be cancelled by either party after 90 days written notice.

LEGAL REVIEW

The City Attorney's office has reviewed the agreement.

Report Submitted By:

Noe Negrete
Director of Public Works

A handwritten signature in blue ink, appearing to be "MN" or similar, is written over the printed name of Noe Negrete.

Date of Report: February 10, 2022

FISCAL IMPACT

Based on staff's projections and our experience with the contract with the other five cities, this agreement could generate at least \$1,000 in revenue to Santa Fe Springs.

INFRASTRUCTURE IMPACT

There is no infrastructure impact.



Raymond R. Cruz
City Manager

Attachments:

Exhibit No. 1: Agreement

EXHIBIT 1

CITY OF SANTA FE SPRINGS AGREEMENT WITH THE CITY OF LA MIRADA FOR TRAFFIC SIGNAL MAINTENANCE

THIS AGREEMENT is made and entered into this 15th day of February, 2022, by and between the City of La Mirada, a municipal corporation ("La Mirada") and the City of Santa Fe Springs, a municipal corporation ("Contractor"). Contractor and La Mirada are sometimes collectively referred to as ("Parties").

WITNESS

WHEREAS, La Mirada and Contractor share the traffic signal at the intersection of Valley View Avenue and Stage Road, the flashing beacons on Valley View Avenue south of Stage Road and the Valley View Avenue Bridge soffit lighting; and

WHEREAS, La Mirada has installed new street lighting along the east side of Valley View Avenue north and south of Stage Road and on Stage Road east of Valley View Avenue; and

WHEREAS, Contractor has specialized knowledge, training, and experience in the routine preventative and extraordinary maintenance services of traffic signals and street lighting; and

WHEREAS, Contractor desires to perform the maintenance services for La Mirada under this Agreement; and

WHEREAS, La Mirada desires Contractor provide such services, subject to the terms and conditions set forth in this Agreement for a period of five (5) years; and

WHEREAS, the purpose of this Agreement is to provide routine preventative and extraordinary maintenance services for the traffic signal at Valley View Avenue and Stage Road, the flashing beacons on Valley View Avenue south of Stage Road and any other signals that may be added by La Mirada during the life of this Agreement.

Now, therefore, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

1. CONTRACT TERM

This Agreement is effective as of date first listed above and upon execution by both Parties for a period of five (5) years; provided, that either La Mirada or Contractor, in its sole discretion, shall have the right to terminate this Agreement, without cause at any time, by giving written notice via U.S. certified mail, return receipt requested, at least ninety (90) days prior to the effective date of that termination.

2. MANAGEMENT

La Mirada's Director of Public Works shall represent La Mirada in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Contractor, but not including the authority to expand the tasks to be performed or change the compensation due to Contractor. La Mirada's City Manager shall be authorized to act on La Mirada's behalf and to execute all necessary documents which enlarge the tasks to be performed or change Contractor's compensation, subject to Section 4 hereof. Contractor's Director of Public Works, or his/her designee, shall represent Contractor in all matters pertaining to the administration of this Agreement for Contractor, but not including the authority to expand the tasks to be performed. Contractor's City Manager, or his/her designee, shall be authorized to act on Contractor's behalf and to execute all necessary documents which enlarge the tasks to be performed or change Contractor's compensation.

3. SERVICES

Contractor shall perform the tasks described and set forth in Exhibit B, attached hereto and incorporated herein as though set forth in full. Contractor shall complete the tasks according to the Scope of Work which is also set forth in Exhibit B. The provisions of this Agreement shall govern over any inconsistent or conflicting provisions contained in Exhibit B.

4. PAYMENT

(a) La Mirada agrees to pay Contractor a flat monthly rate of \$37.50 for the routine maintenance of the traffic signal at Valley View Avenue and Stage Road per month plus 50 percent of the energy costs. La Mirada also agrees to pay \$20.00 for the routine maintenance of the flashing beacons on Valley View Avenue north of Stage Road. Those monthly rates shall be used for billing.

(b) La Mirada agrees to pay contractor 50 percent of the actual repair costs for the four (4) soffit lights located under the Valley View Avenue Bridge. La Mirada also agrees to pay 100 percent of the cost for the repair and/or replacement of the street lights and walkway lights located in La Mirada as shown in Exhibit A. There is no routine maintenance charge for these items.

(c) Contractor shall not be compensated for any services, including extraordinary maintenance, ("additional services") rendered in connection with its performance of this Agreement which are in addition to routine maintenance, unless the additional services are authorized in advance and in writing by La Mirada's Director of Public Works or her/his designee. Contractor shall be compensated for any additional services in the amounts and in the manner as agreed to by La Mirada's Director of Public Works or her/his designee and Contractor at the time La Mirada's written authorization is given to Contractor for the performance of those services. La Mirada's City Manager may approve amendments to this Agreement for additional work up to the amount authorized

pursuant to the most recent La Mirada Council-approved administrative policies relating to La Mirada's City Manager's authority to enter into new agreements. Any additional services in excess of that amount shall be approved by La Mirada's City Council.

(d) Contractor will submit invoices quarterly for actual routine maintenance, extraordinary maintenance and additional services satisfactorily performed. Payment shall be made within 30 days after receipt of each invoice as to all non-disputed fees. If La Mirada disputes any of Contractor's fees, then it shall give written notice to Contractor within 30 days after receipt of an invoice of any disputed fees set forth on the invoice.

(e) The first bill in each fiscal year for routine maintenance shall show the itemization of salaries and wages, material equipment, and appropriate overheads upon which the flat rates referred to in Section 4(a) are based. Materials shall include miscellaneous items of service and expense. All bills for extraordinary maintenance and additional services shall show the itemization specified above.

(f) Payment for extraordinary maintenance and additional services shall include actual salaries, wages, parts and equipment costs and may include an additional 17 percent added to salaries and wages for overhead and to equipment for depreciation and that 17 percent shall be shown as separate line items in the invoices for extraordinary maintenance. The cost of parts or supplies is based on actual costs plus a 15 percent markup. In addition, Contractor's services will be billed on an actual invoice plus a 10 percent markup.

5. TERMINATION OF AGREEMENT WITHOUT CAUSE

(a) La Mirada or Contractor may at any time, for any reason, with or without cause, terminate this Agreement, or any portion hereof, by serving upon the other party at least 90 days' prior written notice. Upon receipt of said notice, Contractor shall immediately cease all work under the Agreement, unless notice provides otherwise. If La Mirada terminates a portion of the Agreement, then such termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, La Mirada shall pay to Contractor the actual value of the work satisfactorily performed up to the time of termination. Upon termination of the Agreement pursuant to this Section, Contractor will submit an invoice to La Mirada pursuant to Section 4.

6. DEFAULT OF CONTRACTOR

(a) Contractor's failure to comply with the provisions of this Agreement shall constitute a default. In the event Contractor is in default for cause under the terms of this Agreement, La Mirada shall have no obligation or duty to continue compensating Contractor for any work performed after the date of default and can terminate this Agreement immediately by written notice to Contractor following notice of default and an opportunity to cure, as set forth in subsection (b) of this Section. If such failure by

Contractor to make progress in the performance of work hereunder arises out of causes beyond Contractor's control, and without fault or negligence of Contractor, then it shall not be considered a default.

(b) If La Mirada's City Manager or his/her delegate determines Contractor is in default in the performance of any of the terms of this Agreement, then he/she shall cause to be served upon Contractor a written notice of the default. Contractor shall have ten days (10 days) after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that Contractor fails to cure its default within such period of time, La Mirada shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. OWNERSHIP OF DOCUMENTS

(a) Contractor shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by La Mirada that relates to the performance of services under this Agreement. Contractor shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained and shall be clearly identified and readily accessible. Contractor shall provide free access to the representatives of La Mirada or its designees at reasonable times to such documents and records; shall permit La Mirada to make transcripts therefrom as necessary; and, shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of La Mirada and may be used, reused, or otherwise disposed of by La Mirada without the permission of Contractor. With respect to computer files, Contractor shall make available to La Mirada, at Contractor's office and upon reasonable written request by La Mirada, the necessary computer software and hardware for purposes of accessing, compiling, transferring, and printing computer files.

8. INDEMNIFICATION

(a) Neither La Mirada nor any officer or employee of La Mirada shall be responsible for any damage or liability occurring by reason of any acts or omissions on the part of Contractor under or in connection with any work, authority or jurisdiction delegated to or determined to be the responsibility of Contractor under this Agreement. It is also understood and agreed, pursuant to Government Code, Section 895.4, La Mirada shall fully indemnify, defend, and hold harmless Contractor from any liability imposed for injury (as defined by Government Code, Section 810.8) occurring by reason of any acts

or omissions on the part of La Mirada under or in connection with any work, authority or jurisdiction delegated to or determined to be the responsibility of La Mirada under this Agreement.

(b) Neither Contractor nor any officer or employee of Contractor shall be responsible for any damage or liability occurring by reason of any acts or omissions on the part of La Mirada under or in connection with any work, authority or jurisdiction delegated to or determined to be the responsibility of La Mirada under this Agreement. It is also understood and agreed, pursuant to Government Code, Section 895.4, Contractor shall fully indemnify, defend, and hold harmless La Mirada from any liability imposed for injury (as defined by Government Code, Section 810.8) occurring by reason of any acts or omissions on the part of Contractor under or in connection with any work, authority or jurisdiction delegated to or determined to be the responsibility of Contractor under this Agreement.

9. INDEPENDENT CONTRACTOR

(a) Contractor is and shall at all times remain as to La Mirada a wholly independent Contractor. The personnel performing the services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither La Mirada nor any of its officers, employees or agents shall have control over the conduct of Contractor or any of Contractor's officers, employees or agents, except as set forth in this Agreement. Contractor shall not at any time or in any manner represent it or any of its officers, employees or agents in any manner officers, employees or agents of La Mirada. Contractor shall not incur or have the power to incur any debt, obligation or liability whatever against La Mirada, or bind La Mirada in any manner.

(b) No employee benefits shall be available to Contractor in connection with the performance of this Agreement. Except for the fees paid to Contractor as provided in the Agreement, La Mirada shall not pay salaries, wages or other compensation to Contractor for performing services hereunder for La Mirada. La Mirada shall not be liable for compensation or indemnification to Contractor for injury or sickness arising out of performing services hereunder.

10. LEGAL RESPONSIBILITIES

Contractor shall keep itself informed of state and federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. Contractor shall at all times observe and comply with all such laws and regulations. La Mirada and its officers and employees shall not be liable at law or in equity occasioned by failure of Contractor to comply with this Section.

11. NO BENEFIT TO ARISE TO LOCAL EMPLOYEES

No member, officer or employee of La Mirada or Contractor, or their designees or agents, and no public official who exercises authority over responsibilities with respect to the services performed under this Agreement during his/her tenure or for one year thereafter shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof for work to be performed in connection with this Agreement.

12. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

(a) All information gained by Contractor in performance of this Agreement shall be considered confidential and shall not be released by Contractor without La Mirada's prior written authorization. Contractor, its officers, employees, agents or subcontractors, shall not without written authorization from La Mirada's City Manager or unless requested by La Mirada's City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement. Response to a subpoena or court order, or Public Records Act request, shall not be considered "voluntary" provided Contractor gives La Mirada reasonable notice of such court order or subpoena, or request.

(b) Contractor shall promptly notify La Mirada should Contractor, its officers, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order or subpoena from any person or party regarding this Agreement and the work performed thereunder. La Mirada retains the right, but has no obligation, to represent Contractor and/or be present at any deposition, hearing or similar proceeding. Contractor agrees to cooperate fully with La Mirada and to provide the opportunity to review any response to discovery requests provided by Contractor. However, La Mirada's right to review any such response does not imply or mean the right by La Mirada to control, direct or rewrite said response.

13. NOTICES

Any notices which either party may desire to give to the other party under this Agreement must be in writing, and may be given either by: 1) personal service; 2) delivery by a reputable document delivery service such as, but not limited to, Federal Express, which provides a receipt showing date and time of delivery; or 3) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as the party may later designate by notice.

To La Mirada: City of La Mirada
Attention: Jeff Boynton, City Manager
13700 La Mirada Boulevard
La Mirada, CA 90638

To Contractor: City of Santa Fe Springs
Attention: Raymond R. Cruz, City Manager
11710 Telegraph Road
Santa Fe Springs, CA 90670

14. ASSIGNMENT AND SUBCONTRACTING

Contractor shall, under no circumstances, assign this Agreement, in whole or in part, to another party, or subcontract any required performance, without the express written consent of the City of La Mirada City Manager. On occasion, Contractor may use subcontractors for specialty items such as installation of loop detectors, crane work, boring for underground conduits, etc., provided that Contractor has notified La Mirada's Public Works Director of such work. Contractor understands and agrees that the performance of any maintenance or construction work required in connection with this Agreement, by persons other than employees of Contractor, shall require the payment of prevailing wages pursuant to California Labor Code Section 1771, and compliance with other provisions of the California Labor Code including Sections 1720, 1773.8, 1775, 1776, 1777.5, 1813, 1860, 1861, and 3700. Contractor agrees to comply with, and require all subcontractors to comply with, the foregoing Labor Code provisions should Contractor subcontract any performance involving work described in this Section.

15. GOVERNING LAW

La Mirada and Contractor understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the state or federal district court with jurisdiction over La Mirada.

16. ENTIRE AGREEMENT

This Agreement contains the entire understanding between Parties relating to the obligations of Parties described in this Agreement. All prior or previous agreements, including, but not limited to, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Parties are entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material. Subsequent modifications to this Agreement shall be effective only if in writing and signed by authorized representatives of Parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the day and year first above written.

CITY OF LA MIRADA,
A General Law City

CITY OF SANTA FE SPRINGS,
A General Law City

By: _____
Jeff Boynton, City Manager

By: _____
Raymond R. Cruz, City Manager

ATTEST:

ATTEST:

By: _____
Anne Haraksin, City Clerk

By: _____
Janet Martinez, City Clerk

Approved As To Form:

Approved As To Form:

James Markman, City Attorney

Ivy Tsi, City Attorney

ATTACHMENTS:

Exhibit A: Locations for Maintenance of Traffic Control Devices

Exhibit B: Scope of Work



City of Santa Fe Springs

City Council Meeting

ITEM NO. 17

February 15, 2022

NEW BUSINESS

Pioneer Boulevard Street Improvements (Charlesworth Road to Los Nietos Road) - Authorization to Advertise for Construction Bids

RECOMMENDATION

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

BACKGROUND

The Pioneer Boulevard Street Improvements project encompasses the boundaries from Charlesworth Road to Los Nietos Road. The project consists of the removal of 2 to 4 inches of existing asphalt concrete pavement and the placement of a new 2 to 4 inches of fiber reinforced asphalt concrete pavement. The new paving section will support heavy repetitive loads and increase pavement service life. Additionally, the project includes the removal and replacement of curb and gutter, sidewalks, curb ramps, concrete cross gutters, as well as the installation of stormwater screen covers.

The construction cost estimate for the Pioneer Boulevard Street Improvements project is \$805,000. The total estimated project cost including construction, engineering and inspection, and contingency is \$1,103,500. The estimate is from the most current costs of similar street rehabilitation projects in the area. The total project costs are as follows:

<u>ITEM</u>	<u>BUDGET</u>
Construction	\$ 805,000
Design	\$ 48,500
Engineering	\$ 65,000
Inspection	\$ 65,000
Contingency	\$ 120,000
Total Construction Cost:	\$ 1,103,500

The project Plans and Specifications are complete, and the Public Works Department is ready to advertise for the construction bids for this project, upon City Council approval. A copy of the project specifications will be on file with the City Clerk.

FISCAL IMPACT

On July 20 2021, and on February 1, 2022, the City Council approved the following funding allocations:

a. Highway Users Tax Account (Gas Tax)	\$ 442,800
b. Prop C Local Return Funds	\$ 155,800
c. LACTMA Local Transportation Funds	\$ 144,390
d. RMRA (FY 2021-2022)	\$ 351,400
Total:	\$ 1,094,390

Report Submitted By:

Noe Negrete
Director of Public Works

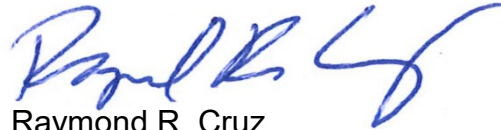
Date of Report: February 10, 2022

The total estimated Project cost is \$1,103,500. Staff is anticipating a funding shortfall and may recommend an appropriation of Capital Improvement Bond funds at the time of Award of Contract if necessary. The anticipated funding shortfall is shown below:

Total Estimated Project Cost	\$ 1,103,500
Total Allocated Funds	\$ (1,094,390)
Capital Improvement Bond Funds (Cover Shortfall)	\$ 9,110

INFRASTRUCTURE IMPACT

The Pioneer Boulevard Street Improvements project will improve the condition of the existing roadway, enhance operational safety, and reduce maintenance costs



Raymond R. Cruz
City Manager

Attachments:

None



City of Santa Fe Springs

City Council Meeting

ITEM NO. 18

February 15, 2022

NEW BUSINESS

Approval of Parcel Map No.83429 - 12511 & 12521 Los Nietos Road

RECOMMENDATION

- Approve Parcel Map No. 83429;
- Find that Parcel Map No. 83429 together with the provisions for its design and improvement, is consistent with the City's General Plan; and
- Authorize the City Engineer and City Clerk to sign Parcel Map No. 83429.

BACKGROUND

The subject property, located at 12511 and 12521 Los Nietos Road, is comprised of two (2) parcels (APN's: 8168-009-033 and 8168-008-049) measuring $\pm 199,097$ sq. ft. (± 4.57 - acres), and located on the north side of Los Nietos Road. The properties are zoned M-2 (Heavy Manufacturing) and are currently developed with four (4) existing industrial buildings totaling $\pm 91,000$ sq. ft. which were previously occupied by a company which manufactured various plastics and steel products. Industrial uses are located on all sides of the property. Industrial uses surround the subject property on all four sides.

The Planning Commission, at its regular meeting on May 10, 2021, approved Tentative Parcel Map No. 83429 which included the consolidation of two (2) existing parcels (APN: 8168-009-033 and 8168-008-049) that make up the subject property, into a single parcel measuring ± 4.57 - acres..

A Parcel Map is required to consolidate the existing two lots into one Parcel. A full-sized copy of the parcel map is available in the office of the City Clerk.

FISCAL IMPACT

None.

INFRASTRUCTURE IMPACT

None.

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

Raymond R. Cruz
City Manager

Attachments:

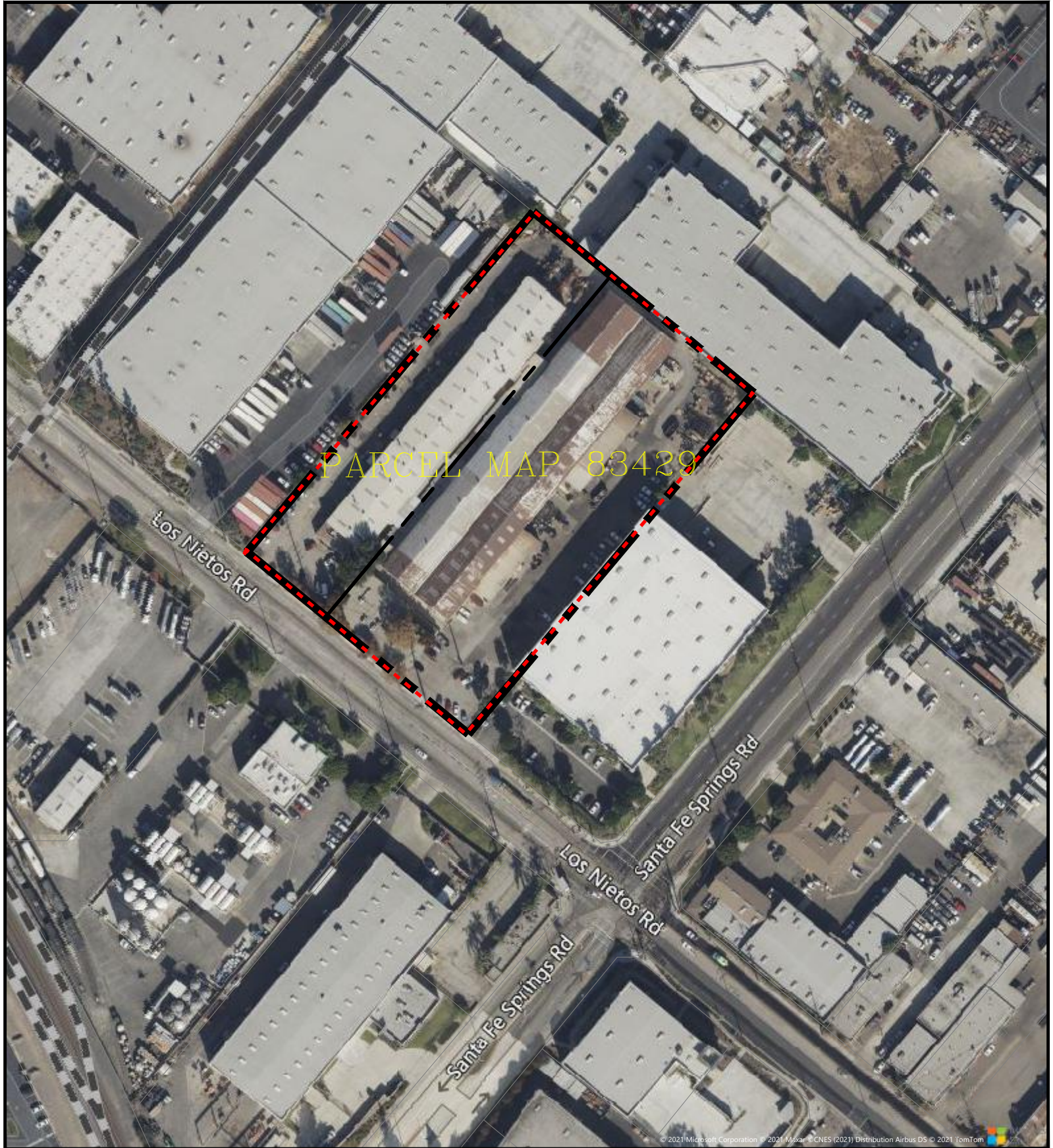
Exhibit No. 1: Location Map

Exhibit No. 2: Planning Commission Report

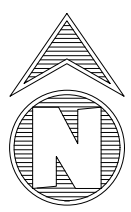
Report Submitted By: Noe Negrete
Director of Public Works

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

Date of Report: February 10, 2022



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LOCATION MAP

PARCEL MAP NO. 83429

12511 & 12521 Los Nietos Road

EXHIBIT 1



PUBLIC HEARING

Categorically Exempt – CEQA Guidelines Section 15332, Class 32 and Class 15

Tentative Parcel Map (TPM) No. 083429

Development Plan Approval (DPA) Case No. 978

TPM No. 083429: A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 and 8168-008-049), into a single parcel measuring ± 4.57 acres;

DPA Case No. 978: A request for approval to allow the construction of a new 92,771 sq. ft. concrete tilt-up industrial building;

The project site is located at 12511 & 12521 Los Nietos Road, within the M-2, Heavy Manufacturing, Zone. (CPL Los Nietos LLC)

RECOMMENDATIONS:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map No. 083429 and Development Plan Approval Case No. 978, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's TPM request meets all criteria as set forth in the State's Subdivision Map Act, for granting a Tentative or Final Parcel Map; and
- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval; and
- Find and determine that pursuant to Section 15332, Class 32 (In-fill Development Project) and pursuant to Section 15315, Class 15 (Minor Land Division) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Tentative Parcel Map No. 083429 and Development Plan Approval Case No. 978, subject to the conditions of approval as contained within Resolution No. 185-2021; and
- Adopt Resolution No. 185-2021, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Attn: Jay Tanjuan
CPL Los Nietos LLC
2442 Dupont Drive
Irvine, CA 92612
- B. Property Owner: CPL Los Nietos LLC
2442 Dupont Drive
Irvine, CA 91612
- C. Location of Proposal: 12511 & 12521 Los Nietos Road
Santa Fe Springs, CA 90670
- D. Existing Zone: M-2 (Heavy Manufacturing)
- E. General Plan: Industrial
- F. CEQA Status: Categorically Exempt
(Class 32 Infill Development Project)
(Class 15 Minor Land Divisions)
- G. Staff Contact: Claudia Jimenez, Assistant Planner
claudiajimenez@santafesprings.org

LOCATION / BACKGROUND

The subject property, located at 12511 and 12521 Los Nietos Road, is comprised of two (2) parcels (APN's: 8168-009-033 and 8168-008-049) measuring $\pm 199,097$ sq. ft. (± 4.57 - acres), and located on the north side of Los Nietos Road. The properties are zoned M-2 (Heavy Manufacturing) and are currently developed with four (4) existing industrial buildings totaling $\pm 91,000$ sq. ft. which were previously occupied by a company which manufactured various plastics and steel products. Industrial uses are located on all sides of the property. Industrial uses surround the subject property on all four sides.

The applicant, CPL Los Nietos LLC, is proposing to construct a new 92,771 sq. ft. concrete tilt-up industrial building on the subject property. In accordance with the City's Zoning Ordinance, a Development Plan Approval is required for the construction of a new building. It should be noted that the applicant is concurrently requesting consideration and approval for a Tentative Parcel Map to allow the consolidation of two (2) existing parcels (APN: 8168-009-033 and 8168-008-049) that make up the subject property, into a single parcel measuring ± 4.57 - acres.

PROJECT DESCRIPTION

The proposed project requires approval of the following entitlements:

Tentative Parcel Map (TPM 083429) - A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 and 8168-008-049), into a single parcel measuring ± 4.57 - acres;

Development Plan Approval (DPA 978) – A request for approval to allow the construction of a new 92,771 sq. ft. concrete tilt-up industrial building

TENTATIVE PARCEL MAP NO. 083429

The proposed Tentative Parcel Map will effectively consolidate the two (2) parcels that currently make-up the subject site. As shown in the attached plans, the Tentative Parcel Map will involve the removal of an existing common property line for Parcels 1 and 2 (APN's: 8168-009-033 and 8168-008-049), resulting in a single parcel measuring ± 4.57 acres.

Existing:

Parcel "1" – (8168-009-033)	70,944 sq. ft. (approx. ± 1.62 acres)
Parcel "2" – (8168-008-049)	<u>128,153 sq. ft. (approx. ± 2.95 acres)</u>
	199,097 sq. ft. (approx. ± 4.57 acres)

Proposed:

Parcel "A" –	199,097 sq. ft. (approx. ± 4.57 acres)
--------------	--

DEVELOPMENT PLAN APPROVAL CASE NO. 978**Site Plan**

The applicant is proposing to construct a new 92,771 sq. ft. concrete tilt-up industrial building at 12511 & 12521 Los Nietos Road (APN: 8168-009-033 and 8168-008-049). The proposed industrial building will be setback a minimum 66' from the front property line along Los Nietos Road. The proposed development will provide two (2) driveways along Los Nietos Road for ingress and egress: a 40' wide driveway to the west and a 26' wide driveway to the east. Parking for the subject property is evenly distributed along all four sides of the proposed building.

Floor Plan

The floor plan indicates that the proposed industrial building will measure 92,771 sq. ft., with 3,500 sq. ft. designated as first floor office area, 2,800 sq. ft. designated as second floor office area, and the remaining 86,471 sq. ft. designated for warehouse/manufacturing use.

Elevations

The elevations indicate that the proposed industrial building will have a

contemporary design. The main entry and office area (south, east, and west elevations) are provided with extensive glazing, color variation, pop-outs, height variation, and material used. The remaining elevations have been provided with a combination of the aforementioned architectural treatments, which results in an aesthetically pleasing building.

Landscape Requirement

For maximum value, the majority of the landscaping will be provided along the front setback areas that adjoins Los Nietos Road. Additionally, as required by the Code, the applicant will landscape at least 6% of the parking area. The minimum landscape requirement for the project, based on the overall street frontage of 356'-7" and 109,126 sq. ft. of parking area is 15,463 sq. ft. According to the conceptual landscape plan, the applicant will be providing an overall total of 16,121 sq. ft. of landscaping throughout the site. The project, therefore, exceeds the minimum requirement set forth in the City's Zoning Ordinance.

Parking Requirements

A total of 138 parking stalls will be provided for the new building: 99 standard stalls, 27 compact stalls, 7 electric vehicle stalls, and 5 accessible stalls. As proposed, the project is required to provide a total of 138 parking stalls.

- 1 stall per 500 sq. ft. for the first 20,000 sq. ft. = 40 stalls, 1 stall per 750 sq. ft. for the next 80,000 sq. ft. = 98 stalls = 138 stalls.

The proposed project, therefore, meets the minimum parking requirements set forth by the City's Zoning Ordinance.

Loading/ Roll Up Doors

According to the site plan, the proposed building will have a total of thirteen (13) loading doors, including one (1) grade level door and twelve (12) dock high doors, along the west elevation. All loading doors are strategically placed so that they will not be directly visible from Los Nietos Road. Additionally, the applicant will provide a 14' high screen wall with a 12' high metal swing gate to provide additional screening for on-site truck activities.

Per the City's Zoning Ordinance, all off-street truck loading areas, zones, ramps, doors, wells, or docks shall be designed to provide and maintain a minimum unobstructed area of 120' to allow for proper truck maneuvering on-site. According to the site plan, the proposed project will provide the required unobstructed area in all necessary locations.

Trash Enclosures

According to the site plan, an 8' (518 sq. ft.) high trash enclosure will be located

along the west elevation. The proposed trash enclosure is strategically placed behind the proposed 14' high screen wall and thus, will not be visible or accessible to the public.

STREETS AND HIGHWAYS

The subject site is located on the north side of Los Nietos Road. Los Nietos Road is designated as a "Secondary" arterial, within the Circulation Element of the City's General Plan.

ZONING AND LAND USE

The subject property is zoned M-2 (Heavy Manufacturing). The property has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Business Name)
North	M-2, Heavy Manufacturing, Zone	Industrial	<u>Warehouse and Truck Tools Supplier</u> (9643 Santa Fe Springs Road/Trade of AMTA)
South	M-2, Heavy Manufacturing, Zone	Industrial	<u>Chemical Plant</u> (12522 Los Nietos Road/ Univar USA Work
East	M-2, Heavy Manufacturing, Zone	Industrial	<u>Warehouse and Traffic Control Sign Shop</u> (9719 Santa Fe Springs Road/Zumar Industries
West	M-2, Heavy Manufacturing, Zone	Industrial	<u>Distribution</u> (12425 Los Nietos Road/Midway Distribution Inc.)

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on April 29, 2021. The legal notice was also posted in Santa Fe Springs City Hall, the City's Town Center kiosk, and subject property on April 29, 2021, and published in a newspaper of general circulation (Whittier Daily News) April 29, 2021, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

It should be noted that due to the recent Covid-19 (coronavirus) outbreak, Governor Newsome issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. All public hearing notices thus also clarified that the upcoming Planning Commission meeting will be held by teleconference since City Hall, including Council Chambers, is currently closed to the public.

The following link to the Zoom meeting, along with the meeting ID, password, and dial in information was also provided:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

ZONING REQUIREMENTS

The procedures set forth in Section 155.736 of the Zoning Regulations, states that a DPA is required for the siting of new structures or additions or alterations to existing structures.

Code Section:	Development Plan Approval
155.736	<u>Section 155.736</u> The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general.

ENVIRONMENTAL DOCUMENTS

After review and analysis, Staff made a preliminary determination that the project qualifies for a categorical exemption from CEQA. The specific exemption is Class 32, Section 15332 (In-fill Development Project) and Class 15 (Minor Land Divisions). After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk (if the Planning Commission agrees), finding that the proposed project is Categorically Exempt pursuant to Class 32, Section 15332 (In-fill Development Project) and Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA). The proposed project consists with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations and would not result in any significant effects relating to traffic, noise, air quality, or water quality. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION**Tentative Parcel Map**

The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvements of any proposed division of real property for which a tentative map is filed, shall have the authority to impose requirements and conditions upon such division of land and to approve, conditionally approve or disapprove such map and division of land.

Development Plan Approval


The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a Development Plan Approval when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Ordinance. The Commission may grant, conditionally grant or deny approval of a proposed development plan based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan.

STAFF REMARKS

Based on the findings set forth in the attached Resolution (185-2021), Staff finds that the applicants request meets the criteria set forth in the State's Subdivision Map Act, for the granting of Tentative Parcel Map No. 083429 .Staff also finds that the applicant's request meets the criteria set forth in §155.739 of the City's Zoning Ordinance, for the granting of a Development Plan Approval.

CONDITIONS OF APPROVAL

Conditions of approval for TPM 083429 and DPA 978 are attached to Resolution 185-2021 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing Notice
4. Categorically Exempt Report
5. Resolution 185-2021
 - a. Exhibit A – Conditions of Approval
6. Tentative Parcel Map
7. Project Plans
 - a. Exhibit B - Elevations

Attachment #1
Aerial Photograph



Tentative Parcel Map No. 083429
Development Plan Approval Case. No. 978
12511 and 12521 Los Nietos Road
CPL Los Nietos LLC

Attachment # 2 Public Hearing Notice



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org
"A great place to live, work, and play"

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
TENTATIVE PARCEL MAP NO. 083429
DEVELOPMENT PLAN APPROVAL CASE NO. 978**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

TENTATIVE PARCEL MAP NO. 083429 - A request for approval to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 and 8168-008-049), into a single parcel measuring ± 4.57- acres.

DEVELOPMENT PLAN APPROVAL CASE NO. 978 - A request for approval to allow the construction of a new ± 92, 771 sq. ft. concrete tilt-up industrial building.

PROJECT SITE: The project site is located at 12511 & 12521 Los Nietos Road (APN: 8168-009-033 and 8168-008-049) within the M-2, Heavy Manufacturing, Zone.

APPLICANT: Jay Tanjuan, CPL Los Nietos, LLC

THE HEARING will be held on **Monday, May 10, 2021 at 6:00 p.m.** Governor Newsom issued Executive Order N-25-20 on March 4, 2020 to temporarily suspend requirements of the Brown Act, which allows the City to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public. Please be advised that until further notice, Planning Commission meetings will be held by teleconference. City Hall, including Council Chambers, is closed to the public.

You may attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:
<https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJIQT09>

Zoom Meeting ID: 558 333 944
 Password: 554545

Telephonically

Dial: 888-475-4499

John M. Mora Mayor • Annette Rodriguez, Mayor Pro Tem
 City Council
 Jay Sarno • Juanita Trujillo • Joe Angel Zamora
 City Manager
 Raymond R. Cruz

Meeting ID: 558 333 944

CEQA STATUS: The proposed project is categorically exempt pursuant to CEQA Guidelines Section 15332 (Class 32 – Infill Exemption) *"Infill" Categorical Exemption exempts infill development within urbanized areas.* The proposed undertaking will occur within the corporate boundaries of the City of Santa Fe Springs on a project site of not more than five acres (the site has a total land area of 4.57-acres) that is surrounded by urban development.

The proposed tentative map meets the criteria of "minor land divisions" pursuant to the California Environmental Quality Act (CEQA). Therefore, the proposed tentative map is listed as a categorically exempt project, pursuant to Section 15315-Class 15 of CEQA.

Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

ALL INTERESTED PERSONS are invited to participate in the Planning Commission hearing and express their opinion on the item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence received prior to the Public Hearing.

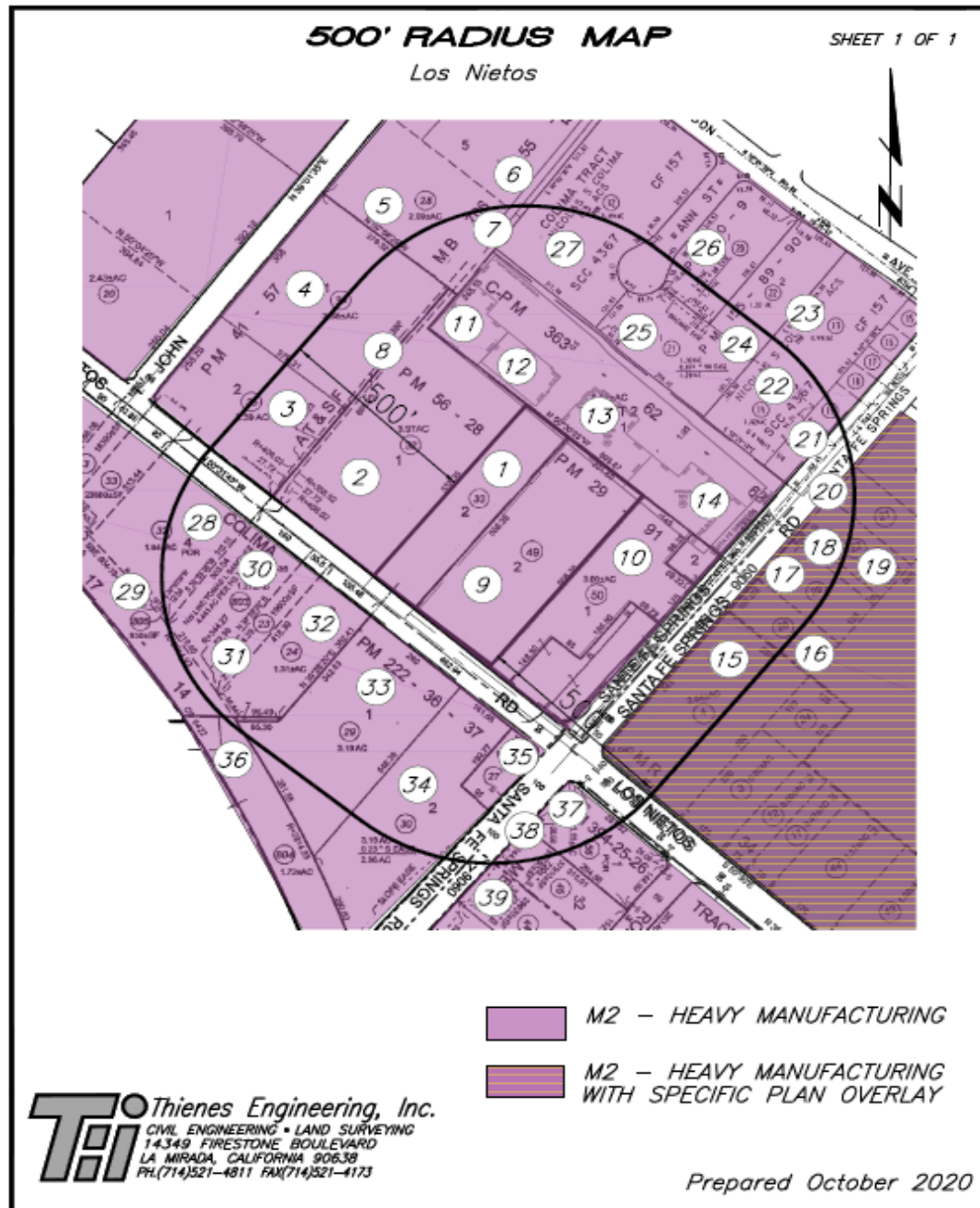
PUBLIC COMMENTS may be submitted in writing to the Planning Program Assistant at teresacavallo@santafesprings.org. Please submit your written comments by 4:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

FURTHER INFORMATION on this item may be obtained by e-mail: claudiajimenez@santafesprings.org.

Wayne M. Morrell
 Director of Planning
 City of Santa Fe Springs
 11710 Telegraph Road
 Santa Fe Springs, CA 90670

John M. Mora Mayor • Annette Rodriguez, Mayor Pro Tem
 City Council
 Jay Sarno • Juanita Trujillo • Joe Angel Zamora
 City Manager
 Raymond R. Cruz

Attachment # 3
Radius Map for Public Hearing Notice



Attachment # 4
Categorically Exempt Report

CEQA CATEGORICAL EXEMPTION

**LOS NIETOS PROJECT
12511 & 12521 LOS NIETOS ROAD
SANTA FE SPRINGS, CALIFORNIA**



LEAD AGENCY:

**CITY OF SANTA FE SPRINGS
COMMUNITY DEVELOPMENT DEPARTMENT
11710 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CALIFORNIA 90670**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 SOUTH HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

JANUARY 20, 2021

SFSP 071

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PROJECT SUMMARY

- NAME:** Los Nietos Project
- ADDRESS:** The project site's legal addresses are 12511 and 12521 Los Nietos Road, Santa Fe Springs, California 90670. The Assessor Parcel Numbers (APNs) associated with this project are 8168-009-033 and 8168-008-049.
- CITY/COUNTY:** City of Santa Fe Springs, Los Angeles County.
- APPLICANT:** Mr. Jay Tanjuan, Senior Development Manager. CP Logistics Los Nietos, LLC., 2442 Dupont Drive, Irvine, California, 92612.
- PROJECT:** The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.
- CONCLUSIONS:** The environmental analysis provided in the attached Categorical Exemption (CE) indicates that the proposed project would not result in any significant adverse unmitigable impacts to the physical and human environment. These conclusions and the supporting findings are provided in the attached Categorical Exemption. The requisite environmental analysis is also provided in the attached CE.

Signature

City of Santa Fe Springs, Planning Division

Date

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5 Environmental Setting	12
6 Project Description	16
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LIST OF EXHIBITS

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4 Aerial Map.....	13
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6 Photographs of the Project Site and the Surrounding Area	15
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APPENDICES

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1. PURPOSE & SCOPE

The City of Santa Fe Springs, in its capacity as Lead Agency, is considering an application for the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. The project site's legal addresses are 12511 and 12521 Los Nietos Road, Santa Fe Springs, California 90670. The Assessor Parcel Numbers (APNs) associated with this project are 8168-009-033 and 8168-008-049.¹

For this project, the City of Santa Fe Springs has reviewed the proposed project and has determined that it is categorically exempt and qualifies for an Infill Housing Exemption (refer to [California Environmental Quality Act] CEQA Guidelines §15332). While this Categorical Exemption (CE) has been prepared with the assistance of an environmental consultant, the findings of the analysis represent the independent judgment of the City of Santa Fe Springs, in its capacity as Lead Agency for the project. Questions and/or comments should be submitted to the following contact person:

Claudia Jimenez, Assistant Planner
City of Santa Fe Springs Community Development Department
11710 E. Telegraph Road
Santa Fe Springs, California 90670

2. CATEGORICAL EXEMPTION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Categorical Exemption (CE) may be prepared if the City of Santa Fe Springs, in its capacity as the Lead Agency, determines that a proposed action or project is exempt from CEQA. According to the CEQA Guidelines, a CE must contain the following information:

- A brief description of the project;
- The location of the project (either by street address and cross street for a project in an urbanized area);
- A finding that the project is exempt from CEQA, including a citation to the State Guidelines section or statute under which it is found to be exempt;
- A brief statement of reasons to support the finding; and,
- The applicant's name.²

This CE provides a description of the proposed project, indicates the applicable sections of CEQA that support the findings for the CEQA exemption, and discusses the Lead Agency's findings that are applicable to the proposed project. This CE represents the independent judgment and position of the City of Santa Fe Springs, acting as the Lead Agency. An environmental assessment is provided in Appendix A that includes an environmental analysis of key issue areas to support the conclusion that the proposed project will not result in any significant environmental impacts associated with the proposed project's implementation.

¹ HPA Architecture. *Los Nietos Project. Sheet DPA-A1.1* October 28, 2020.

² CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 15300).

3. APPLICABLE CEQA EXEMPTION

The preparers of this document (Blodgett Baylosis Environmental Planning) have determined that a Categorical Exemption is appropriate based on the findings contained herein. Additionally, the preparers have determined that the proposed project is categorically exempt and qualifies for a Class 32 Infill Development Project (CEQA Guidelines §15332). The Class 32 exemption consists of projects characterized as infill developments that meet the following conditions:³

- The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations;
- The proposed undertaking will occur within the corporate boundaries of the City of Santa Fe Springs on a project site of not more than five acres (the site has a total land area of 4.57-acres) that is surrounded by urban development;
- The project site has no value as habitat for endangered, rare, or threatened species;
- The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and,
- The site can be adequately served by all required utilities and public services.

4. PROJECT LOCATION

The project site is located in the northeast portion of the City of Santa Fe Springs. The City is located approximately 13 miles southeast of Downtown Los Angeles, and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by the City of Whittier and unincorporated West Whittier; on the east by Whittier, La Mirada, and unincorporated East Whittier; on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Major physiographic features located in the vicinity of the City include the Puente Hills Preserve (located approximately 3.5 miles northeast of the site), the North Fork of Coyote Creek (La Canada Verde Creek), which is located approximately three-quarters of a mile east of the project site, and the San Gabriel River which is located approximately three miles west of the site.⁴

Regional access to the City of Santa Fe Springs and the project site is provided by two freeways: the Santa Ana Freeway (I-5) and the San Gabriel River Freeway (I-605). The I-5 Freeway extends along the City's western and southern portions in a northwest-southeast orientation, and the I-605 Freeway extends along the City's westerly side in a southwest-northeast orientation. The location of Santa Fe Springs in a regional context is shown in Exhibit 1. A citywide map is provided in Exhibit 2. The proposed project site is located on the north side of Los Nietos Road between Dice Road (on the west) and Santa Fe Springs Road (on the east). The project site is located approximately 325 feet from the intersection of Los Nietos Road and Santa Fe Springs Road. The project site's legal addresses are 12511 and 12521 Los Nietos Road, Santa Fe Springs, California 90670. The Assessor Parcel Numbers (APNs) associated with this project are 8168-009-033 and 8168-008-049. A local map is provided in Exhibit 3.

³ CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).

⁴ Google Earth. Website accessed November 24, 2020.

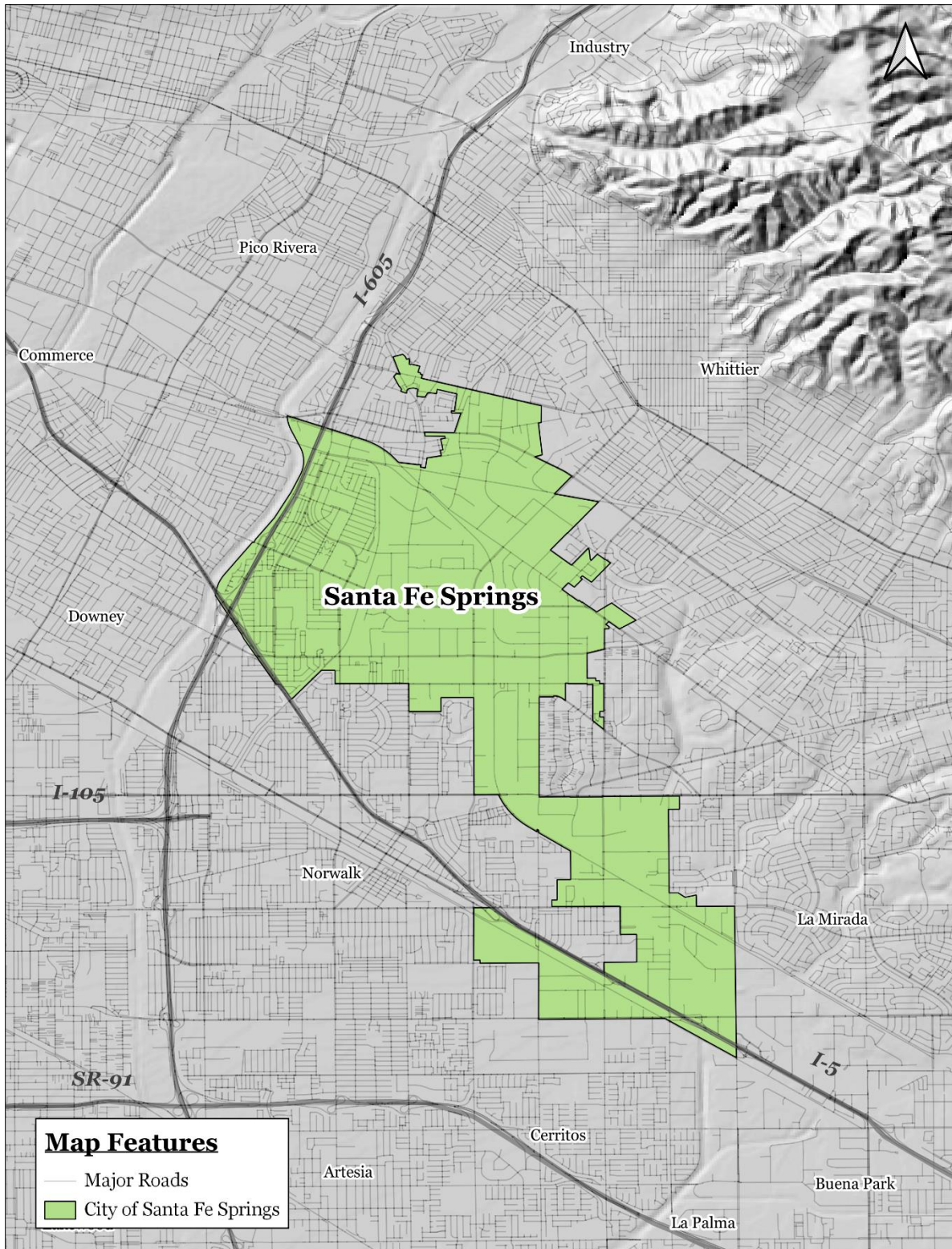


EXHIBIT 1 REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

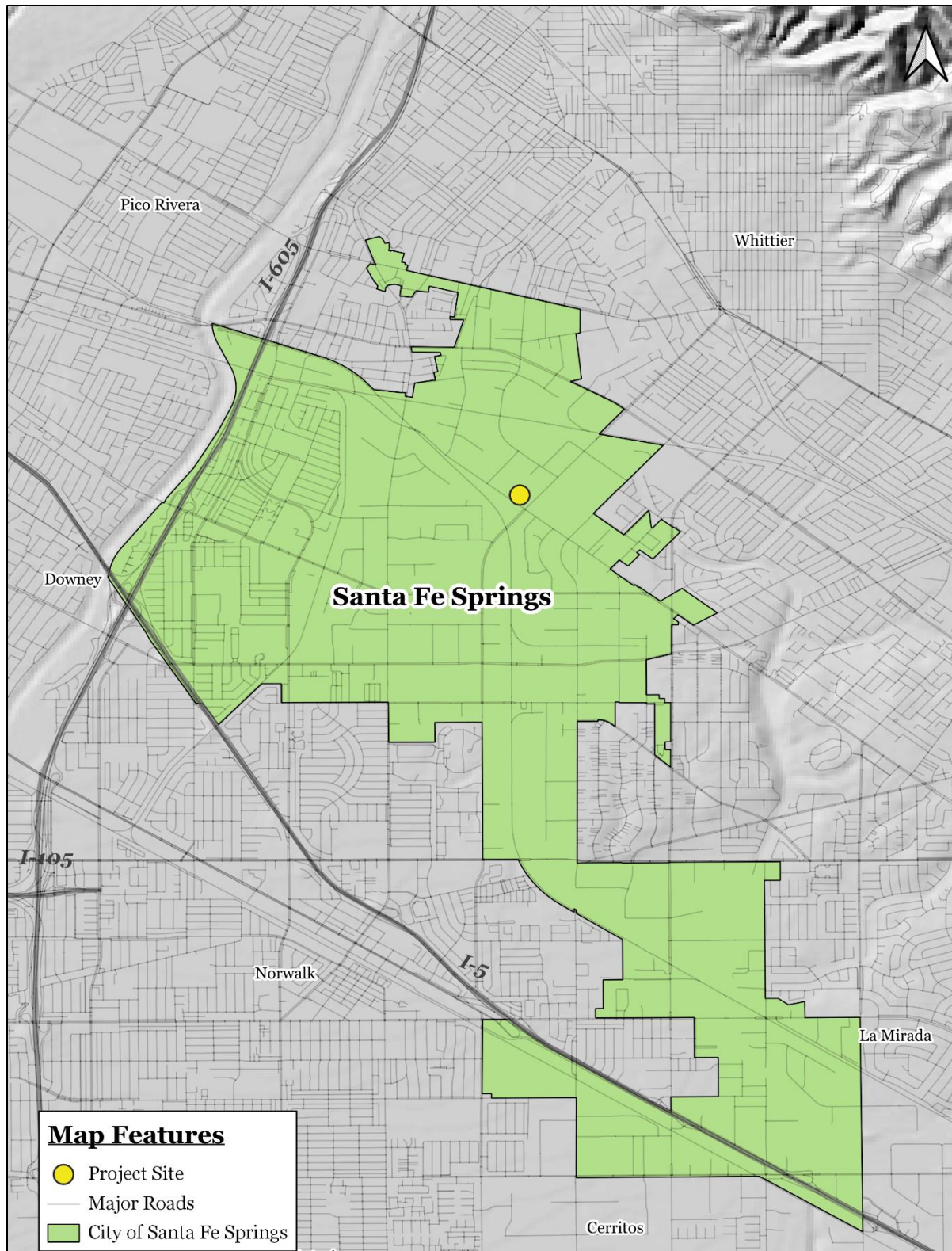


EXHIBIT 2 CITYWIDE MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

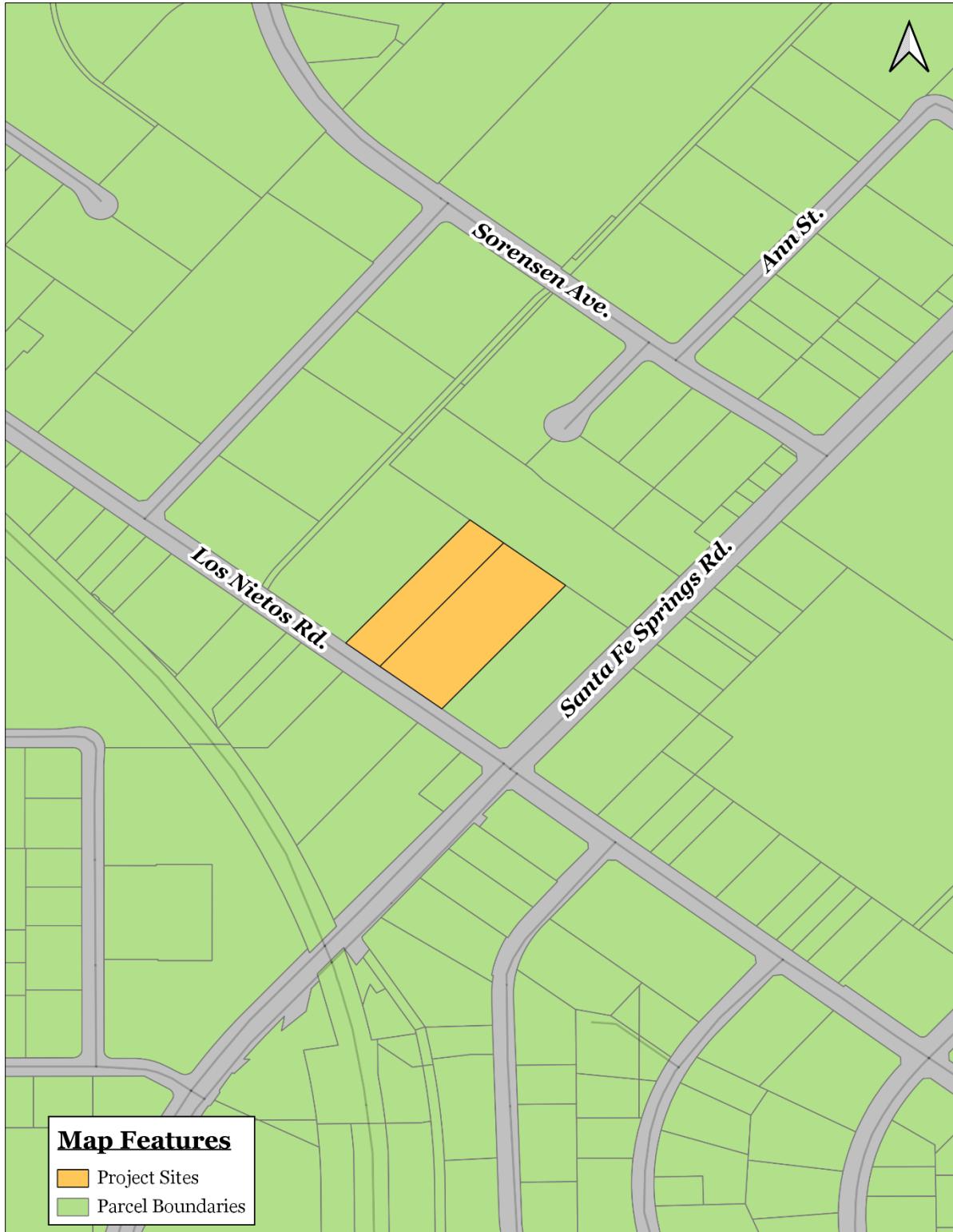


EXHIBIT 3 LOCAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

5. ENVIRONMENTAL SETTING

The proposed project site's legal addresses are 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The following land uses are located near the project site:⁵

- *North of the project site.* An industrial building is located to the north of the project site. This building is located at 9643 Santa Fe Springs Road and is occupied by Trade of AMTA (Boxer Tools). Access to this property is from Santa Fe Springs Road.
- *East of the project site.* Zumar Industries, Inc. is located adjacent to the site, on the east side. This property is located on the northwest corner of Santa Fe Springs Road and Los Nietos Road at 9719 Santa Fe Springs Road.
- *South of the project site.* Los Nietos Road extends along the project site's south side. Opposite the project site, on the south side of this roadway, is an industrial use. This business, Univar Work USA, is located at 12522 Los Nietos Road.
- *West of the project site.* A warehouse is located west of the project site. This business, Midway Distribution, Inc, is located at 12425 Los Nietos Road.

Other significant land uses in the area includes St. Paul High School located approximately 1,675 feet to the east of the project site. The Whittier Union High School District offices and adult school campus is located approximately 4,500 feet to the northeast. The nearest residential neighborhood to the project site is located approximately 2,000 feet to the east in unincorporated East Whittier, east of Greenleaf Avenue.⁶

The project site itself is developed and occupied by industrial land uses. The project site is occupied by four existing office and industrial buildings that have a combined floor area of 90,700 square feet of floor area. These existing buildings will be demolished to accommodate the proposed project. Of the four buildings, two smaller office buildings are located along the Los Nietos Road frontage. The two larger buildings are single story, metal buildings located behind the aforementioned offices. The business that occupied the property was Hamrock, Inc. The company produces a variety of display and point of purchase fixtures for retailers.

An aerial photograph of the project site is provided in Exhibit 4. Photographs of the project site are provided in Exhibit 5 and Exhibit 6.

⁵ Google Earth. Website accessed on November 24, 2020.

⁶ Google Earth. Website accessed on November 24, 2020.

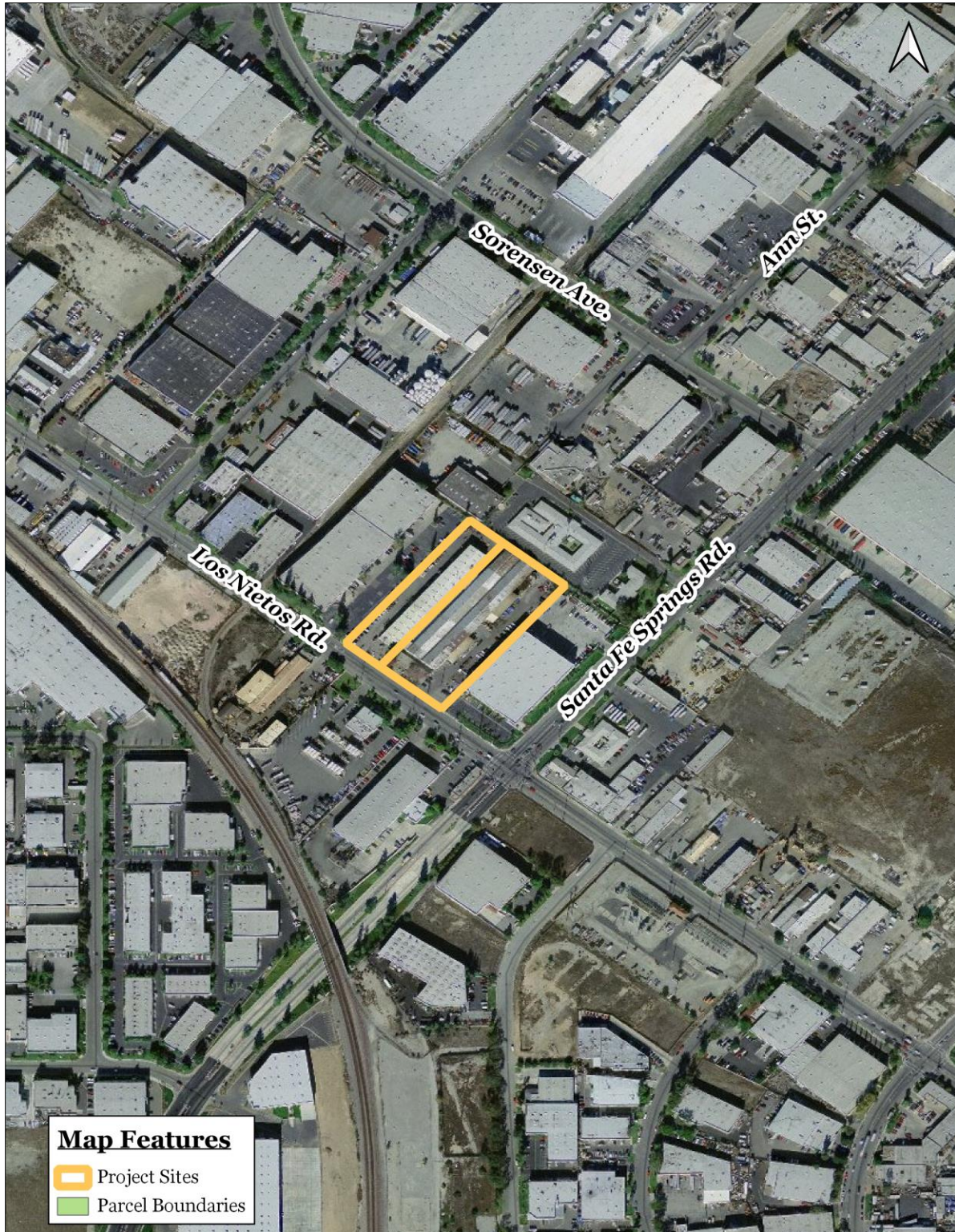


EXHIBIT 4 AERIAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 5
PHOTOGRAPHS OF THE PROJECT SITE AND THE
SURROUNDING AREA

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 6
PHOTOGRAPHS OF THE PROJECT SITE AND THE
SURROUNDING AREA

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

6. PROJECT DESCRIPTION

The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.⁷ Key elements of the proposed project are summarized below:

- *Project Site.* The proposed project would include the development of two adjacent parcels (the Assessor Parcel Numbers [APNs] associated with this project include 8168-009-033 and 8168-008-049. The total land area of the two parcels is 4.57 acres (199,097 square feet). The building lot coverage would be 46.6% following development. The project site's zoning designation is Heavy Industrial (M-2).⁸
- *Proposed Structure.* The new building will be centrally located within the project site and will total 92,730 square feet of floor area. Of this total, the warehouse floor area will total 86,430 square feet. The office area, consisting of two floors, will consist of 6,300 square feet of floor area. The building will be oriented so that the office area would be located in the south east corner. The truck maneuvering and dock-high doors would be located along the building's west facing elevation. A total of 12 loading docks will be provided.⁹
- *Parking.* The proposed project would provide 137 parking spaces. Of this total, 111 spaces would be standard sized spaces and 26 spaces would be compact spaces. The parking stalls would be located along the site's west perimeter and around the building's four sides as shown in Exhibit 7 (Conceptual Site Plan).¹⁰
- *Access and Circulation.* Vehicular access to the project site will be provided by two driveway connections with Los Nietos Road. The easternmost driveway will have a curb-to-curb width of 26-feet and will be reserved for vehicles. The westernmost driveway will also be used for truck access and will have a curb-to-curb width of 35-feet. An internal roadway will surround the new building and will also be used as a 26-foot-wide emergency vehicle fire lane. Direct vehicular access to the truck docks is controlled by a security gate.¹¹
- *Landscaping.* Landscaped areas will total 15,623 square feet and will be installed along the building's south elevation and in the Los Nietos parkway area. The landscaping that will be provided exceeds the City's Municipal Code requirements.¹²

The proposed project's site plan is illustrated in Exhibit 7.

⁷ HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

¹² Ibid.

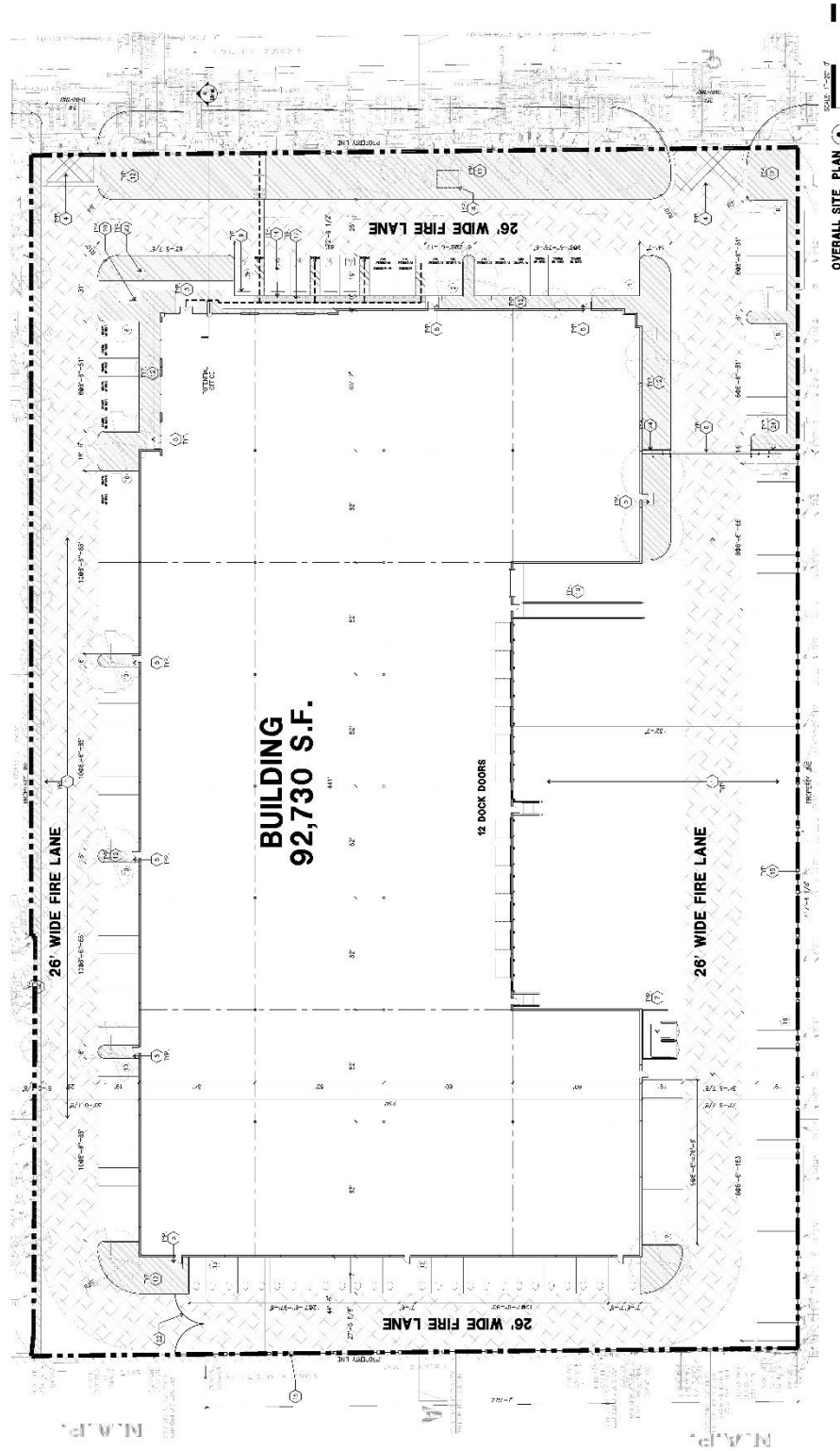


EXHIBIT 7
CONCEPTUAL SITE PLAN
SOURCE: HPA ARCHITECTS

7. DISCUSSION OF FINDINGS SUPPORTING THE APPLICABLE CEQA EXEMPTIONS

The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.¹³ The City of Santa Fe Springs has determined, following a detailed evaluation, that the proposed project would not result in any significant effects on the environment. This finding is supported by the analysis provided in the remainder of this section and in the appendices. The City of Santa Fe Springs makes the following findings in support of the Infill Exemption (refer to CEQA Guidelines §15332):¹⁴

- *The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.* The proposed project would not require a general plan amendment or zone change as part of its implementation. The proposed project would not result in any land use conflicts (refer to Appendix A, Environmental Analysis and Checklist, Land Use).
- *The approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The proposed project will not result in any significant traffic, noise, or air quality impact (refer to Appendix A, Environmental Analysis and Checklist). The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. The total net change in building floor area would be 2,030 square feet.
- *The site can be adequately served by all required utilities and public services.* The proposed project will not result in any impacts on utilities and public services (refer to Appendix A, Environmental Analysis and Checklist, Utilities, Public Services, and Service Systems). The water, sewer, and power lines that serve the existing use can adequately serve the proposed use.
- *The proposed project will be limited to the project site and no dislocation of off-site structural improvements will be required to accommodate the proposed project.* The project's construction and operation will be restricted to the project site and no off-site improvements other than the continued access to Los Nietos Road will be required to accommodate the proposed project (refer to Appendix A, Environmental Analysis and Checklist).
- *The project site does not contain any sensitive environmental resources.* No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations (refer to Appendix A, Environmental Analysis and Checklist, Biological Resources). The site utility as a habitat is further constrained by the site's small land area, the location of major roadways adjacent to the site and the presence of surrounding urban development.
- *The project site is located within an urban area of the City of Santa Fe Springs.* No scenic resources or scenic corridors will be affected by the proposed project (refer to Appendix A, Environmental Analysis and

¹³ HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

¹⁴ CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).

Checklist, Aesthetics). As a result, the project will not result in any impacts to sensitive visual resources in the area.

- *The project site is not located within an area, nor does it include a site, the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes.* The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).
- *The proposed project will not result in any adverse impacts on historic resources.* A review of the U.S. National Park Service's National Register of Historic Places and the State registrar indicated that there are no Federal- or State-recognized historic structures located within the project site. (refer to Appendix A, Environmental Analysis and Checklist, Cultural Resources).
- *The proposed project will not require any review by a State trustee or responsible agency.* No State trustee and responsible agencies are required as part of this project's environmental review.

Based on the analysis provided in this Categorical Exemption, the project meets and complies with the conditions and requirements of CEQA Guidelines Section 15332 (Class 32 – Infill Exemption) and will not have any significant environmental impacts. As indicated above, an Environmental Analysis and Checklist is included in Appendix A.

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APPENDIX A

ENVIRONMENTAL ANALYSIS & CHECKLIST

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AESTHETICS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?				X
B. Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
C. Except as provided in Public Resources Code Section 21099, would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
D. Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

- A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.¹⁵ The proposed project area is located within a rapidly urbanizing metropolitan neighborhood in southeastern Los Angeles County. Once developed, public viewsheds of the surrounding areas would continue to be visible from the public right-of-way. The proposed project will facilitate the redevelopment of a site occupied with four older industrial buildings. As a result, no impacts will occur.
- B. According to the California Department of Transportation (Caltrans), Los Nietos Road is not located within close proximity to a designated State or County designated scenic highway.¹⁶ The closest designated scenic highway to the project site is a 7-mile segment of the Orange Freeway (SR-57), located approximately 12 miles to the east of the project site.¹⁷ Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. The project sites do not contain any buildings listed in the State or National registrar. As a result, no impacts will occur.

¹⁵ HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

¹⁶ California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

¹⁷ Google Earth. Website accessed November 23, 2020.

- C. The proposed project will replace an existing industrial use with a new building. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.¹⁸ The net increase in floor area will be 2,030 square feet. As a result, no impacts will occur.
- D. Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This nuisance lighting is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The project site is surrounded on all sides by industrial development. No light sensitive uses are located within 1,000 feet of the project site. Any potential light and glare from the parking areas would be required to comply with Section 155.496 of the City of Santa Fe Springs Municipal Code. As a result, no significant impacts are anticipated to result.

¹⁸ HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

AGRICULTURE & FORESTRY RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code section §12220(g)), timberland (as defined by Public Resources Code section §4526), or timberland zoned Timberland Production (as defined by Government Code section §51104(g))?				X
D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				X

- A.** According to the California Department of Conservation, the project site does not contain any areas of Farmland of Statewide Importance.¹⁹ The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The project site itself is developed and occupied by industrial land uses. The project site is occupied by four existing industrial buildings that have a combined floor area of 90,700 square feet of floor area. These existing buildings will be demolished to accommodate the proposed project. Of the four buildings, two smaller office buildings are located along the Los Nietos Road frontage. The two larger building are single story, metal buildings located behind the aforementioned offices. The implementation of the proposed project would not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses. As a result, no impacts will occur.
- B.** The site is currently developed as industrial and is zoned for Heavy Manufacturing (M-2). According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²⁰ There are no agricultural uses located within the site that would be affected by the project's implementation. As a result, no impacts will occur.

¹⁹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. <https://maps.conservation.ca.gov/DLRP/CIFF/>

²⁰ California Department of Conservation. *State of California Williamson Act Contract Land*. <https://www.conservation.ca.gov/dlrp/wa/Pages/contracts.aspx>

CATEGORICAL EXEMPTION • CITY OF SANTA FE SPRINGS
LOS NIETOS PROJECT • 12511 & 12521 LOS NIETOS ROAD

- C.** No forest lands are located within the vicinity of either site. Furthermore, the site's existing zoning designation does not contemplate forest land uses. As a result, no impacts will occur.
- D.** No forest lands are located within the project site or surrounding area. No loss or conversion of forest lands to urban uses would result from the proposed project's implementation. As a result, no impacts will occur.
- E.** The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farmland or forest land. As a result, no impacts will occur.

AIR QUALITY

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
B. Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation?			X	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			X	
D. Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?				X

A. The proposed project will replace an existing industrial use with a new building. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.²¹ The net increase in floor area will be 2,030 square feet. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:²²

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Tables A-1 and A-2). The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Santa Fe Springs. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the AQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the AQMP. The proposed project will not result in any exceedance of the SCAG's employment

²¹ HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

²² South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

projections for the City. As a result, no impacts related to the implementation of the AQMP are anticipated.

- B.** According to the SCAQMD, any project is significant if it triggers or exceeds the most appropriate evaluation criteria. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development.²³ The net increase in floor area will be 2,030 square feet. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V. 2016.3.2). As shown in Table A-1, daily construction emissions will not exceed the SCAQMD significance thresholds.

Table A-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Demolition (on-site)	3.16	31.44	21.56	0.03	1.55	1.44
Demolition (off-site)	0.06	0.04	0.56	--	0.16	0.04
Total Demolition	3.22	31.48	22.12	0.03	1.71	1.48
Site Preparation (on-site)	3.88	40.49	21.15	0.03	9.09	5.75
Site Preparation (off-site)	0.07	0.04	0.67	--	0.20	0.05
Total Site Preparation	3.95	40.53	21.82	0.03	9.29	5.80
Grading (on-site)	2.29	24.73	15.85	0.02	3.54	2.36
Grading (off-site)	0.06	0.04	0.56	--	0.16	0.04
Total Grading	2.35	24.77	16.41	0.02	3.70	2.40
Building Construction (on-site)	1.90	17.43	16.57	0.02	0.95	0.90
Building Construction (off-site)	0.46	1.70	4.10	0.01	1.22	0.33
Total Building Construction	2.36	19.13	20.67	0.03	2.15	1.23
Paving (on-site)	1.09	10.83	12.26	0.01	0.57	0.53
Paving (off-site)	0.08	0.05	0.75	--	0.22	0.06
Total Paving	1.17	10.88	13.01	0.01	0.79	0.59
Architectural Coatings (on-site)	32.09	1.52	1.81	--	0.09	0.09
Architectural Coatings (off-site)	0.08	0.05	0.75	--	0.22	0.06
Total Architectural Coatings	32.17	1.57	2.56	--	0.31	0.15
Maximum Daily Emissions	32.17	40.54	22.13	0.04	9.29	5.80
Daily Thresholds	75	100	550	150	150	55

Source: CalEEMod V. 2016.3.2.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular traffic. The analysis of long-term operational impacts also used the CalEEMod V. 2016.3.2 computer model. Table A-2 depicts the estimated operational emissions generated by the proposed project.

²³ HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DPA-A1.1* October 28, 2020.

Table A-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Area-wide (lbs/day)	4.73	0.13	11.48	--	0.06	0.06
Energy (lbs/day)	0.06	0.57	0.24	--	0.04	0.04
Mobile (lbs/day)	1.78	9.23	24.66	0.09	7.85	2.14
Total (lbs/day)	6.57	9.93	36.38	0.09	7.95	3.14
Daily Thresholds	55	55	550	150	150	55

Source: CalEEMod 2016.3.2.

As indicated in Table A-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. Since the project area is located in a non-attainment area for Ozone and particulates, the contractors will be required to ensure that the grading and building contractors adhere to all pertinent provisions of SCAQMD Rule 403 pertaining to the generation of fugitive dust during grading and/or the use of equipment on unpaved surfaces.²⁴ The contractors will be responsible for being familiar with and implementing any pertinent best available control measures. Therefore, the impacts will be less than significant.

- C. The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables A-1 and A-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. While the proposed project would result in additional vehicle trips, there would be a regional benefit in terms of a reduction in vehicle miles traveled (VMT) because it is an infill project that is consistent with the regional and the State sustainable growth objectives. Finally, the proposed project would not exceed the adopted projections used in the preparation of the Regional Transportation Plan/Sustainable Communities Strategy). As a result, the potential air quality impacts related to the generation of criteria pollutants are less than significant.
- D. The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.²⁵ The proposed project will not result in the generation of any odors. In addition, construction truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes.²⁶ Furthermore, the project's contractors must adhere to SCAQMD rules and regulations that govern fugitive dust during site preparation which will significantly reduce the generation of fugitive dust. As a result, no impacts will occur.

²⁴ South Coast Air Quality Management District. *Rule 403, Fugitive Dust*. As Amended June 3, 2005.

²⁵ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

²⁶ California, State of. *California Code of Regulations, Title 13, Section 2485 Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling*.

BIOLOGICAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project, either directly or through habitat modifications, have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?				X
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
C. Would the project have a substantial adverse effect on State or Federally protected wetlands as defined (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
D. Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				X
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans?				X

A. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The project site itself is developed and occupied by industrial land uses. The project site is occupied by four existing office and industrial buildings that have a combined floor area of 90,700 square feet of floor area. These existing buildings will be demolished to accommodate the proposed project. Of the existing four buildings, two smaller office buildings are located along the Los Nietos Road frontage. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the Whittier Quadrangle indicated that there are six threatened or endangered species located within the Whittier Quadrangle (the City of Santa Fe Springs is listed under the Whittier Quadrangle).²⁷ These species include:

- The *Coastal California Gnatcatcher* is not likely to be found on-site due to the existing surrounding development and the lack of habitat suitable for the California Gnatcatcher. The

²⁷ California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>.

absence of coastal sage scrub, the coastal California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.²⁸

- The *Least Bell's Vireo* lives in a riparian habitat, with a majority of the species living in San Diego County. As a result, it is not likely that any Least Bell's Vireos will be encountered in the project area due to the lack of riparian habitat in the surrounding area.²⁹
- The *Santa Ana Sucker* will not be found on-site because the Santa Ana Sucker is a fish and there are no bodies of water present on-site.³⁰ The nearest body of water is the La Canada Verde Creek, located approximately 0.54 miles east of the project site.
- The *Bank Swallow* lives in a riparian habitat and nests along rivers or streams. The nearest stream or body of water is the La Canada Verde Creek, located approximately 0.54 miles east of the project site; therefore, it is not likely that the Bank Swallow will be found on the project site. Additionally, the current level of development in the surrounding area is not an ideal environment for the Bank Swallow.³¹
- The *Western Yellow-Billed Cuckoo* is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a Western Yellow-Billed Cuckoo is low due to the level of development present within the City of Santa Fe Springs. Furthermore, the lack of riparian habitat further diminishes the likelihood of encountering populations of Western Yellow-Billed Cuckoos.³²
- *California Orcutt Grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego Counties.³³ As indicated previously, the project site is located in the midst of an urban area. There are no bodies of water located on-site that would be capable of supporting populations of California Orcutt Grass nor does the site have the capacity to form vernal pools during wet seasons.

The proposed project will have no impact on the aforementioned species because the project site is located in the midst of an urban area. The project site and the surrounding areas are not conducive to the survival of the aforementioned species due to the lack of suitable habitat. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

²⁸ Audubon. *California Gnatcatcher (Polioptila californica)*. <https://www.audubon.org/field-guide/bird/california-gnatcatcher>.

²⁹ California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo (Vireo bellii pusillus)*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm.

³⁰ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on November 23, 2020.

³¹ Audubon. *Bank Swallow (Riparia riparia)*. <https://www.audubon.org/guia-de-aves/ave/bank-swallow>. http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html.

³² US Fish and Wildlife Service. *Sacramento Fish and Wildlife Office, Public Advisory*. http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach_PA_Western-Yellow-Billed-Cuckoo.htm.

³³ County of Los Angeles Department of Public Works. *Listed Species in the County of Los Angeles*. http://dpw.lacounty.gov/pdd/bikepath/bikeplan/docs/App_C_Bio.pdf.

- B.** According to the United States Fish and Wildlife Service, there are no riverine areas located within the project boundary or adjacent parcels.³⁴ The project site and the surrounding properties are developed in industrial uses. In addition, there is no riparian habitat located on-site or in the surrounding areas and no offsite riverine areas would be affected by the proposed development since the project's construction would be limited to the project site. As a result, no impacts will occur.
- C.** No sensitive wetland habitats (e.g., vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations. In addition, according to the United States Fish and Wildlife Service there are no riverine areas located within the project boundary or adjacent parcels. No offsite riverine areas would be affected by the proposed development since the project's construction would be limited to the proposed project site. As a result, no impacts will occur.
- D.** The project site has no utility as a wildlife migration corridor due to the proposed site location in the midst of an urban area. Given the disturbed character of the project site, no impacts will occur.
- E.** General Regulations of the City of Santa Fe Springs Municipal Code Tree Ordinance establishes strict guidelines regarding the removal or tampering of trees located within any public right-of-way (such as streets and alleys). Any plans to cut, trim, prune, plant, remove, injure or interfere with any tree, shrub or plant upon any street, alley or public right-of-way within the city must be approved in advance by the City. No trees will be removed with the implementation of the proposed project. As a result, no impacts will occur.
- F.** The project sites and the surrounding areas are urban. The proposed project's implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. In addition, the Puente Hills Significant Ecological Area (SEA #15) is the closest protected SEA and is located approximately 3.3 miles northeast from the project site. The construction and operation of the proposed project will not affect the Puente Hills SEA because the proposed development will be restricted to the project site. Therefore, no impacts will occur.

³⁴ United States Fish and Wildlife Service. *National Wetlands Inventory*. <https://www.fws.gov/Wetlands/data/Mapper.html>

CULTURAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				X
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?			X	
C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			X	

- A. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The project site itself is developed and occupied by industrial land uses. The project site is occupied by four existing industrial buildings that have a combined floor area of 90,700 square feet of floor area. These existing buildings will be demolished to accommodate the proposed project. Of the existing four buildings, two smaller office buildings are located along the Los Nietos Road frontage.

Historic structures and sites are defined by local, State, and Federal criteria. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are historically significant. Finally, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.³⁵

The State regulations that govern historic resources and structures include Public Resources Code (PRC) Section 5024.1 and CEQA Guidelines Sections 15064.5(a) and 15064.5(b). In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains. CEQA, as codified at PRC Sections 21000 et seq., is the principal statute governing the environmental review of projects in the State. Two locations in the City are recorded on the National Register of Historic Places and the list of California Historical Resources: the Clarke Estate and the Hawkins-Nimocks Estate (also known as the Patricio Ontiveros Adobe or Ontiveros Adobe). The Clarke Estate is located at 10211 Pioneer Boulevard and the Ontiveros Adobe is located at 12100 Telegraph Road. The proposed project site is not within proximity to either of these historic landmarks and is presently vacant and undeveloped with the exception of a previous asphalt parking area. The project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO).³⁶ Since the project's

³⁵ U.S. Department of the Interior, National Park Service. *National Register of Historic Places*. <https://www.nps.gov/subjects/nationalregister/database-research.htm>. Website accessed on November 23, 2020.

³⁶ California Department of Parks and Recreation. *California Historical Resources*. Website <http://ohp.parks.ca.gov/ListedResources>. Website accessed on November 23, 2020.

implementation will not impact any Federal, State, or locally designated historic resources, no impacts will occur.

- B.** The greater Los Angeles Basin was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years. Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin. Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. Two village sites were located in the Los Nietos area: Naxaaw'na and Sehat. The sites of Naxaaw'na and Sehat are thought to be near the adobe home of Jose Manuel Nietos that was located near the San Gabriel River. In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation and grading activities shall be halted, and the City of Santa Fe Springs Department of Police Services will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.
- C.** There are no dedicated cemeteries located within the vicinity of the project site.³⁷ The proposed project will be restricted to the project site and will not affect any dedicated cemeteries within the surrounding area. Notwithstanding, in the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted, and the Los Angeles County Sheriff's Department would be contacted (the Department would then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b), which states:

“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.”

Adherence to the aforementioned standard condition will ensure potential impacts remain at levels that are less than significant.

³⁷ Google Earth. Website accessed November 23, 2020.

ENERGY

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy, resources, during project construction or operation?			X	
B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			X	

- A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The project site is served by Southern California Edison (electricity) and the Southern California Gas Company (SCG). The utilities worksheets are included in Appendix C. The project Applicant will work with the local electrical utility company to identify existing and future strategies that will be effective in reducing energy consumption. As a result, the impact will be less than significant.
- B. On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The proposed project will conform to all pertinent energy conservation requirements. As a result, the potential impacts will be less than significant.

GEOLOGY & SOILS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides?			X	
B. Would the project result in substantial soil erosion or the loss of topsoil?			X	
C. Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial direct or indirect risks to life or property?			X	
E. Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X	

- A.** The City of Santa Fe Springs is located within a seismically active region. Many major and minor local faults traverse the entire Southern California region and earthquakes from several active and potentially active faults in the Southern California region could affect the project site. The site is located within a seismically active region prone to occasional damaging earthquakes. The nearest active fault is the Whittier Fault, located approximately three miles northeast of the project site. In addition, the project will comply with the 2019 California Building Standards code (which took effect in 2020), which is effective in minimizing any potential seismic-related impacts to structures. According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The project site is not located in an area that is subject to liquefaction. Lastly, the project site is not subject to the risk of landslides because there are no hills or mountains within the vicinity of the project site. As a result, the potential impacts in regard to ground shaking, liquefaction, and landslides are less than significant since the risk is no greater in and around the project site than for the rest of the area.
- B.** A geotechnical investigation of the site was completed by GPI in September 2020. Undocumented fill was encountered to depths of approximately 2 to 3 feet below existing grade in four of the five explorations. The fill soils consisted of very stiff, slightly moist to moist sandy clays and sandy silts. Deeper fill soils may be encountered near or within the footprint of the existing building pad during grading. The natural soils below consisted of predominately clayey sands and sandy clays to a depth of approximately 10 feet, sandy silts and silts from about 10 to 25 feet, and sands and sands with silt from

25 feet to the 51½ foot depth explored. In general, the native finer grained soils were stiff to hard and the sandy deeper soils were dense to very dense. The natural soils have moderate strength and low compressibility characteristics. Laboratory tests indicate the upper soils have a low potential for expansion (EI of 32). Historical groundwater depths are mapped as shallow as 20 feet below grade; however, groundwater was not encountered in our explorations performed to a maximum depth of 51½ feet below ground surface. As a result, the potential impacts would be less than significant.

- C. The project's construction will not result in soil erosion since the project's contractors must implement the construction BMPs identified in the mandatory SWPPP. The BMPs will minimize soil erosion and the discharge of sediment off-site. Additionally, the project site is not located within an area that could be subject to landslides or liquefaction.³⁸ The soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics become sticky when wet and expand according to the moisture content present at the time. Since the soils have a low shrink-swell potential, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. Moreover, the project will not result in the direct extraction of groundwater located below ground surface (BGS). As a result, the potential impacts will be less than significant.
- D. The *Web Soil Survey*, which is available on the United States Geological Survey website, was consulted to identify the soils that underlie the project site. According to the Web Soil Survey, the project site is underlain with soils of the Urban Land-Thums-Pierview complex, which is partially composed of clay.³⁹ Shrinking and swelling is influenced by the amount of clay present in the underlying soils. Clay and silty clay loam are present in the composition of these soils and these soils associations possess a moderate shrink-swell potential.⁴⁰ The project contractors will be required to comply with the structural engineer's recommendations. As a result, the potential impacts will be less than significant.
- E. No septic tanks will used for the proposed project since the new development will be connected to the sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.
- F. According to the State of California Geological Survey, the site's geology is classified as Urban Land-Thums-Pierview complex. Alluvium soil deposits that are present in a natural and undisturbed condition may contain paleontological resources, though these resources are more typically found in marine terraces and shales. The on-site soils have undergone disturbance due to the previous development, the demolition activities within the property, and the other on-site activities. Furthermore, the on-site soils that underlie the property are Holocene-aged deposits that have a low potential for the discovery of paleontological resources. These soils are recent deposits that do not contain fossil deposits. Thus, the proposed project is not anticipated to disturb any paleontological resources and the impacts are less than significant.

³⁸ United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Website accessed November 24, 2020.

³⁹ Ibid.

⁴⁰ Ibid.

GREENHOUSE GAS EMISSIONS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?				X

- A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet.

GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The SCAQMD has recommended several GHG thresholds of significance. These thresholds include 1,400 metric tons of CO₂E (MTCO₂E) per year for commercial projects, 3,500 MTCO₂E per year for residential projects, 3,000 MTCO₂E per year for mixed-use projects, and 10,000 MTCO₂E per year for industrial projects. Table A-3 summarizes annual greenhouse gas (CO₂E) emissions from build-out of the proposed project.⁴¹ Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouse gases in a common and collective unit. As indicated in Table A-3, the CO₂E total for the project is 10,374.34 pounds per day or 4.66 MTCO₂E per day. This translates into an annual emission of 1,703.98 MTCO₂E, which is well below the aforementioned threshold.

Table A-3
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Phase - Demolition	3,747.94	1.05	--	3,774.31
Construction Phase - Site Preparation	3,685.65	1.19	--	3,715.45
Construction Phase - Grading	2,871.92	0.92	--	2,895.14
Construction Phase - Construction	2,533.36	0.61	--	2,568.76
Construction Phase - Paving	1,804.55	0.56	--	1,818.72
Construction Phase - Coatings	281.44	0.01	--	281.93
Long-term Area Emissions	20.64	0.01	--	21.14
Long-term Energy Emissions	732.06	0.01	0.01	736.41
Long-term Mobile Emissions	9,605.84	0.41	--	9,616.79

⁴¹ The CalEEMod Air Quality Worksheets are provided in Appendix B.

CATEGORICAL EXEMPTION • CITY OF SANTA FE SPRINGS
LOS NIETOS PROJECT • 12511 & 12521 LOS NIETOS ROAD

Total Long-term Emissions	10,358.55	0.43	0.01	10,374.34
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Source: CalEEMod V.2016.3.2.

This figure (1,703.98 MTCO₂E) does not take into account the implementation of Low Impact Development (LID) requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. As indicated in the table, the great majority of the GHG emissions will be generated from mobile sources. For this reason, the project's use of trip reduction incentives (the use of alternative forms of transportation, the installation of electric vehicle charging stations and bicycle racks, and other TDM measures will be important). The project is also an infill development within an urban area. Therefore, the project's GHG impacts are less than significant.

- B.** AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% in "business as usual" GHG emissions for the entire State. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15 on April 29, 2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. Executive Order B-30-15 calls for a 40% reduction in greenhouse gas emissions below 1990 levels by 2030.⁴² The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. As a result, no potential conflict with an applicable greenhouse gas policy plan, policy, or regulation will occur and no impacts will occur.

⁴² Office of Governor Edmund G. Brown Jr. *New California Goal Aims to Reduce Emissions 40 Percent Below 1990 Levels by 2030.* <http://gov.ca.gov/news>.

HAZARDS & HAZARDOUS MATERIALS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
B. Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X
D. Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?			X	
E. For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
F. Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				X

- A.** The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet.

A Phase II Site Investigation was undertaken by Langan Engineering and Environmental Services in November 2020. Soil sample results were below the RWQCB Commercial/Industrial environmental screening levels (ESLs) with the exception of arsenic. Arsenic was detected in each soil sample at concentrations exceeding the RWQCB Commercial/Industrial ESL, with a maximum detection of 32.1 mg/kg.⁴³ Arsenic is known to be naturally occurring at elevated concentrations in Southern California. Based on the "Determination of a Southern California Regional Background Arsenic Concentration in Soil" published by the California Department of Toxic Substance Control (DTSC) in 2008, the average

⁴³ Langan Engineering and Environmental Services, Inc. *Phase II Environmental Site Investigation, 12511 and 12521 Los Nietos Road Santa Fe Springs, CA 90670*. November 18, 2020.

background arsenic concentration in soil of the Southern California Region was determined to be approximately 12 mg/kg; with a maximum background concentration of 19.63 mg/kg. LSB-10-3-5 had the reported concentration of 32.1 mg/kg for arsenic, which was determined to be significantly different than a blind duplicate sample collected from the same interval (4.38 mg/kg). Dark gray soil was visible at this location from 2.7-7.0 ft bgs.

In order to obtain a more representative sample, the laboratory mixed and reanalyzed the sample, resulting in a revised reported concentration of 5.56 mg/kg, below the background concentration of arsenic in Southern California published by DTSC. Soil and groundwater conditions at the site are not currently under environmental regulatory oversight and the detected concentrations of arsenic in soil do not trigger a reporting requirement. Thus, no further action is recommended at this time. If excess soil is generated during future development activities, it should be characterized in accordance with receiving facility requirements and disposed of according to federal, state and local regulations. One or more of four VOCs (benzene, bromodichloromethane, chloroform, and ethylbenzene) were detected in five soil vapor samples (LSV-1-5, LSV-2-5, LSV-5-5, LSV-6-5, and LSV-7-5) at concentrations exceeding the RWQCB Commercial/Industrial ESLs and/or USEPA Commercial VISLs.⁴⁴

Methane was not detected in five of the soil vapor points during this Phase II ESI. Three points (LSV-2, LSV-3, and LSV-7) detected methane at 0.00014%, 0.00039%, and 0.0030%, respectively. However, the project site is located within the City of Santa Fe Spring's Methane Zone ⁴⁶, In the event that a building is constructed at the site, a vapor mitigation system is recommended for the Site. No analytes were detected in the groundwater samples exceeding the applicable commercial/industrial screening levels. Therefore, no further action is recommended.

- B.** During a 1995 Phase I ESA performed by Gale/Jordan Associates, Inc. (GJA), ten samples of suspected asbestos-containing material (ACM) were collected and analyzed. ACM was confirmed to be present in the mastic and floor tile samples. No abatement documentation was reviewed as part of this Phase I ESA. Based on building age (pre-1970), ACM, lead based paint (LBP), and PCB-containing materials may be present within building materials at the Subject Property.⁴⁷

The site is located approximately 315 feet east of the former Waste Disposal, Inc. Landfill located at 12731 Los Nietos Road. As such, the proposed development may be required to adhere to specific protocols regarding the intrusion of methane and carbon monoxide into the indoor areas. These measures may include, but not be limited to, methane detectors and the use of methane barriers in the building construction. The requirements may be made as conditions of approval by the City of Santa Fe Springs Fire Department following their review of the proposed project.

- C.** The nearest school in the area includes St. Paul High School located approximately 1,675 feet to the east of the project site. The Whittier Union High School District offices and adult school campus is located approximately 4,500 feet to the northeast. The nearest residential neighborhood to the project site is

⁴⁴ United States Environmental Protection Agency. *VISL User's Guide*, <https://www.epa.gov/vaporintrusion/visl-users-guide>

located approximately 2,000 feet to the east in unincorporated East Whittier, east of Greenleaf Avenue.⁴⁵ As a result, no impacts are anticipated.

- D.** A search of the Envirostor Hazardous Waste and Substances Site “Cortese” List database identified two Cortese sites within the City: Sonic Plating Co., Inc. (located at 13002 Los Nietos Road) and Kelly Pipe Co., LLC (located at 11700 Bloomfield Avenue).⁴⁶ The nearest of these Cortese sites to the project site is Kelly Pipe Co., LLC, which is located approximately three-quarters of a mile southwest of the project site. The project site is also located over a contaminated groundwater plume from an upgradient Superfund site, Omega Chemical. The groundwater plume is associated with impacts of VOCs, freon, and other contaminants. The groundwater at the subject property has been analyzed for these constituents and has concluded that the findings did not exceed applicable standards.⁴⁷ Furthermore, proposed project construction activities will be restricted to the designated project site and will not affect any of the aforementioned sites. The project site is not identified as a Cortese site.⁴⁸ Therefore, the potential impacts will be less than significant.
- E.** Fullerton Airport is located approximately 5.17 miles southeast of the project site and the Long Beach Airport is located approximately 8.98 miles to the southwest.⁴⁹ The proposed project is not located within the Runway Protection Zones (RPZ) of any of the aforementioned airports. In addition, the proposed project will not penetrate the designated slopes for any of the local airports. The proposed project will not introduce a building that will interfere with the approach and take-off of airplanes utilizing any of the aforementioned airports and will not risk the safety of the people residing or working in the project area. As a result, no impacts are anticipated.
- F.** At no time will Los Nietos Road be completely closed to traffic during the project’s construction. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project’s implementation.
- G.** The project site is not located within a “very high fire hazard severity zone.”⁵⁰ As a result, no impacts are anticipated.

⁴⁵ Google Maps. <https://www.google.com/maps>. Website Accessed November 23, 2020.

⁴⁶ California Department of Toxic Substances Control. *DTSC’s Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)*. https://www.envirostor.dtsc.ca.gov/public/map/?global_id=19490194

⁴⁷ Langan Engineering and Environmental Services, Inc. *Phase I Environmental Site Investigation, 12511 and 12521 Los Nietos Road Santa Fe Springs, CA 90670*. September 18, 2020.

⁴⁸ CalEPA. *DTSC’s Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. <https://dtsc.ca.gov/dtscs-cortese-list/>

⁴⁹ Toll-Free Airline. *Los Angeles County Public and Private Airports, California*. <http://www.tollfreeairline.com/california/losangeles.htm>.

⁵⁰ CalFire. *Very High Fire Hazard Severity Zone Map for SW San Bernardino County*. <https://egis.fire.ca.gov/FHSZ/>

HYDROLOGY & WATER QUALITY

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows?			X	
D. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

- A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet.

In the absence of any requirements or regulations, a significant number of impervious surfaces (i.e., buildings, internal driveways, parking areas, etc.) may result in debris, leaves, soils, oil/grease, and other pollutants. The proposed project would be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. The contractors would also be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the contractors to implement over the life of the project.

Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, the Applicant shall demonstrate that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other

proof of filing shall be provided to the Chief Building Official and the City Engineer. In addition, the contractors would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. With the above mentioned standard conditions, the impacts would be reduced to levels that are considered to be less than significant.

- B.** A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any natural underground water wells within the project site. The search yielded no results.⁵¹ In addition, the proposed project will be connected to the City's utility lines and will not deplete groundwater supplies. Since there are no underground wells on-site that would be impacted by the proposed development, no impacts will occur.
- C.** The project's construction will be restricted to the designated project site and the project will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The site is currently occupied and developed. No grading and/or excavation into the local aquifer will occur. No additional undisturbed land will be affected. As a result, the potential impacts will be less than significant.
- D.** As indicated previously, the impervious surfaces (concrete, building slabs, etc.) that will be constructed will result in the generation of storm water runoff. However, the project will be properly drained and is not expected to result in flooding on- or off-site. A City-approved grading plan will be used, which will ensure that the site will be graded so that storm water runoff will be directed to the curbs and gutters and the on-site detention. As indicated in the previous section, the proposed project will be restricted to the project site and will not alter the course of any off-site drainages. No other natural or man-made channels are located adjacent to the site or in the immediate vicinity. As a result, less than significant impacts are anticipated.
- E.** The proposed project will be in compliance with the City of Santa Fe Springs Municipal Code that outlines the local requirements for the implementation of the NPDES and MS4 stormwater runoff requirements. In addition, the proposed project's implementation will not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. As a result, no impacts will occur.

⁵¹ Geotracker GAMA. <http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp>. Website accessed November 24, 2020.

LAND USE & PLANNING

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?			X	
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The proposed project site's legal address is 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The following land uses are located near the project site:⁵²

- *North of the project site.* An industrial building is located to the north of the project site. This building is located at 9643 Santa Fe Springs Road and is occupied by Trade of AMTA (Boxer Tools). Access to this property is from Santa Fe Springs Road.
- *East of the project site.* Zumar Industries, Inc. is located adjacent to the site, on the east side. This property is located on the northwest corner of Santa Fe Springs Road and Los Nietos Road at 9719 Santa Fe Springs Road.
- *South of the project site.* Los Nietos Road extends along the project site's south side. Opposite the project site, on the south side of this roadway, is an industrial use. This business, Univar Work USA, is located at 12522 Los Nietos Road.
- *West of the project site.* A warehouse is located west of the project site. This business, Midway Distribution, Inc, is located at 12425 Los Nietos Road.

Other significant land uses in the area includes St. Paul High School located approximately 1,675 feet to the east of the project site. The Whittier Union High School District offices and adult school campus is located approximately 4,500 feet to the northeast. The nearest residential neighborhood to the project site is located approximately 2,000 feet to the east in unincorporated East Whittier, east of

⁵² Google Earth. Website accessed on November 24, 2020. Secondary HPA Architecture. *Project Los Nietos, Overall Site Plan. Sheet DAB-A1.1* October 28, 2020.

Greenleaf Avenue.⁵³ The proposed project will not divide an established community. As a result, no impacts will result.

- B.** As indicated in the previous subsection, the proposed industrial use will not require the approval of either a Zone Change or a General Plan Amendment. The proposed project is consistent with the zoning and general plan land use designations that are applicable to the project site. As a result, no impacts will occur.

⁵³ Google Earth. Website accessed on November 24, 2020.

MINERAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				X
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

- A.** The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located within the site boundaries. There are five plugged wells located within the site located to the east of the project site.⁵⁴ The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present.⁵⁵ As indicated previously, the site is developed and occupied. In addition, there are no active mineral extraction activities occurring on-site or in the adjacent properties. As a result, no impacts to mineral resources will occur.
- B.** As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

⁵⁴ California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-118.06114/33.95048/19>

⁵⁵ California Department of Conservation. *Mineral Land Classification Map for the Santa Fe Springs Quadrangle*. Map accessed November 24, 2020.

NOISE

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
B. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?			X	

- A. Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Changes of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.⁵⁶

The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site’s development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The proposed project site’s legal addresses are 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. No noise sensitive land uses are located within 1,000 feet of the project site. The nearest noise sensitive receptors in the area include Paul High School located approximately 1,675 feet to the east of the project site. The Whittier Union High School District offices and adult school campus is located approximately 4,500 feet to the northeast. The nearest residential neighborhood to the project site is located approximately 2,000 feet to the east in unincorporated East Whittier, east of Greenleaf Avenue.⁵⁷

A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. As indicated in the traffic section, the proposed use is anticipated to generate approximately 162 trips per day, with 16 trips occurring during the morning (AM) peak hour and 18 trips occurring during the evening (PM) peak hour. The existing manufacturing use is generating greater traffic with 356 trips per day, with 56 trips occurring during the morning (AM) peak hour and 61 trips occurring during the evening (PM) peak hour. As a result, the existing manufacturing use will result in greater traffic volumes

⁵⁶ Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

⁵⁷ Google Earth. Website accessed on November 24, 2020.

compared to the future warehouse use with a comparable floor area. As a result, less than significant impacts will occur.

- B.** Construction activities for the proposed project have the potential to generate low levels of ground-borne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. No noise sensitive land uses are located within 1,000 feet of the project site. The nearest noise sensitive receptors in the area include Paul High School located approximately 1,675 feet to the east of the project site. The Whittier Union High School District offices and adult school campus is located approximately 4,500 feet to the northeast. The nearest residential neighborhood to the project site is located approximately 2,000 feet to the east in unincorporated East Whittier, east of Greenleaf Avenue.⁵⁸

As previously mentioned, the operation of equipment or the construction of projects is prohibited in between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day when the project is located within a radius of 500 feet from a residential area. The City of Santa Fe Springs has not adopted policies or guidelines relative to ground-borne vibration resulting from construction. The City Municipal Code (Section 155.428) states, “Every use shall be so operated that the ground vibration generated by said use is not harmful or injurious to the use or development of surrounding properties. No vibration shall be permitted which is perceptible without instruments at any use alone the property line on which said use is located.”⁵⁹ However, this threshold applies to ground-borne vibrations from long-term operational activities, not construction. As a result, the potential ground-borne noise impacts are considered to be less than significant.

⁵⁸ Google Earth. Website accessed on November 24, 2020.

⁵⁹ City of Santa Fe Springs Municipal Code. *Title XV, Land Usage*. Chapter 155, Code 155.428.

POPULATION & HOUSING

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly or indirectly?				X
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The proposed project site's legal addresses are 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently developed and is surrounded on all sides by urban development.
- *Extension of roadways and other transportation facilities.* No roadway extensions will be required to accommodate the proposed development.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility lines will serve the proposed project only.
- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* There are no housing units located on either property. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The project's construction would result in a limited increase in construction employment which can be accommodated by the local labor market.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase. Given the area's unemployment rate, this additional employment demand will be beneficial.

The proposed project will not induce substantial unplanned population growth in an area. As a result, no impacts will occur.

- B.** No housing units will be displaced as a result of the proposed project's implementation. As a result, no housing displacement impacts will occur, and no impacts will result.

PUBLIC SERVICES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> ?			X	
B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> ?			X	
C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> ?			X	
D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other public facilities</i> ?				X

The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The proposed project site's legal addresses are 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City.

- A.** The City of Santa Fe Springs Fire Department provides fire prevention and emergency medical services within the City. The department consists of three separate divisions: Operations, Fire Prevention and Environmental Protection. The Operations Division provides fire suppression, emergency medical services (EMS), hazardous materials response, and urban search and rescue. The Fire Prevention Division provides plan check, inspections, and public education. Finally, the Environmental Protection Division is responsible for responding to emergencies involving hazardous materials. The Fire Department operates from four stations: Station No. 1 (11300 Greenstone Avenue), Station No. 2 (8634 Dice Road), Station No. 3 (15517 Carmenita Road), and Station No. 4 (11736 Telegraph Road). The first response station to the site is station No. 1. The Fire Department currently reviews all new development plans, and future development will be required to conform to

all fire protection and prevention requirements, including, but not limited to, building setbacks and emergency access. The proposed project would only place an incremental demand on fire services since the project will involve the construction of modern structures that will be subject to all pertinent fire and building codes. Like all development projects within the City, the proposed project will undergo review by the City of Santa Fe Springs Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements. The Department will also review the project's emergency access and clearance. Compliance with the abovementioned requirement, as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant.

Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to local roadways and potentially requiring partial lane closures during street improvements and utility installations. However, at no time will Los Nietos or any nearby street be completely closed to traffic. All construction staging areas will be located within the project site. As a result, the project would not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and less than significant impacts are associated with the proposed project's implementation.

- B.** The City of Santa Fe Springs Department of Police Services (DPS) is responsible for management of all law enforcement services within the City. The DPS is staffed by both City personnel and officers from the City of Whittier Police Department (WPD) that provide contract law enforcement services to Santa Fe Springs. The police services contract between the two cities provides for a specified number of WPD patrolling officers though the DPS has the ability to request an increased level of service. WPD law enforcement personnel assigned to the City includes 35 sworn officers and six support personnel.⁶⁰ The proposed project would only place an incremental demand on police protection services since the project is not anticipated to be an attractor for crime due to the lack of unsecure vacant space. The building and layout design of the development would include crime prevention features, such as nighttime security lighting and secure parking facilities (such as the proposed gate next to the receiving area). Adherence to the abovementioned requirement will reduce potential impacts to levels that are less than significant.
- C.** Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school impacts will be offset by the school fees that will be paid by the developer and as a result, the impacts will be less than significant.
- D.** No new governmental services will be needed, and the proposed project is not expected to have any significant impact on existing governmental services. The proposed project will not directly increase demand for governmental services. As a result, no impacts are anticipated.

⁶⁰ City of Whittier. <https://www.cityofwhittier.org/government/police>.

RECREATION

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

- A. The proposed project would involve the construction of a new 92,730 square foot commercial industrial warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. Due to the non-residential nature of the proposed project, the proposed project is not expected to place an incremental demand for recreational open space and services. As a result, the impacts anticipated are less than significant.
- B. The proposed project does not involve recreational facilities or the construction or expansion of recreational facilities. As a result, no impacts are anticipated.

TRANSPORTATION & CIRCULATION

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy establishing measures addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X	
B. For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)?				X
C. For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(2)?				X
D. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
E. Would the project result in inadequate emergency access?				X

- A.** The proposed project would involve the construction of a new 92,730 square foot warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet. The proposed project site's legal addresses are 12511 and 12521 Los Nietos Road. The project site consists of 4.57 acres and is located in the midst of an industrial area in the northeastern portion of the City. The trip generation was estimated using trip generation rates derived from the Institute of Transportation Engineer's (ITE) 10th Edition Trip Generation Handbook. The project's daily trips are presented in Table A-4. As shown in Table A-4, the project is anticipated to generate approximately 162 trips per day, with 16 trips occurring during the morning (AM) peak hour and 18 trips occurring during the evening (PM) peak hour. The existing manufacturing use is generating greater traffic with 356 trips per day, with 56 trips occurring during the morning (AM) peak hour and 61 trips occurring during the evening (PM) peak hour.

Table A-4
Project Trip Generation

Description/Variable	Average Daily Trips	AM Peak Hour	PM Peak Hour
Trip Rates (Existing Manufacturing – 90,700 sq. ft.)	3.93 trips/1,000 sq. ft.	0.62 trips/ADT	0.67 trips/ADT
Trip Rates (Proposed Industrial – 92,730 sq. ft.)	1.74 trips/1,000 sq. ft.	0.17 trips/ADT	0.19 trips/ADT
Trip Generation – Existing Use	356 trips/day	56 AM trips	61 PM trips
Trip Generation – Proposed Use	162 trips/day	16 AM trips	18 PM trips

Net Change in Trip Distribution	194 trips/day	40 AM trips	43 PM trips
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The number of project-related trips that will be added will not impact any street's or intersection's level of service (LOS). As a result, the potential impacts are less than significant when considering the proposed industrial uses will replace a previous manufacturing use. As a result, the potential impacts are considered to be less than significant.

- B.** According to CEQA Guidelines §15064.3 subdivision (b)(1), vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. It is important to note that the project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. The County of Los Angeles is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The requirements of the CMP became effective with voter approval of Proposition 111. The CMP requires that intersections which are designated as being officially monitored by the Program be analyzed under the County's CMP criteria if the proposed project is expected to generate 50 or more peak hour trips on a CMP-designated facility. The nearest CMP-designated intersection to the project site is Imperial Highway/Carmenita Road. This intersection was not analyzed within the traffic impact analysis and will not experience more than 50 peak hour trips at a freeway intersection. As a result of the projected traffic conditions, no impacts on CMP arterial roadways or intersections are anticipated.
- C.** The proposed project is not a transportation project. As a result, no impacts on this issue will result.
- D.** Vehicular access to the project site will be provided by two driveway connections with Los Nietos Road. The easternmost driveway will have a curb-to-curb width of 26-feet and will be reserved for vehicles. The westernmost driveway will also be used for truck access and will have a curb-to-curb width of 35-feet. An internal roadway will surround the new building and will also be used as a 26-foot-wide emergency vehicle fire lane. Direct vehicular access to the truck docks is controlled by a security gate. The design of driveways will be based on City Code, which sets standards for such design. The proposed project will not drivers to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. As a result, no impacts are anticipated.
- E.** The project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project's implementation will not result in any impacts.

TRIBAL CULTURAL RESOURCES

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<p>A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?</p>			X	

A. The proposed project site is currently vacant and undeveloped. A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Adherence to the standard condition presented under Cultural Resources will minimize potential impacts to levels that are less than significant.

UTILITIES & SERVICE SYSTEMS

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental impacts?				X
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?				X
C. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?				X
E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				X

- A.** The proposed project would involve the construction of a new 92,730 square foot warehouse within the 4.57-acre (199,097 square-foot) project site. As part of the site's development, four older existing buildings totaling approximately 90,700 square feet of floor area, will be demolished to accommodate the proposed new development. Following development, the net increase in floor area will be 2,030 square feet.

The City of Santa Fe Springs is located within the service area of the Sanitation District 2 of Los Angeles County. The nearest wastewater treatment plant to Santa Fe Springs is the Los Coyotes Water Reclamation Plant (WRP) located in Cerritos. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over 5 million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes

the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.⁶¹ The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 20.36 mgd. As indicated in Table A-5, the future development is projected to generate 929 gallons of effluent on a daily basis which is well under the capacity of the aforementioned WRPs.

Table A-5
Wastewater (Effluent) Generation (gals/day)

Use	Total Units	Factor	Generation
Existing Manufacturing Use	90,700 sq. ft.	0.11 gallons/day/sq. ft.	9,977 gals/day
Future Industrial Use	92,730 sq. ft.	0.01 gallons/day/sq. ft.	927 gals/day
Net Difference			-9,050 gals/day

Source: Blodgett Baylosis Environmental Planning.

In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project and as a result, no significant impacts are anticipated.

- B.** Water in the local area is supplied by the Santa Fe Springs Water Utility Authority (SFSWUA). Water is derived from two sources: groundwater and surface water. The SFSWUA pumps groundwater from the local well and disinfects this water with chlorine before distributing it to customers. SFSWUA also obtains treated and disinfected groundwater through the City of Whittier from eight active deep wells located in the Whittier Narrows area. In addition, SFSWUA receives treated groundwater from the Central Basin Water Quality Protection Program facility located in the Central Basin, through the City of Whittier. Lastly, the SFSWUA also receives Metropolitan Water District of Southern California's (MWD) filtered and disinfected surface water, which is a blend of water from both the Colorado River and the State Water Project in Northern California. Table A-6 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 927 gallons of water on a daily basis.

Table A-6
Water Consumption (gals/day)

Use	Total Units	Factor	Generation
Existing Manufacturing Use	90,700 sq. ft.	0.14 gallons/day/sq. ft.	12,698 gals/day
Future Industrial Use	92,730 sq. ft.	0.01 gallons/day/sq. ft.	927 gals/day
Net Difference			-11,771 gals/day

Source: Blodgett Baylosis Environmental Planning.

⁶¹ Los Angeles County Sanitation Districts.
http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp.

The existing water supply facilities can accommodate this additional demand. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

- C. The County of Los Angeles, acting as the Los Angeles County Flood Control District (LACFCD), has the regional, County-wide flood control responsibility. LACFCD responsibilities include planning for developing and maintaining flood control facilities of regional significance which serve large drainage areas. The proposed project will be required to comply with all pertinent Federal Clean Water Act requirements. The site proposes new internal roadways and hardscape areas that will be subject to the National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board. The project will also be required to comply with the City's storm water management guidelines. As a result, no significant impacts are anticipated.
- D. As previously indicated, Table A-6 indicates the water consumption estimated for the proposed project. The proposed project is projected to consume approximately 927 gallons of water on a daily basis. The existing water supply facilities can accommodate this because the existing manufacturing has the ability to consume up to 12,698 gallons of water on a daily basis. As a result, no significant impacts are anticipated.
- E. The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.⁶² The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company.

Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. Trash collection is provided by the Consolidated Disposal Service, CR and R Waste and Recycling, and Serv-Well Disposal Company. Table A-7 indicates the solid waste generation for the proposed project. The proposed project is projected to generate approximately 558 pounds of solid waste on a daily basis.

Table A-7
Solid Waste Generation (lbs/day)

Use	Total Units	Factor	Generation
Existing Manufacturing Use	90,700 sq. ft.	6 lbs./day/1,000 sq. ft.	544 lbs./day
Future Industrial Use	92,730 sq. ft.	6 lbs./day/1,000 sq. ft.	558 lbs./day
Net Difference			14 lbs./day

⁶² Los Angeles County Sanitation Districts. *Solid Waste Facilities*. <http://www.lacsd.org/solidwaste/swfacilities/default.asp>.

Source: Blodgett Baylosis Environmental Planning.

The Sanitation Districts operate a comprehensive solid waste management system serving the needs of a large portion of Los Angeles County. This system includes sanitary landfills, recycling centers, materials recovery/transfer facilities, and energy recovery facilities. The two operational sites are the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale. The Puente Hills Landfill was permanently closed in October 2013 and is only currently accepting clean dirt.⁶³ The Sanitation Districts continue to maintain environmental control systems at the other closed landfills, which include the Spadra, Palos Verdes, and Mission Canyon landfills. Local municipal solid waste collection services are currently provided by Consolidated Disposal Services, CR and R Waste and Recycling, and Serv-Wel Disposal Company. Operational waste that cannot be recycled or taken to area landfills will be transported to the Commerce incinerator. Trash collection is provided by the Consolidated Disposal Service, CR and R Waste and Recycling, and Serv-Wel Disposal Company. The proposed project will contribute a limited amount to the waste stream. As a result, no impacts on solid waste generation are anticipated.

⁶³ Los Angeles County Sanitation Districts. *Solid Waste Facilities*. <http://www.lacsd.org/solidwaste/swfacilities/default.asp>.

WILDFIRE

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project impair an adopted emergency response plan or emergency evacuation plan?				X
B. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
C. Would the project require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
D. Would the project expose people or structure to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

- A.** The proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.
- B.** The project site is slated for development. The proposed project may be exposed to particulate emissions generated by wildland fires in the surrounding region. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, no impacts will occur.
- C.** The project will not require, nor will it involve the extension of new utility lines such as gas lines, water lines, etc. other than connections to the site itself. As a result, no impacts will result.
- D.** There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. Therefore, the project will not result in any impacts related to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no impacts will occur.

Attachment: #5
Resolution 185-2021
a. Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 185-2021

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
TENTATIVE PARCEL MAP NO. 083429 &
DEVELOPMENT PLAN APPROVAL CASE NO. 978**

WHEREAS, a request was filed for Tentative Parcel Map No. 083429 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 & 8168-008-049), into a single parcel measuring ± 4.57 acres; and

WHEREAS, a request was concurrently filed for Development Plan Approval Case No. 978 to allow the construction of a new 92,771 sq. ft. concrete tilt-up industrial building; and

WHEREAS, the subject property is located on the north side of Los Nietos Road, with Accessor's Parcel Numbers of 8169-009-003 and 8168-008-049, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is CPL Los Nietos LLC, 2442 Dupont Drive, Irvine, CA 92612; and

WHEREAS, the proposed development which includes Tentative Parcel Map No. 083429 and Development Plan Approval Case No. 978 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on April 29, 2021 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on April 29, 2021 to each property owner within a 500 foot radius of the project site in accordance with state law. Legal notice was also posted in the Santa Fe Springs City Hall, the City's Town Center, and the subject site; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the public testimony, written comments, or other materials presented at the Planning Commission Meeting on May 10, 2021 concerning the environmental findings and determination, Tentative Parcel Map No. 083429 and Development Plan Approval Case No. 978.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15315, Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA), which allows for the division of property into four or fewer parcels when the division is in conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available, the Planning Commission hereby finds and determines that the proposed Tentative Parcel Map which involves the consolidation of two (2) existing parcels into a single parcel, measuring ±4.57 acres, is Categorically Exempt. It, therefore, has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

The Planning Commission also hereby finds and determines that the proposed Development Plan Approval meets the criteria set forth within Section 15332, Class 32 (In-fill Development Projects) of CEQA. The proposed project includes the construction of a new 92,771 sq. ft. concrete tilt-up industrial building that requires no variance to the City's Zoning Ordinance. As a result, the project is consistent with the City's General Plan and Zoning Ordinance. It should be noted that the subject property is also less than five (5) acres, without any endangered or threatened species, and can be adequately served by all required utilities and public services. Similarly to the Tentative Parcel Map, the Development Plan Approval meets the requirements of CEQA and thus does not require additional environmental analysis.

Lastly, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

SECTION II. TENTATIVE PARCEL MAP FINDINGS

Pursuant to the State's Subdivision Map Act, the Planning Commission has made the following findings:

- (A) Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:

Approval of the proposed Parcel Map would promote a number of Specific General Plan Goal and Policies as described in "Table 1" below:

Table 1
General Plan Consistency Analysis

General Plan Element	Policy	Project Consistency
Land Use	Goal 9: Provide for growth and diversification of industry and industrial related activities within the Santa Fe Springs industrial area.	The consolidation of the individual parcels will produce one lot that will provide a more viable development opportunity of the subject site.
	Policy 9.4: Encourage the grouping of adjoining small or odd shaped parcels in order to create more viable development.	The project involves the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 & 8168-008-049), into a single parcel measuring ±4.57-acres.
	Goal 11: Support and encourage the viability of the industrial and commercial areas of Santa Fe Springs.	The consolidation of the existing parcels will support and facilitate the development of a new 92,771 sq. ft. concrete tilt-up industrial building.

The proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the City of Santa Fe Spring's General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

- (B) Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.

In addition to the proposed parcel map, the applicant is concurrently seeking approval to allow for the construction of a new 92,771 sq. ft. concrete tilt-up industrial building, located along the north side of Los Nietos Road. As proposed, the new development will meet or exceed all requirements of the City's Zoning Ordinance and as a result will not require any variances. Therefore, the subject site is physically suitable for the proposed development.

- (C) Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The proposed consolidation is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study was prepared for the proposed industrial project. According to the Initial Study, the project is not expected to have any impacts on biological resources or cause serious public health problems.

- (D) Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

As part of the review and processing of the Tentative Parcel Map, and in accordance with the Subdivision Map Act, the local school district, utility companies and easement holders associated with the subject property were notified of the subject request. As of the writing of this report, staff has not received any correspondence for or against the proposed project. Nevertheless, any new easements for utility or roadways, if necessary, will be provided prior to final map approval. Moreover, no public easements are anticipated within the proposed subdivision.

- (E) In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the IS/MND Mitigation Monitoring and Reporting Program, submit an erosion control plan and comply with the NPDES Best Management Practices during the grading and construction phases of the project.

The project is conditioned to meet all federal, state, and local ordinances and requirements including, but not limited to, the California Regional Water Quality Control Board.

- (F) That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."

Future passive or natural heating and cooling opportunities will be incorporated with the proposed development. To the extent feasible, staff will review the proposed development to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION III. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the City of Santa Fe Springs Zoning Regulations, the Planning Commission has made the following findings:

- (A) That the proposed development is in conformance with the overall objectives of this chapter.

The proposed project is located within the M-2, Heavy Manufacturing, Zone. Pursuant to Section 155.240 of the Zoning Ordinance, "The purpose of the M-2 Zone is to preserve the lands of the city appropriate for heavy industrial uses, to protect these lands from intrusion by dwellings and inharmonious commercial uses, to promote

uniform and orderly industrial development, to create and protect property values, to foster an efficient, wholesome and aesthetically pleasant industrial district, to attract and encourage the location of desirable industrial plants, to provide an industrial environment which will be conducive to good employee relations and pride on the part of all citizens of the community and to provide proper safeguards and appropriate transition for surrounding land uses.”

The proposed project is consistent with the purpose of the M-2 Zone in the following manner:

1. The land is appropriate for industrial uses based on its zoning, M-2, Heavy Manufacturing and its General Plan Land Use designation of Industrial. The project, as proposed, requires no variances from the City’s Zoning Ordinance.
2. The proposed project will result in a new concrete tilt-up speculative industrial building, therefore the land is being maintained for industrial uses.
3. The project involves the construction of a new attractive industrial building on a site that is currently developed with non-conforming metal buildings that were constructed in 1959. The assessed value of the property will significantly improve after the project, thus leading to an increase in property values for both the subject property and neighboring properties.
4. The new building offers new construction with modern amenities (i.e. greater ceiling height, energy efficient, etc.) that will help to attract local industrial businesses to either locate or remain in Santa Fe Springs.

(B) That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.

The applicant is proposing to construct a new concrete-tilt up speculative industrial building on the existing site. The new concrete tilt-up industrial building has been designed with variation in the provided setback, height, color, and materials used. The result is an attractive project with a contemporary building that is comparable to other high quality office/industrial projects in Santa Fe Springs.

(C) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

The proposed building is well-designed and should be highly suitable for office, manufacturing and/or warehouse-type users. The design of the new concrete tilt-up industrial building provides quality architectural design, as demonstrated by glazing, pop-outs, height variations, materials, and color. These architectural design elements break up the mass of the building, and present an attractive, distinctive façade to visitors. As designed, the new building is suitable for their intended users, and the distinctive design of the building represents the architectural principles of proportion and harmony.

- (D) *That consideration be given to landscaping, fencing and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.*

Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Ordinance. The majority of the landscaping will be provided along Los Nietos Road for maximum aesthetic value. Additionally, the truck wells and dock doors have been strategically placed so that they will not be directly visible from the public right-of-way. Nevertheless, a 14' high screen wall with a 12' high gate will be provided to screen activities within the truck yard area. And lastly, the proposed trash enclosure has been strategically placed where they are not visible or easily accessible by the public, and where they have least impact on adjacent properties.

- (E) *That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.*

As stated previously, the proposed building is contemporary in design. The architect used glazing, pop-outs, height variations, materials, and color. The style and architecture of the proposed building is consistent with other high quality buildings that were recently constructed in the general area.

- (F) *That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.*

Pursuant to Section 155.736 of the Zoning Ordinance "The purpose of the development plan approval is to assure compliance with the provisions of this chapter and to give proper attention to the siting of new structures or additions or alterations to existing structures, particularly in regard to unsightly and undesirable appearance, which would have an adverse effect on surrounding properties and the community in general." As a result, the Planning Commission believes that proper attention has been given to the location, size, and design of the proposed building.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 185-2021 to determine that the proposed project is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15315, Class 15 (Minor Land Divisions) and Section 15332, Class 32 (In-fill Development Projects) and to also approve Tentative Parcel Map No. 083429 to allow the consolidation of two (2) existing parcels that make up the subject property (APN: 8168-009-033 and 8168-008-049), into a single parcel measuring Elevations ±4.57-acres and Development Plan Approval Case No. 978 to allow the construction of a new 92,771 sq. ft. concrete tilt-up industrial building for the subject property located at 12511 and 12521 Los Nietos Road, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 10th day of May, 2021 BY THE PLANNING

COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ken Arnold, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

CONDITIONS OF APPROVAL
Tentative Parcel Map No. 083429
12511 & 12521 Los Nietos Road, Santa Fe Springs
(APN: 8168-009-033 & 8168-008-049)

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

1. Final parcel map checking of \$4,970 plus \$295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The applicant shall provide at no cost to the City, one mylar print of the recorded parcel map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.

PLANNING DEPARTMENT:
(Contact: Claudia Jimenez 562-868-0511 x7356)

3. That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted by the applicant and on file with the case.
4. Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.
5. Applicant understands and agrees that Tentative Parcel Map No. 083429 shall expire 24 months after Planning Commission approval, on May 10, 2021, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs for approval. The proposed consolidation of two (2) parcels by Tentative Parcel Map No. 083429 shall not be effective until such time that a final map is recorded.
6. CPL Los Nietos LLC agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the consolidation of two (2) parcels when action is brought within the time period provided for in Government Code,

Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding the City shall promptly notify of such claim, action or proceeding and shall cooperate fully in the defense thereof.

CONDITIONS OF APPROVAL
Development Plan Approval Case No. 978
12511 & 12521 Los Nietos Road, Santa Fe Springs, CA 90670
APN: 8168-009-033 & 8168-008-049

Approval of the subject Development Plan Approval (DPA) Case No. 978 is still contingent upon approval of Tentative Parcel Map (TPM) Case No. 083429 to allow the construction of a new 92, 771 sq. ft. Two-story industrial building at 12511 & 12521 Los Nietos Road, within the M-2, Heavy Manufacturing Zone.

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

STREETS

1. That the applicant shall pay a flat fee of **\$31,329.00** to reconstruct/resurface the existing street frontage to centerline for Los Nietos Road
2. That applicant shall remove and replace (2) driveway approaches, curb, & gutter per city standard plan R-6.4C along Los Nietos Road.
3. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along Los Nietos Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
4. All above ground oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay **\$ 800.00** to install (4) new signs.
6. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

7. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Los Nietos Road. Storm drain plans shall be approved by the City Engineer.

8. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the City Engineer. That the applicant shall pay to the City the entire cost of design, engineering, installation and inspection of Fire hydrants.
9. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
10. All buildings shall be connected to the sanitary sewers.
11. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and Public Works Department prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of personnel from the City Water Department. The valve on the water main line shall be operated only by the City and only upon the City's approval of the test results.
12. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
13. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

FEES

14. That the applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
15. That the applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.
16. That the applicant shall pay the water trunkline connection fee of \$3,700 per acre upon application for water service connection or if utilizing any existing water service.

MISCELLANEOUS

17. That a grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
18. That a hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
19. That upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
20. That the applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE: ENVIRONMENTAL PREVENTION:

(Contact: Eric Scott 562.868.0511 x 3812)

21. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.
22. That the applicant shall comply with all Federal, State and local requirements and regulations included, but not limited to, the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable codes and regulations

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION):

(Contact: Chad Van Meeteren 562.868.0511 x 3811)

23. That all buildings over 5,000 sq. ft. shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
24. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.

25. When applicable, abandoned oil wells must be exposed and inspected under the oversight of a registered engineer, registered geologist or other Fire-Rescue approved technical expert. The wells must be monitored for methane leaks and the precise location of each abandoned well shall be surveyed. A report of findings, along with a description of any recommended remedial actions (if necessary), signed by a registered engineer, registered geologist or Fire-Rescue approved technical expert, must be provided to the Department of Fire-Rescue.
26. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.

POLICE SERVICES DEPARTMENT:

(Contact: Lou Collazo at 562.409.1850 x 3335)

27. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the subject property. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or a public nuisance. The photometric plans shall be submitted to the designated contact person from the Department of Police Services no later than sixty (60) day from the date of approval by the Planning Commission. PDF formatted plans are acceptable and shall be emailed to luiscollazo@santafesprings.org.
28. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, emergency telephone number, fax number and e-mail address of that person shall be provided to the Department of Police Services (Attn: Lou Collazo) no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. Information will be submitted to the emergency dispatch operators serving Police and Fire agencies.
29. That in order to facilitate the removal of unauthorized vehicles parked on the property (after construction of the building is completed), the applicant shall post, in plain view and at each entry to the property, a sign not less than 17" wide by 22" long. The sign shall prohibit the public parking of unauthorized vehicles and indicate that unauthorized vehicles will be removed at the owner's expense and also contain the California Vehicle Code that permits this action. The sign shall

also contain the telephone number of the local law enforcement agency (Police Services Center (562) 409-1850). The lettering within the sign shall not be less than one inch in height. The applicant shall contact the Police Services Center for an inspection no later than 30 days after the project has been completed and prior to the occupancy permit being issued.

30. That trucks are not to back-in from the street or block traffic at any time; drivers are subject to citations.
31. That off-street parking areas shall not be reduced or encroached upon at any time.
32. That the proposed buildings, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
33. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency responders in case of an emergency. The identification numbers may be painted on wood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address. **DO NOT PAINT NUMBERS ON THE BUILDING.**
34. That it shall be the responsibility of the job-supervisor to maintain the job site in a clean and orderly manner. Dirt, dust, and debris that has migrated to the street or neighboring properties shall be immediately cleaned. Porta potties or equal, shall not be visible from the public street and maintained on a regular basis.
35. That all construction debris shall be placed in trash/recycle bins at the end of every work day and shall not be left out visible from public view.
36. That the property owner and/or lease agent shall notify any potential tenants they are mandated to comply with the ambient noise requirements as required by Santa Fe Springs Zoning Code Section 155.424.
37. That all parking stalls and/or designated parking areas shall be constantly available to all employees during their business hours. Parking Stalls shall not be sectioned off for reserved or preferred parking. Temporary reduction of parking stalls for building construction material, repairs, or the like is permitted and/or for servicing wells, or other underground utilities.

38. That the fencing around the perimeter of the property shall be made of expanded metal fence type or equal with small openings to prevent climbing. The fence shall be a minimum height of 11'-0" and shall not have barbed wire, razor wire or other similar additions.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.868.0511 x7509)

39. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
40. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Environmental Consultant, Morgan McCarthy at (562) 432-3700 or (805) 815-2492.
41. The developer shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Claudia Jimenez 562.868.0511 x7356)

42. This approval shall allow the applicant, CPL Los Nietos LLC to construct, operate, and maintain a new 92,771 sq. ft. concrete tilt-up industrial building on the subject property.
43. The applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
44. The subject property is located within the "Methane Zone". As a result the applicant shall therefore indicate the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum font size of 20 point.
45. Prior to the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for any use of mobile office trailers during the construction process.
46. The applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein shall be made part of the construction drawings for the proposed development. Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.

47. The applicant shall submit Mechanical plans that include a roof plan that shows the location of all roof mounted equipment. All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning or designee.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A line-of-sight drawing or a building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines.
- NOTE: line-of sight drawing and/or building cross section must be scaled.
48. The applicant shall submit a lighting program that is integrated into the overall site, landscape design and building design. Lighting shall be used to highlight prominent building features such as entries and other focal points. Up-lighting can also be used as a way to enhance the texture of plants and structures, to create a sense of height in a landscape design.
49. The applicant agrees and understands that any existing overhead utilities within the development shall be placed underground.
50. All fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development.
51. Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq. ft. of floor area + ½% of floor area exceeding 20,000 sq. ft., but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*).
52. All outdoor trash enclosures shall provide a solid roof cover. (Please see L.A. County Department Public Works handout).
53. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.

54. All street-facing roof drains shall be provided along the interior walls and not along the exterior of the building.
55. The proposed development shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
56. Approved suite numbers/letters or address numbers shall be placed on the proposed building in such a position as to be plainly visible and legible from the street fronting the property.
57. The Department of Planning and Development requires that the double-check detector assembly be placed as far back from the property line as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. The bottom of the valve shut off wheel shall be located a maximum of two (2) feet above ground.
58. That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
59. The applicant shall submit for approval a detailed landscape and automatic irrigation plan pursuant to the Landscaping Guidelines of the City. Said landscape plan shall indicate the location and type of all plant materials, existing and proposed, shrubs designed to fully screen the interior yard and parking areas from public view, and minimum 24" box trees along the street frontage. *Said plans shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

NOTE: Staff shall not approve the landscaping and irrigation plan without first reviewing and approving the civil drawings, specifically as it pertains to the landscaping and irrigation plan (i.e., location and size of riprap, bio-swales, areas of infiltration trenches, etc.)
60. The landscaped areas shall be provided with a suitable, fixed, permanent and automatically controlled method for watering and sprinkling of plants. This operating sprinkler system shall consist of an electrical time clock, control valves, and piped water lines terminating in an appropriate number of sprinklers to insure

proper watering periods and to provide water for all plants within the landscaped area. Sprinklers used to satisfy the requirements of this section shall be spaced to assure complete coverage of all landscaped areas. *Said plan shall be consistent with AB 1881 (Model Water Efficient Landscape Ordinance).*

61. Upon completion of the landscaping improvements, said landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, and removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
62. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning or designee. The electrical transformer shall be screened with shrubs consistent with Southern California Edison's Guidelines which requires three foot clearance on sides and back of the equipment, and eight foot clearance in front of the equipment. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. (A copy of the Guideline is available at the Planning Department.)
63. The applicant shall be responsible for insuring future tenants to not allow commercial vehicles, trucks and/or truck tractors to queue on Los Nietos Road, use Los Nietos Road as a staging area, or to back-up onto the street from the subject property.
64. No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type or for special-event activities, unless prior written approval is obtained from the Director of Planning, Director of Police Services and the Fire Marshall.
65. That all parking areas shall be striped in accordance with the proposed site plan, as submitted by the applicant and on file with this case. A minimum of 138 parking stalls shall be provided and continually maintained on-site at all times.
66. All parking stalls shall be legibly marked on the pavement. Additionally, all compact spaces shall be further identified by having the words "Compact" or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
67. That if the proposed building is later deemed to be a multi-tenant building by the City of Santa Fe Springs Planning Department, the applicant shall modify the parking layout of the subject property to satisfy the City's parking requirement to the Planning Department prior to the issuance of any subsequent business license and/or building permit related to the secondary tenant(s)

68. The applicant shall provide a bulletin board, display case, or kiosk to display transportation information where the greatest number of employees are likely to see it. Information shall include, but is not limited to:
1. Current maps, routes and schedules for public transit routes serving the site; and
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators; and
 3. Ridesharing promotional material supplied by commuter-oriented organizations; and
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders and pedestrians at the site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
69. Preferential parking spaces shall be reserved for potential carpool/vanpool vehicles without displacing handicapped and customer parking needs. Vanpool space(s) shall be legibly marked on the pavement or identified by a sign and also conveyed to employees through the required transportation information board. The preferential carpool/vanpool parking shall be identified on the site plan at the time of plan check submittal. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
70. An area shall be designate for bicycle parking and bicycle racks shall be provided. Bike racks shall be provided to accommodate bicycles at a ratio of 4 bicycles for first 50,000 square feet and 1 bicycle for each additional 50,000 square feet. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
71. There shall be a safe and convenient zone in which carpool/vanpool vehicles may deliver or board their passengers. Additionally, there shall be sidewalks or other designated pathways following direct and safe routes from external pedestrian circulation system to each building in the development and safe and convenience access from the external circulation system to bicycle parking facilities on-site. This is required to both meet the requirements of Section 155.502 (D) of the Zoning Regulations and also a goal identified within the City's General Plan Circulation Element.
72. The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of

the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City.

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

Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

74. The applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information. A business license application can also be downloaded at www.santafesprings.org.
75. The applicant shall implement a dust control program for air quality control. The program shall ensure that a water vehicle for dust control operations is kept readily available at all times during construction. The developer shall provide the City Engineer and Building Official with the name, telephone number and e-mail address of the person directly responsible for dust control and operation of the vehicle.
76. During construction, the following information shall be made available on a sign posted at the main entrance(s) to the site:
 1. Name of the development/project.
 2. Name of the development company.
 3. Address or Address range for the subject site.
 4. 24-hour telephone number where someone can leave a message on a particular complaint (dust, noise, odor, etc.).
77. Prior to occupancy of the property/buildings, the applicant and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting Cecilia Martinez at (562) 868-0511, extension 7527, or through the City's web site (www.santafesprings.org).
78. The development shall be built substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case. Any modification shall be subject to the review and approval of the Director of Planning or his/her designee.
79. The final site plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.

80. That prior to the issuance of the Certificate of Occupancy, the applicant shall provide certification from the Landscape Architect of record that the plant installation on the Site are in accordance with the approval planting an irrigation plan.
81. The applicant understands and agrees that if any term or condition of this approval is determined in whole or in part to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other term or condition contained herein.
82. The applicant understands and agrees that this approval is subject to modification or revocation as set forth in the Santa Fe Springs Municipal Code. Grounds for modification or revocation include, but are not limited to, Applicant's failure to comply with any condition of approval contained herein.
83. The applicant understands and agrees that if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans shall be provided to the Planning Department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
84. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
85. Unless otherwise specified in the action granting Development Plan Approval, said approval which has not been utilized within a period of 12 consecutive months from the effective date shall become null and void. Also the abandonment or nonuse of a development plan approval and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission or Council action.
86. The applicant agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards arising from or in any way related to the all entitlements and approvals issued by the City in connection with the Project and from any CEQA challenges relating to the environmental review and determination for the Project, or any actions or operations conducted pursuant thereto. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

Attachment: # 6
Tentative Parcel Map

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2 OF PARCEL MAP NO. 5213, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 56 PAGE 28 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR PRODUCED FROM BELOW 500 FEET BELOW THE SURFACE OF THE ABOVE DESCRIBED PROPERTY, AS EXCEPTED AND RESERVED BY MARY F. BARLEY, A WIDOW, IN THE DEED TO BEN WEINGART ET AL., RECORDED APRIL 6, 1956 IN BOOK 50812 PAGE 170 OF OFFICIAL RECORDS.

ALL INTEREST TO ENTER IN AND UPON THE SURFACE OF SAID LAND OR WITHIN 500 FEET OF SAID LAND WERE QUITCLAIMED TO THE RECORD OWNERS OF THE SURFACE OF SAID LAND BY DEED FROM MARY F. BARLEY, A WIDOW, RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1596, IN BOOK D1125 PAGE 872 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ONE HALF INTEREST IN ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS OF EVERY KIND AND NATURE IN OR UNDER OR PRODUCED FROM BELOW 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM BEN WEINGART, AS TRUSTEE FOR TRUST NO. 2, UNDER THE WILL OF STELLA WEINGART, DECEASED, ET AL., RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1597 IN BOOK D1125 PAGE 874, OF OFFICIAL RECORDS.

EXCEPT THEREFROM AN UNDIVIDED ONE HALF OF ALL OIL, GAS AND MINERALS AND OF ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND WITH NO RIGHT OF ENTRY ON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING OIL, GAS AND MINERALS THEREON AND THEREUNDER, AS RESERVED BY SECURITY FIRST NATIONAL BANK OF LOS ANGELES, IN DEED RECORDED IN BOOK 18259, PAGE 99, OF OFFICIAL RECORDS.

ALSO EXCEPT FROM THE ABOVE MENTIONED PORTION OF SAID LAND, AN UNDIVIDED 1/4TH INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS OF EVERY KIND AND NATURE IN OR UNDER OR PRODUCED FROM BELOW 500 FEET FROM THE SURFACE OF SAID LAND, AS RESERVED BY JUSTIN J. ACCARIAS, ET AL., IN THE DEED RECORDED JANUARY 5, 1956, IN BOOK 49964, PAGE 184, OF OFFICIAL RECORDS.

ALL INTEREST TO ENTER IN AND UPON THE SURFACE OR WITHIN 500 FEET OF THE SURFACE OF SAID LAND WERE QUITCLAIMED TO THE RECORD OWNERS OF THE SURFACE OF SAID LAND BY A DEED FROM JUSTIN J. ACCARIAS, FRED ACCARIAS AND AUGUST A. ACCARIAS RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1595, IN BOOK D1125, PAGE 870, OF OFFICIAL RECORDS.

TOGETHER WITH, PARCEL 2, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 1830, AS PER MAP FILED IN BOOK 29, PAGE 91 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO ENTER ON SAID LAND AND TAKE ALL THE USUAL NECESSARY OR CONVENIENT MEANS TO BORE AS RESERVED IN THE DEED FROM CARL C. BARLEY AND MARY F. BARLEY, RECORDED SEPTEMBER 26, 1949, IN BOOK 31077, PAGE 281, OF OFFICIAL RECORDS.

THE RIGHT OF ENTRY ONTO SAID LAND FROM THE PRESENT SURFACE THEREOF TO A DEPTH OF 300 FEET WAS WAIVED BY AN INSTRUMENT EXECUTED BY MARY F. BARLEY AND RECORDED APRIL 06, 1954, IN BOOK 44255, PAGE 346, OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE REMAINDER OF ALL OIL AND MINERAL RIGHTS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 300 FEET, AS RESERVED BY ROBERT S. BELL AND BEULAH R. BELL, HUSBAND AND WIFE, LORANE U. JONES AND VIRGINIA G. JONES, HUSBAND AND WIFE, IN DEED RECORDED JUNE 14, 1957, IN BOOK 54787, PAGE 274, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND SUBSURFACE RIGHTS OWNED BY GRANTORS SAID LAND BELOW A DEPTH OF 500 FEET, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM ROBERT S. BELL ET AL., RECORDED FEBRUARY 08, 1966 IN BOOK D-3200, PAGE 786, OF OFFICIAL RECORDS.

ZONING:

ZONING INFORMATION:
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF SANTA FE SPRINGS PLANNING DEPARTMENT)

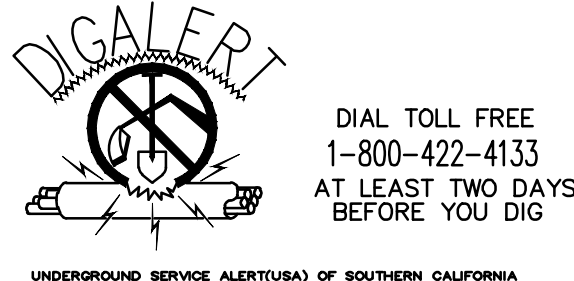
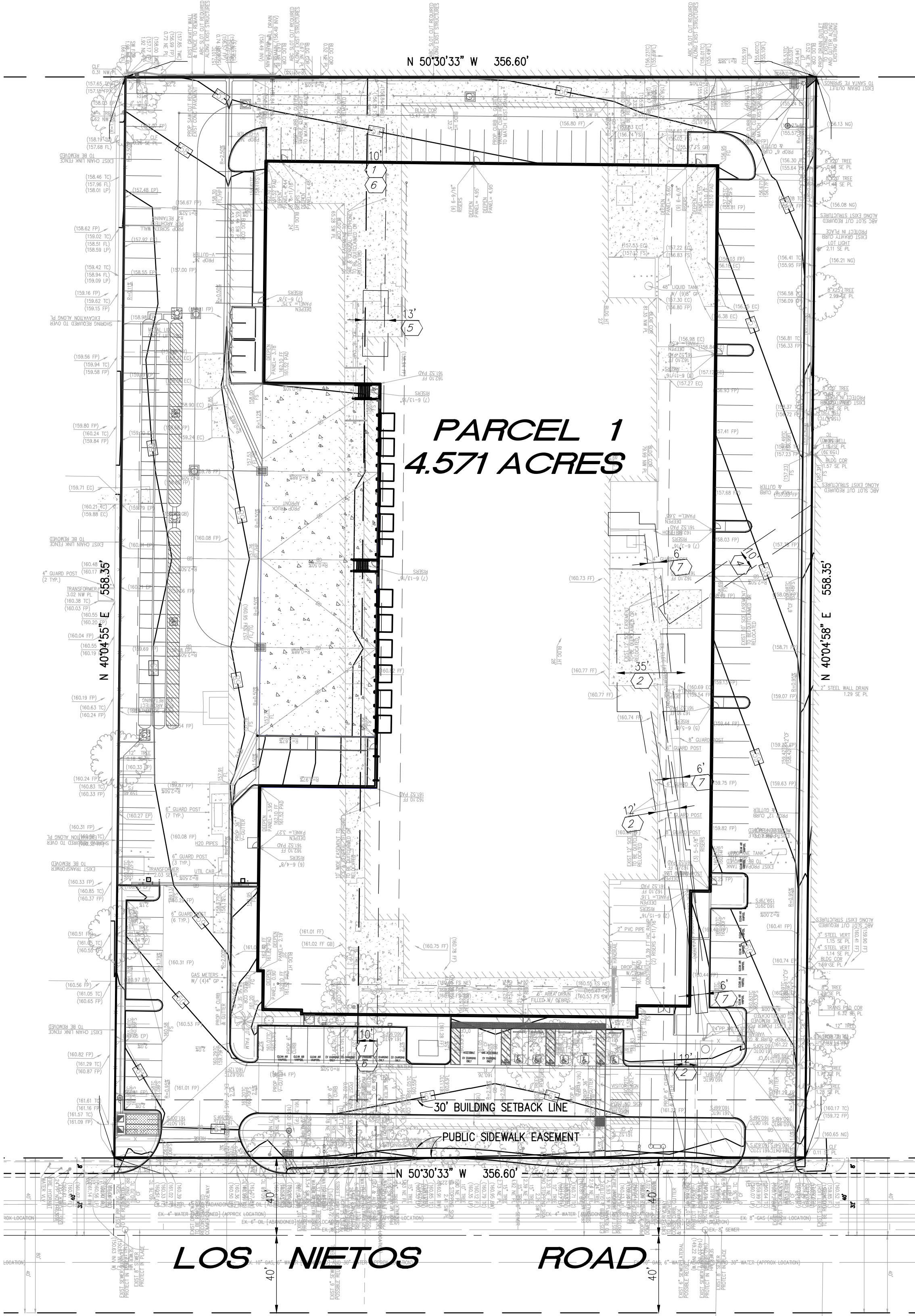
GENERAL PLAN DESIGNATION: INDUSTRIAL
ZONE DESIGNATIONS: "M-2" (HEAVY MANUFACTURING)
SPECIAL ZONE: METHANE ZONE (WITHIN 1000' OF LANDFILL)
PER CITY OF SANTA FE SPRINGS (WASTE DISPOSAL INC. 12817 LOS NIETOS RD)
"METHANE ZONE MAP"

EXISTING EASEMENTS:

10. AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 01, 1959 AS RECORDING NO: 4060, BOOK D-453, PAGE 506 OF OFFICIAL RECORDS.
(SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)
12. AN EASEMENT FOR SUB-STATION SITE, POLES, TOWERS, FENCES, BUILDINGS, CONCRETE PADS AND APPLIANCES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MARCH 13, 1963 AS RECORDING NO: 3262 OF OFFICIAL RECORDS.
(SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)
13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 29, 1963 AS RECORDING NO: 4764 OF OFFICIAL RECORDS.
(SAID CONDITIONS, AMONG OTHERS, ARE FOR A FRONT SETBACK OF 25').
14. AN EASEMENT FOR POLES, CABLES AND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED NOVEMBER 22, 1966 AS RECORDING NO: 2334 OF OFFICIAL RECORDS.
(SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)
15. AN EASEMENT FOR POLES, CABLES AND CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED AUGUST 06, 1969 AS RECORDING NO: 3048 OF OFFICIAL RECORDS.
(SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)
16. AN EASEMENT FOR POLES, CABLES AND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED AUGUST 15, 1975 AS RECORDING NO: 4286 OF OFFICIAL RECORDS.
(SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)
17. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JULY 17, 1986 AS RECORDING NO: 86-900825 OF OFFICIAL RECORDS.
(SAID EASEMENT TO BE QUITCLAIMED BY SEPARATE INSTRUMENT)

TENTATIVE PARCEL MAP NO. 083429

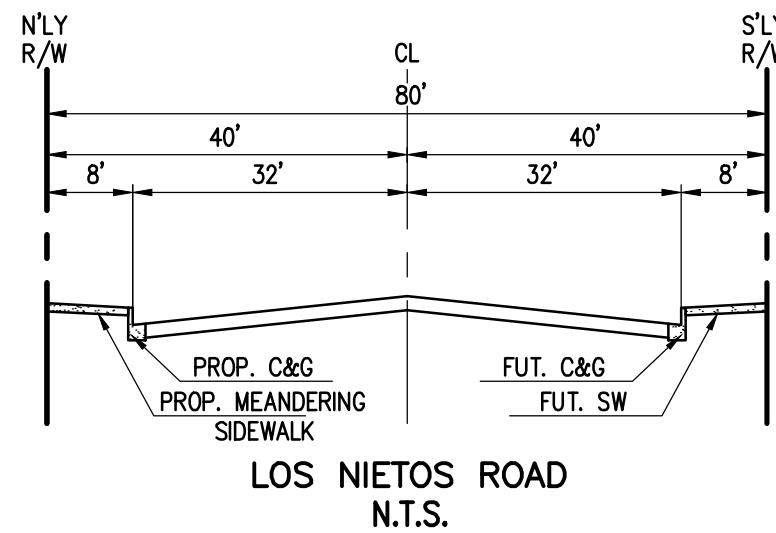
IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF A PARCEL 2 OF PARCEL MAP NO. 5213, AS PER MAP FILED IN BOOK 56, PAGE 28 OF PARCEL MAPS,
TOGETHER WITH PARCEL 2 OF OF PARCEL MAP NO. 1830, AS PER MAP FILED IN BOOK 29, PAGE 91 OF PARCEL MAPS,
BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



BUILDING TABULATION:

<u>SITE AREA</u>	
in sq.ft.	199,097 s.f.
in ac.	4.57 ac
<u>BUILDING AREA</u>	
Office - 1st floor	3,500 s.f.
Office - 2nd floor	2,800 s.f.
Warehouse	86,471 s.f.
TOTAL	92,771 s.f.
<u>COVERAGE</u>	46.6%
<u>PARKING REQUIRED</u>	
office : 1/250 s.f.	
(apply only if more than 15% GFA)	n/a stalls
warehouse: 0-20,000 @ 1/500 s.f.	40 stalls
20K-100K @ 1/750 s.f.	98 stalls
100K-200K @ 1/1,000 s.f.	n/a stalls
above 200K @ 1/2,000 s.f.	n/a stalls
TOTAL	138 stalls
<u>PARKING PROVIDED</u>	
standard (8.5x19')	99 stalls
compact (7.5x15') 25% max.	27 stalls
Accessible Parking (STD, 9x19')	4
Accessible Parking (Van, 12x19')	1
EV Parking	7
TOTAL	138 stalls
<u>TRAILER PARKING REQUIRED</u>	
apply only to buildings that are 100K or more	
Trailer Parking (1 per 4 dock doors)	n/a stalls
<u>ZONING ORDINANCE FOR THE CITY</u>	
Zoning Designation - Heavy industrial (M-2)	
<u>MAXIMUM BUILDING HEIGHT ALLOWED</u>	
No limit, if less than 100' from residential: 50' max	
<u>MAXIMUM FLOOR AREA RATIO</u>	
F.A.R. - n/a	
<u>LANDSCAPE REQUIRED</u>	
Frontage @ 25 sf / linear foot (356'-7" x 25 sf) = 8,915 sf	
site area 199,097 sf - footprint 89,971 sf x 6% = 6,548 sf	
Total Required = 15,463 sf.	
<u>LANDSCAPE PROVIDED</u>	
Provided = 16,121 s.f. (including meandering sidewalk alk)	
<u>SETBACK</u>	
<u>Building</u>	<u>Landscapes</u>
Front (secondary) - 44'-6"	20' (secondary)
Side/Rear - 0	
* 30' min. Setback increases 1' per each 1' of bldg. height	

CROSS SECTION:



LEGEND:

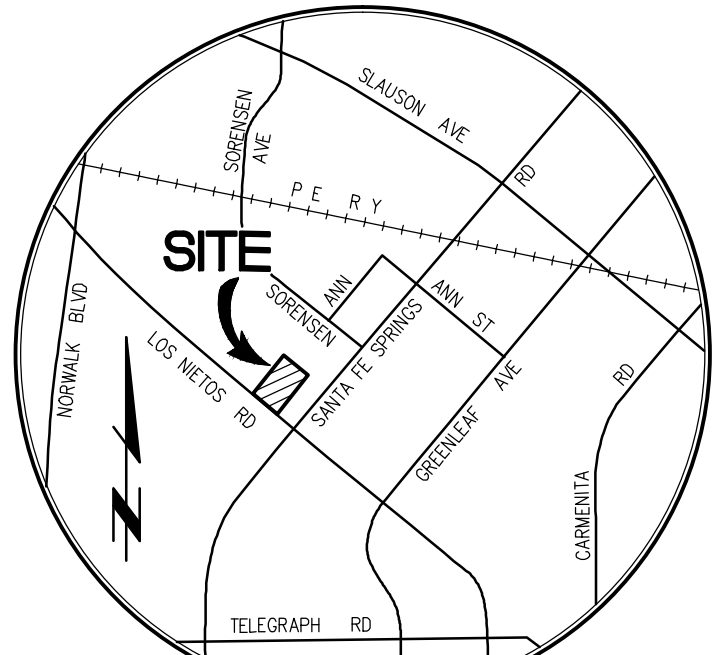
CL	CENTERLINE		CONCRETE
CONC	CONCRETE		
DRN	DRAIN		
DRWY	DRY		
ELEC MTRS	ELECTRIC METERS		
GA	GUY ANCHOR		
GM	GAS METER		
PA	PLANTER AREA		
PL	PROPERTY LINE		
PP	POWER POLE		
SDMH	STORM DRAIN MANHOLE		
SMH	SEWER MANHOLE		
STLT	STREET LIGHT		
WDF	WOOD FENCE		
WM	WATER METER		
WV	WATER VALVE		
1006	INDICATES PROPOSED CONTOUR		
1006	INDICATES EXISTING CONTOUR		
1006.21	INDICATES PROPOSED ELEVATION/DESCRIPTION		
EC			
NG			
(1006.21)	INDICATES EXISTING DESCRIPTION/ELEVATION		

NOTES:

DATE OF PREPARATION: 03-16-2021
GROSS ACREAGE: 4.571
NET ACREAGE: 4.571
NUMBER OF PROPOSED PARCELS: 1

APNs:

8168-008-049
8168-009-033



VICINITY MAP

N.T.S.

UTILITY PROVIDERS:

TELEPHONE
FRONTIER
7352 SLATER AVENUE
HUNTINGTON BEACH, CA 92647
PHONE: (714) 375-6705
CONTACT: ROMAN MENDOZA
EMAIL: ROMAN.MENDOZA@TR.COM

CABLE
CHARTER COMMUNICATIONS
3430 E. WIRALOMA AVENUE
ANAHEIM, CA 92806
PHONE: (714) 414-1454
CONTACT: DIANNA NETHERLAIN

WATER
CITY OF SANTA FE SPRINGS
11710 E. TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670
PHONE: (562) 941-5484 ext 3607
CONTACT: NOE NEGRETTE

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1919 S. STATE COLLEGE BLVD.
ANAHEIM, CA 92806
PHONE: 800-427-2200
CONTACT: KATRINA REGAN

ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
3901 GEARY AVENUE
SANTA FE SPRINGS, CA 90670
PHONE: (562) 943-3183
CONTACT: KEVIN SCHMIEGEL

DEVELOPER:

CPL LOS NIETOS LLC
2442 DUPONT DRIVE,
IRVINE, CA 92612
(949) 296-2919

ARCHITECT:

HPA ARCHITECTURE
18831 BARDEEN AVE., STE # 100
IRVINE, CA 92612
PHONE: (949) 863-1770

ENGINEER:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

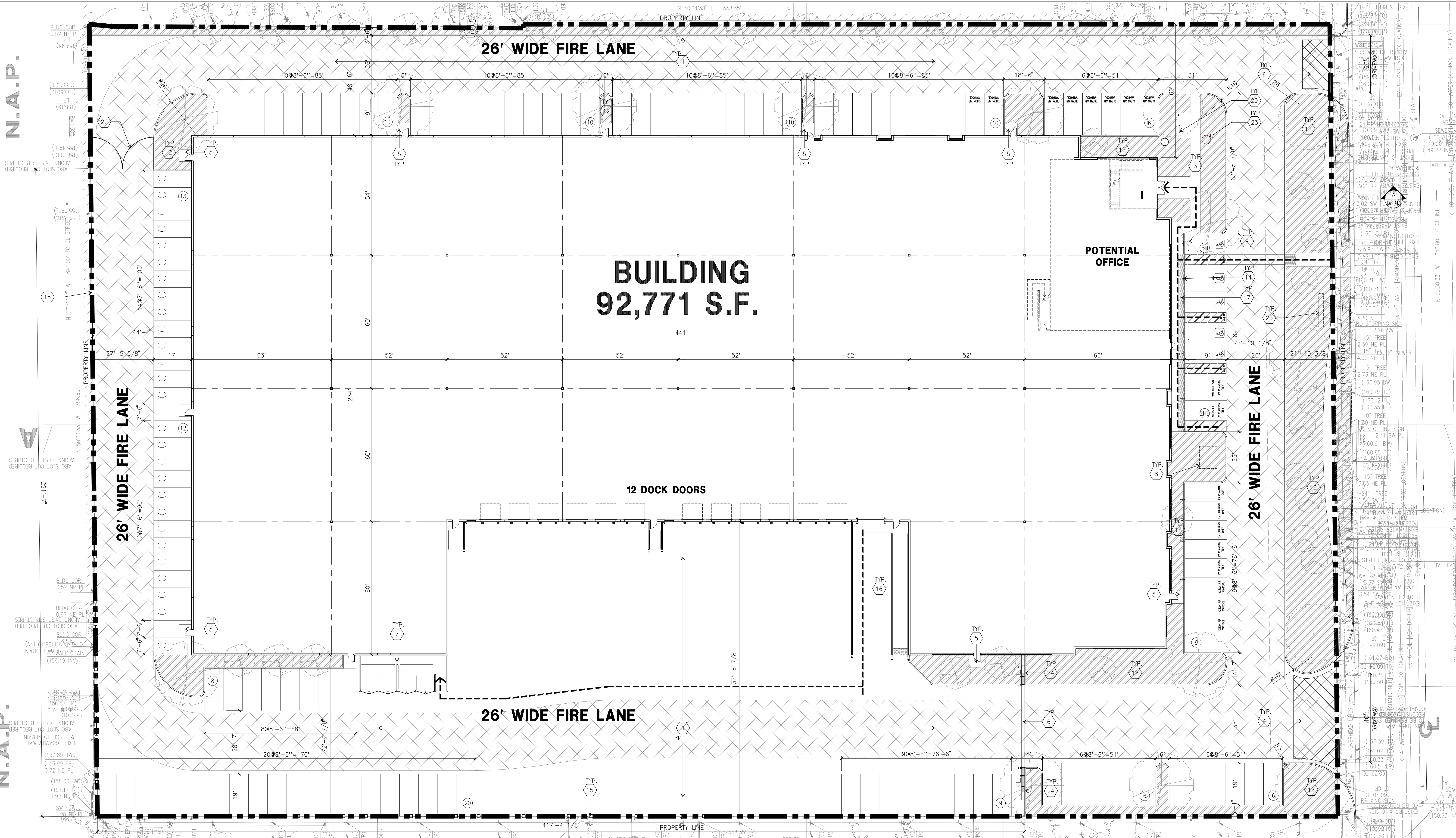
PREPARED UNDER THE DIRECTION OF:

Brian L. Thienes
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. 12/31/2021



Last Update: 3/18/21
O:\3900-3999\3904\TPM\3904_TPM.dwg

Attachment: #7
Project Plans
a. Exhibit B- Elevations



PROPERTY OWNER

Owner / Applicant

CPL Los Nietos LLC
12511 & 12521 LOS NIETOS ROAD
SANTA FE SPRINGS, CA
POC: JAY TANJUAN
PHONE: 949-296-2919

Project Address

12511-12521 LOS NIETOS RD.
SANTA FE SPRINGS, CA 90670

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2 OF PARCEL MAP NO. 5213, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 56 PAGE 28 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR PRODUCED FROM BELOW 500 FEET BELOW THE SURFACE OF SAID LAND BY DEED FROM MARY F. BARELY, AS EXPECTED AND RESERVED BY MARY F. BARELY, A WIDOW, IN THE DEED TO BEN WENIGART ET AL., RECORDED APRIL 6, 1956 IN BOOK 50812 PAGE 170 OF OFFICIAL RECORDS.

ALL INTEREST TO ENTER IN AND UPON THE SURFACE OF SAID LAND OR WITHIN 500 FEET OF SAID LAND WERE OBTAINED TO THE RECORD OWNERS OF THE SURFACE OF SAID LAND BY DEED FROM MARY F. BARELY, A WIDOW, RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1596, IN BOOK D1125 PAGE 872 OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS OF EVERY KIND AND NATURE IN OR UNDER OR PRODUCED FROM BELOW 500 FEET FROM THE SURFACE OF SAID LAND AND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM BEN WENIGART, AS TRUSTEE FOR TRUST NO. 2, UNDER THE WILL OF STELLA WENIGART, DECEASED, ET AL., RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1597 IN BOOK D1125 PAGE 874, OF OFFICIAL RECORDS.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND MINERALS AND OF ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND WITH NO RIGHT OF ENTRY ON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING OIL, GAS AND MINERALS THEREON AND THEREUNDER, AS RESERVED BY SECURITY FIRST NATIONAL BANK OF LOS ANGELES, IN DEED RECORDED IN BOOK 18229, PAGE 99, OF OFFICIAL RECORDS.

ALSO EXCEPT FROM THE ABOVE MENTIONED PORTION OF SAID LAND, AN UNDIVIDED 1/4TH INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS OF EVERY KIND AND NATURE IN OR UNDER OR PRODUCED FROM BELOW 500 FEET FROM THE SURFACE OF SAID LAND, AS RESERVED BY JUSTIN J. ACORIAS, ET AL., IN THE DEED RECORDED JANUARY 5, 1956, IN BOOK 4496, PAGE 154, OF OFFICIAL RECORDS.

ALL INTEREST TO ENTER IN AND UPON THE SURFACE OR WITHIN 500 FEET OF THE SURFACE OF SAID LAND WERE OBTAINED TO THE RECORD OWNERS OF THE SURFACE OF SAID LAND BY A DEED FROM JUSTIN J. ACORIAS, FRED ACORIAS AND AUGUST A. ACORIAS RECORDED FEBRUARY 16, 1961 AS INSTRUMENT NO. 1595, IN BOOK D1125, PAGE 870, OF OFFICIAL RECORDS.

PARCEL B:

PARCEL 2, IN THE CITY OF SANTA FE SPRINGS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 1830, AS PER MAP FILED IN BOOK 23, PAGE 91 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO ENTER ON SAID LAND AND TAKE ALL THE USUAL NECESSARY OR CONVENIENT MEANS TO BORE AS RESERVED IN THE DEED FROM CARL C. BARLEY AND MARY F. BARLEY, RECORDED SEPTEMBER 26, 1949, IN BOOK 31077, PAGE 281, OF OFFICIAL RECORDS.

THE RIGHT OF ENTRY ONTO SAID LAND FROM THE PRESENT SURFACE THEREOF TO A DEPTH OF 300 FEET WAS WAIVED BY AN INSTRUMENT EXECUTED BY MARY F. BARLEY AND RECORDED APRIL 06, 1954, IN BOOK 44255, PAGE 146, OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE REMAINDER OF ALL OIL AND MINERAL RIGHTS, BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO A DEPTH OF 300 FEET, AS RESERVED BY ROBERT S. BELL AND BELLAH R. BELL, HUSBAND AND WIFE, LORANNE U. JONES AND VIRGINIA G. JONES, HUSBAND AND WIFE, IN DEED RECORDED JUNE 14, 1957, IN BOOK 54787, PAGE 274, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND SUBSURFACE RIGHTS OWNED BY GRANTORS IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM ROBERT S. BELL ET AL., RECORDED FEBRUARY 08, 1966 IN BOOK D-3200, PAGE 786, OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY:

APN 8168-009-033 (AFFECTS PARCEL A)

APN 8168-008-049 (AFFECTS PARCEL B)

PROJECT DATA

SITE AREA	
in sq.ft.	199,097 s.f.
in ac.	4.57 ac
BUILDING AREA	
Office - 1st floor	3,500 s.f.
Office - 2nd floor	2,800 s.f.
Warehouse	86,471 s.f.
Total	92,771 s.f.
Coverage	46.6%
PARKING REQUIRED	
Office: 1/250 s.f.	n/a stalls
(apply only if more than 15% GFA)	
warehouse: 0-20,000 @ 1/500 s.f.	40 stalls
20K-100K @ 1/750 s.f.	98 stalls
100K-200K @ 1/1,000 s.f.	n/a stalls
above 200K @ 1/2,000 s.f.	n/a stalls
TOTAL	138 stalls
PARKING PROVIDED	
standard (8.5x19)	99 stalls
compact (7.5x15) 25% max.	27 stalls
Accessible Parking (STD, 9x19)	4
Accessible Parking (Van, 12x19)	1
EV Parking	7
TOTAL	138 stalls
TRAILER PARKING REQUIRED	
apply only to buildings that are 100K or more	
Trailer Parking (1 per 4 dock doors)	n/a stalls
ZONING ORDINANCE FOR THE CITY	
Zoning Designation - Heavy Industrial (M-2)	
MAXIMUM BUILDING HEIGHT ALLOWED	
No limit, if less than 100' from residential: 50' max	
MAXIMUM FLOOR AREA RATIO	
F.A.R. - n/a	
LANDSCAPE REQUIRED	
Frontage @ 25 sf / linear foot (356'-7" x 25 sf) = 8,915 sf	
site area 199,097 sf - footprint 89,971 sf x 8% = 6,548 sf	
Total Required = 15,463 sf.	
LANDSCAPE PROVIDED	
Provided = 16,121 sf. (including meandering sidewalk)	
SETBACK	
Building	Landscaping
Front (secondary) - 44'-6"	20' (secondary)
Side/Rear - 0	
* 30' min. Setback increases 1' per each 1' of bldg. height	

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- NOT USED
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED.
- 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- PROVIDE 12" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 518 SF TRASH ENCLOSURE WITH SOLID ROOF PER CITY STANDARD.
- TENTATIVE LOCATION OF TRANSFORMER.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- NOT USED.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- ACCESSIBLE ENTRY SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- PROPOSED 12" HIGH CHAIN-LINK METAL FENCE WITH SLATS.
- CONCRETE RAMP "W/42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
- TRUNCATED DOME.
- EXTERIOR METAL STAIR WITH GUARDRAIL AND HANDRAIL.
- EXTERIOR CONCRETE STAIR WITH GUARDRAIL AND HANDRAIL
- EXTERIOR BIKE RACK.
- NOT USED.
- PROPOSED 12" HIGH METAL SWING GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS
- EXISTING POWER POLE SERVING EXISTING SITE TO BE REMOVED. SEE CIVIL DRAWINGS.
- PROVIDE 14" HIGH SCREEN WALL
- TENTATIVE LOCATION OF DDOV

OVERALL SITE PLAN

scale: 1"=20'-0"

SITE LEGEND

CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS	LANDSCAPED AREA
STANDARD PARKING STALL (8'-6" X 19')	PATH OF TRAVEL
DISABLED PARKING STALL (8'-6" X 19') + 5' W/ ACCESSIBLE AISLE	26" FIRE WIDE FIRELANE
DISABLED PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE	EXISTING PUBLIC FIRE HYDRANT
	PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION

VICINITY MAP



CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT



hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:

CPL Los Nietos LLC

12511 & 12521 LOS NIETOS ROAD
SANTA FE SPRINGS, CA 90670

Project:

PROJECT
LOS NIETOS

Santa Fe Springs, CA

Consultants:

Civil: THIENES ENGINEERING
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Overall Site Plan

Project Number: 20272

Drawn by: JK

Date: 10/28/20

Revision:

Sheet:

DPA-A1.1



hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

CPL Los Nietos LLC

12511 & 12521 LOS NIETOS ROAD
SANTA FE SPRINGS, CA 90670

Project:

PROJECT
LOS NIETOS

Santa Fe Springs, CA

Consultants:

Civil: THIENES ENGINEERING
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Overall floor plan bldg 3

Project Number: 20272
Drawn by: JK
Date: 10/28/20
Revision:

Sheet:

DPA-A2.1

FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 3'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDINGS PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 EXTERIOR METAL STAIR.
- 7 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 NOT USED
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
- 15 Z GUARD.
- 16 METAL CANOPY ABOVE.
- 17 METAL PANEL-CLAD COLUMN

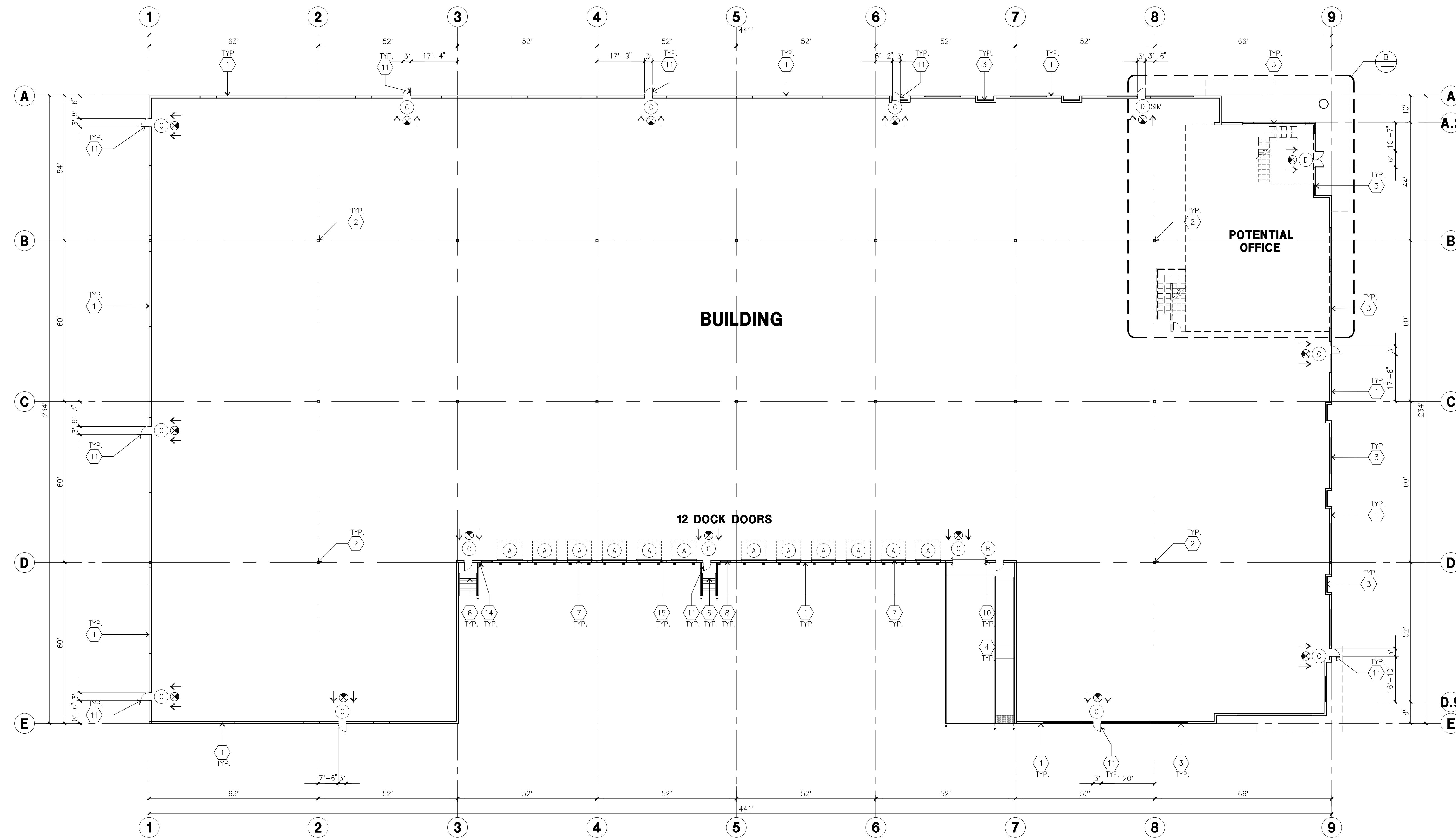
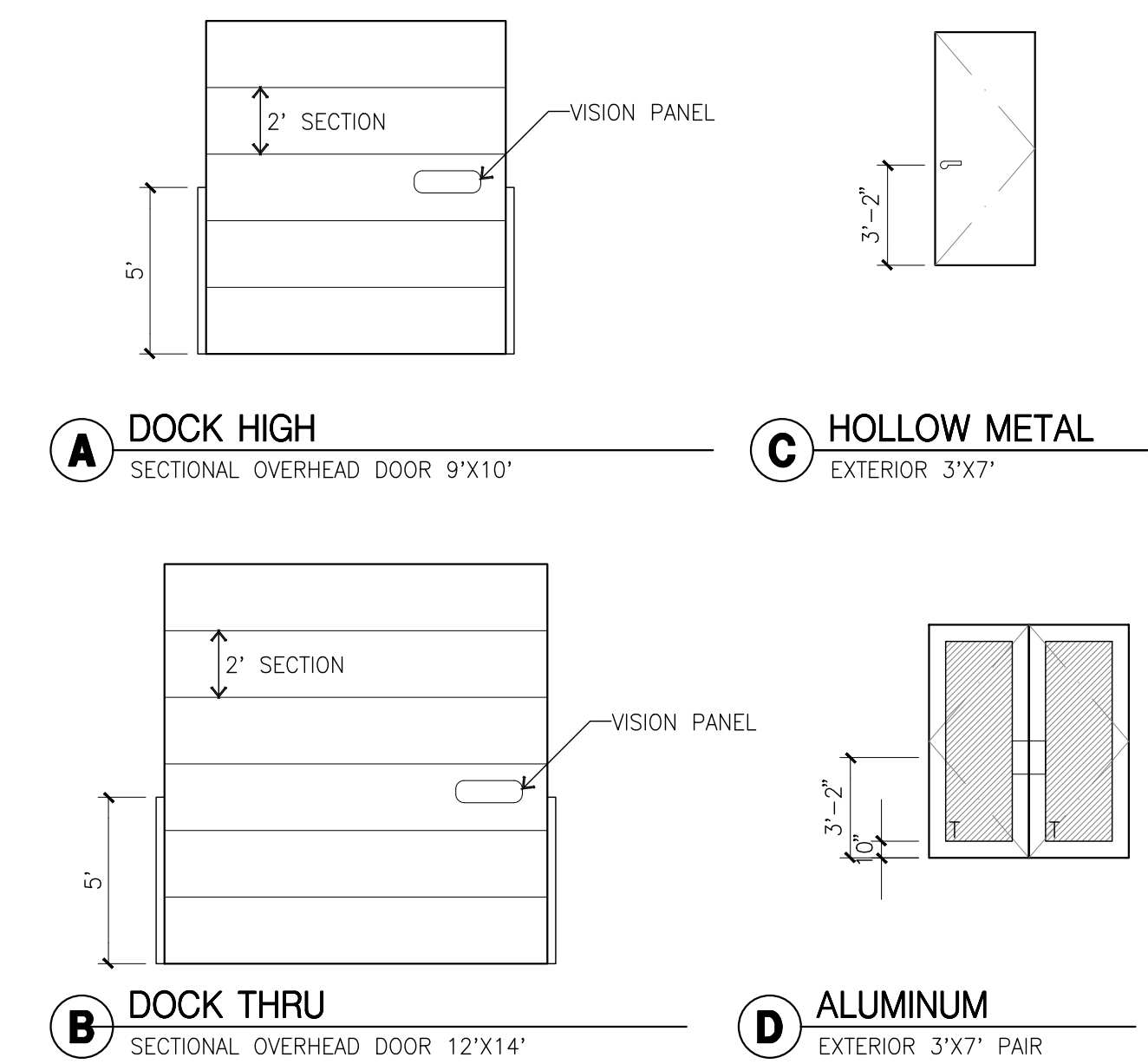
FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
8. SEE BELOW FOR DOOR TYPES AND SIZES. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5
14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/A4.1 OFFICE SECTION.
15. PROVIDE FIRE RATED PANEL JOINTS AND CAULKING AT ALL OPENINGS ON 3HR FIRE RATED WALL. SEE A DRAWING FOR LOCATIONS.
16. PROVIDE 2A 10B:C FIRE EXTINGUISHERS FOR OFFICE AREA (1 FOR EVERY 1,500 SF) AND 4A 40B:C FIRE EXTINGUISHERS FOR WAREHOUSE AREA (1 FOR EVERY 1,000 SF)

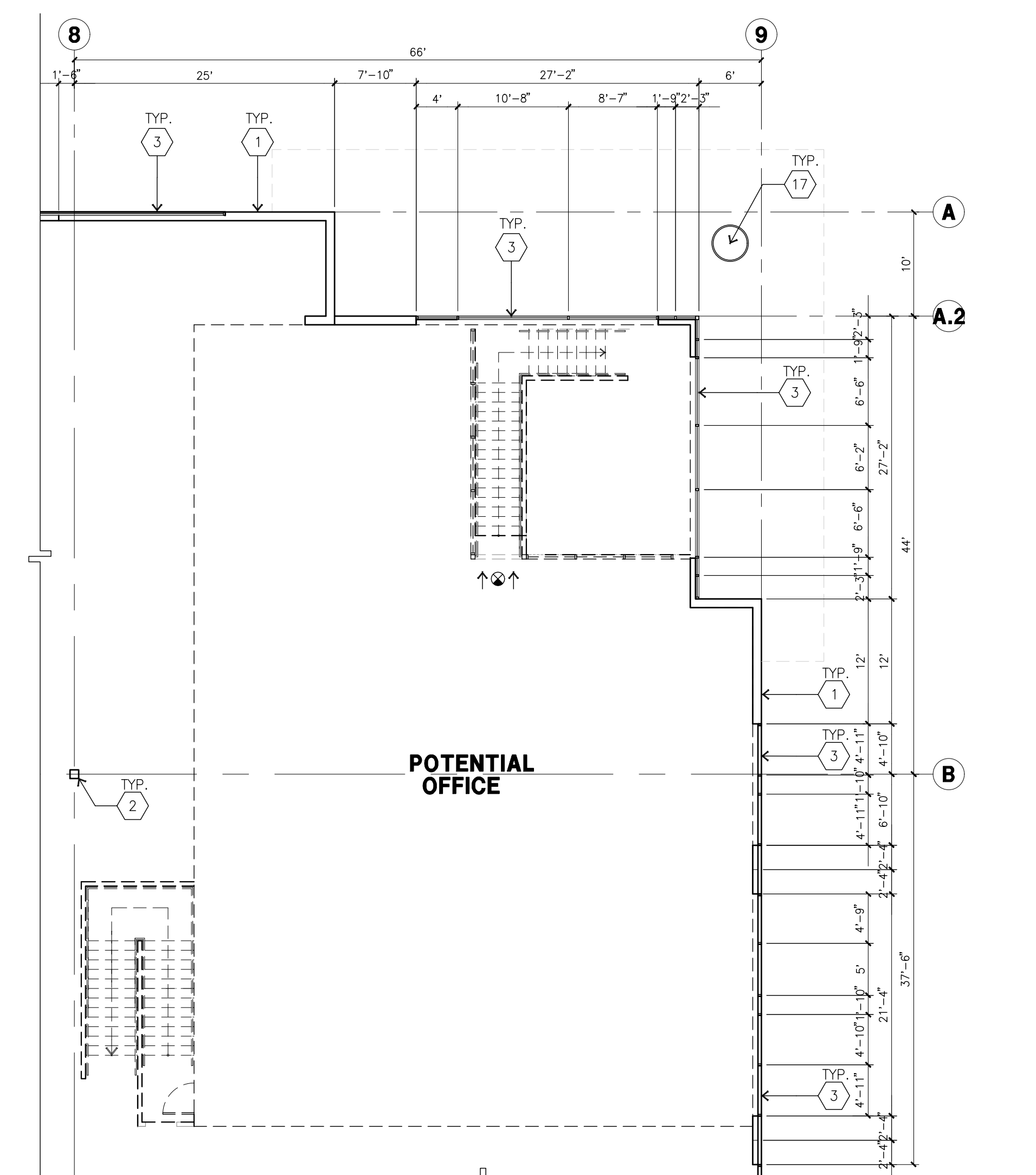
FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS.
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
 10. NO FLY ASH IN THE CONCRETE
 11. SEAL CONCRETE SLAB W/ "LAPIDOLITH" SEALER
 12. 10' POUR STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
 13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000,BURKE EPOXY INJECTION RESIN OR EQUAL.
 14. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
 15. MM-80 THROUGHOUT WAREHOUSE

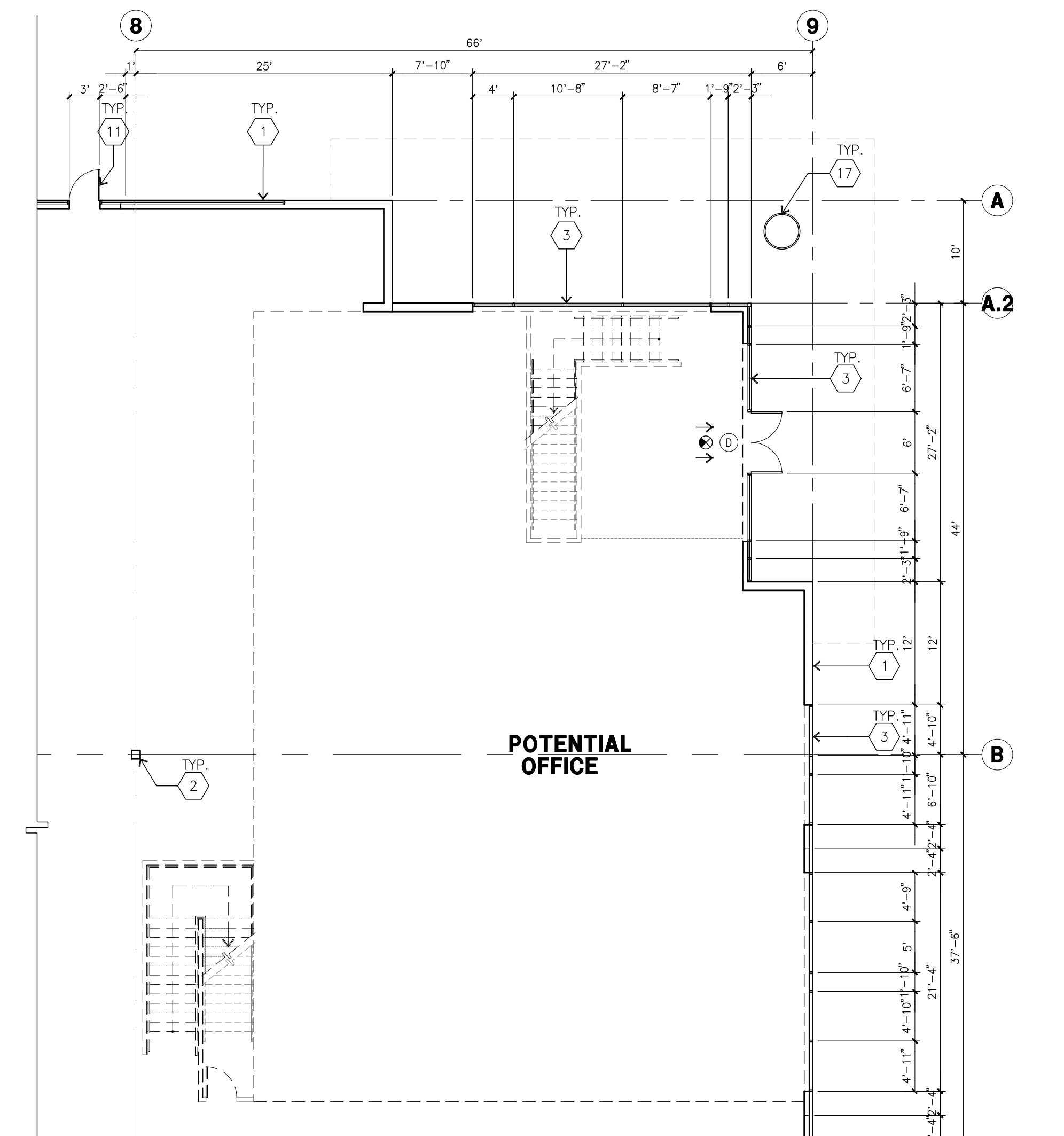
DOOR LEGEND



OVERALL FLOOR PLAN A
scale: 1" = 20'-0"



ENLARGED MEZZANINE LEVEL FLOOR PLAN C
scale: 1/10" = 1'-0"



ENLARGED GROUND LEVEL FLOOR PLAN B
scale: 1/10" = 1'-0"

CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 NOT USED.
- 7 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 12 METAL CANOPY.
- 13 42" HIGH CONCRETE GUARD WALL.
- 14 NOT USED.
- 15 CONC. FILLED GUARD POST, 6" DIA. U.N.O., 42"H.
- 16 METAL STAIR, WITH GUARDRAIL AND METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO METAL AT ALL TREAD PER ADA REQUIREMENTS.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR/MATERIAL LEGEND/SCHED.

- 1 PAINT, COLOR : SW 7071 GRAY SCREEN
- 2 PAINT, COLOR : SW 7073 NETWORK GRAY
- 3 PAINT, COLOR : SW 7075 WEB GRAY
- 4 PAINT, COLOR : SW 7602 INDIGO BATIK
- 5 PAINT, COLOR : SW 6989 DOMINO
- 6 GLAZING COLOR : BLUE REFLECTIVE
- 7 BLACK ANODIZED MULLIONS
- 8 PAINT, COLOR : SW 6989 DOMINO @ METAL CANOPY
- 9 PAINT, COLOR : SW 6989 DOMINO @ METAL SIDING
- 10 WOOD SIDING BRAZILIAN TEAK

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

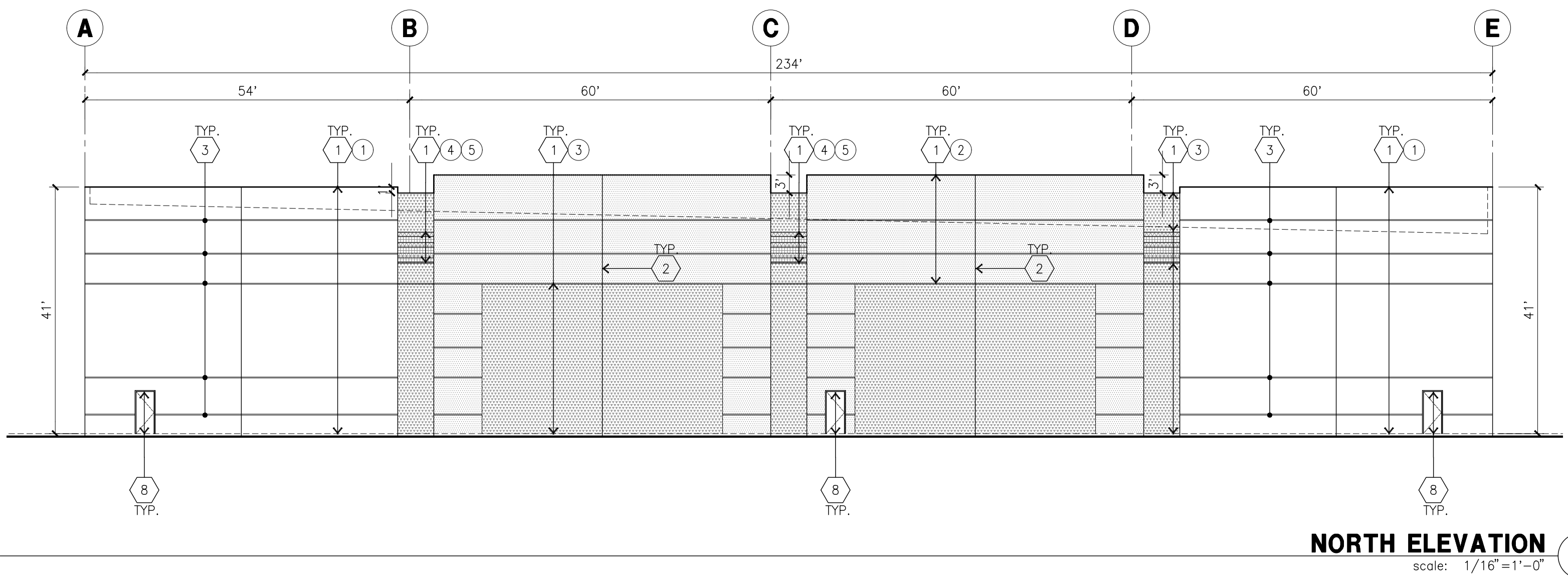
- IV INSULATED VISION GLASS
SC SPANDREL GLASS WITH CONCRETE BEHIND

- V SINGLE LITE VISION GLASS

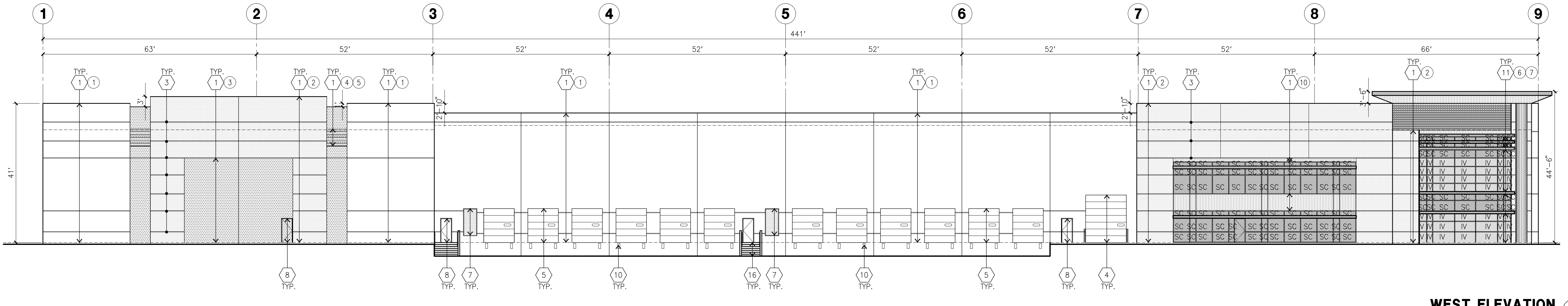
- IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 60%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

- SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE, INSTALLED ON CONCRETE.

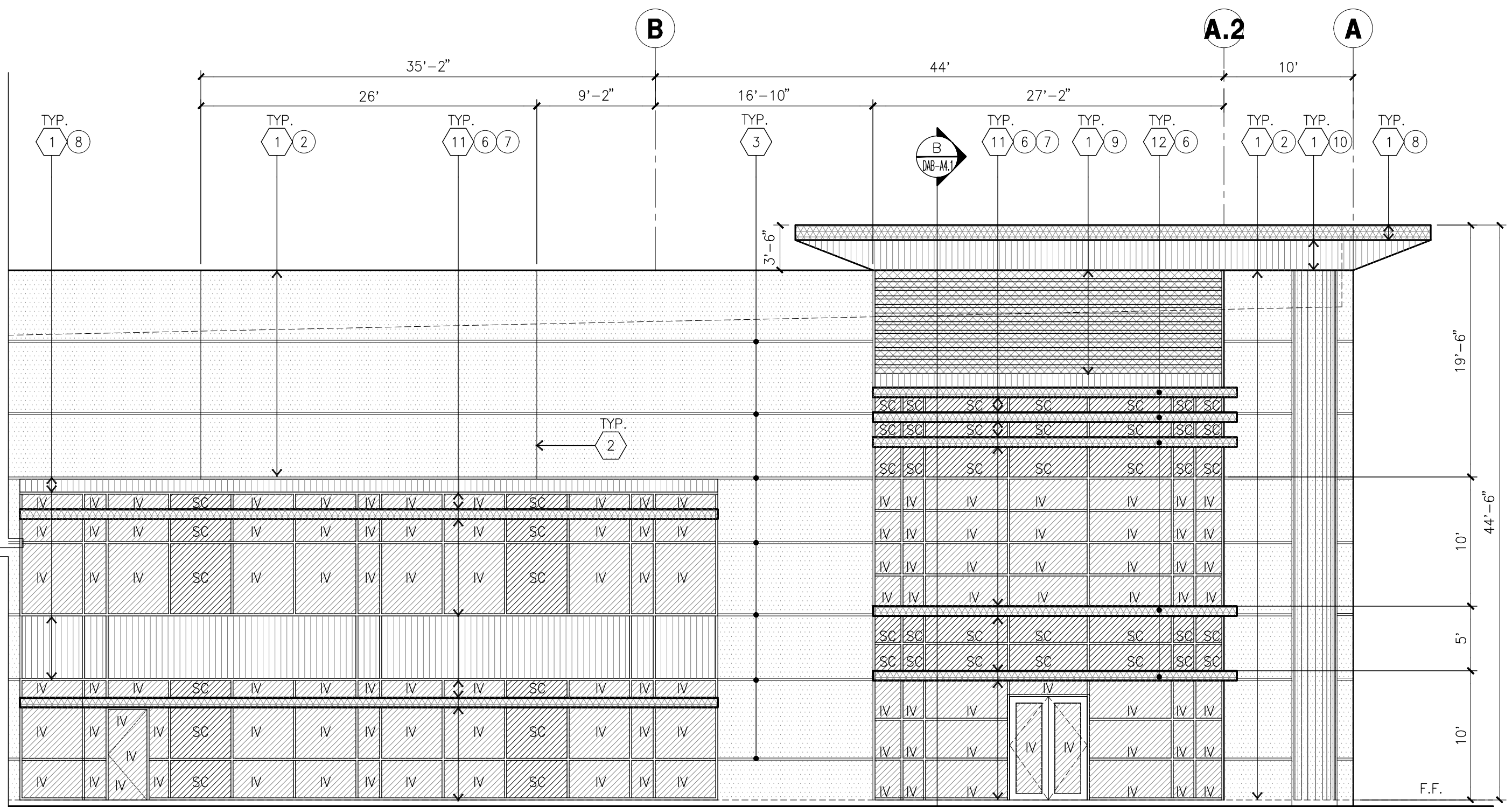
- V : VISION GLASS
1/4" VISTACOL PACIFICA
MULLIONS : ANODIZED CLEAR.



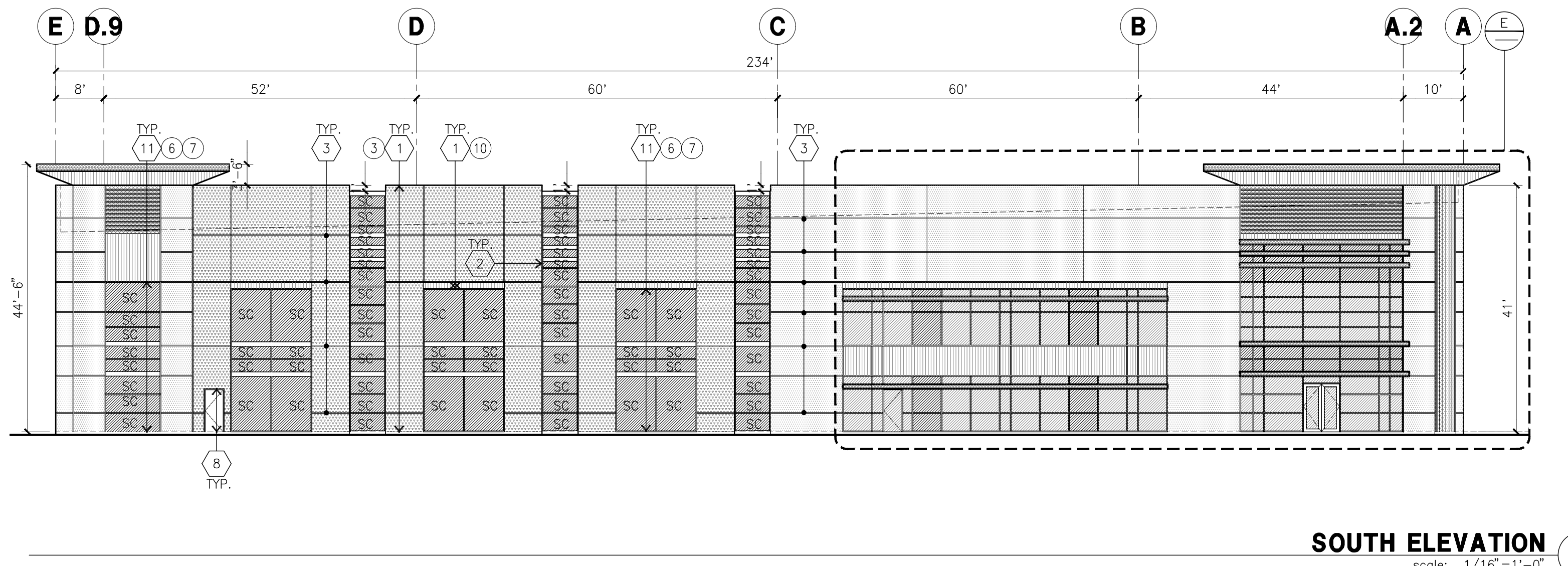
NORTH ELEVATION
scale: 1/16"=1'-0"



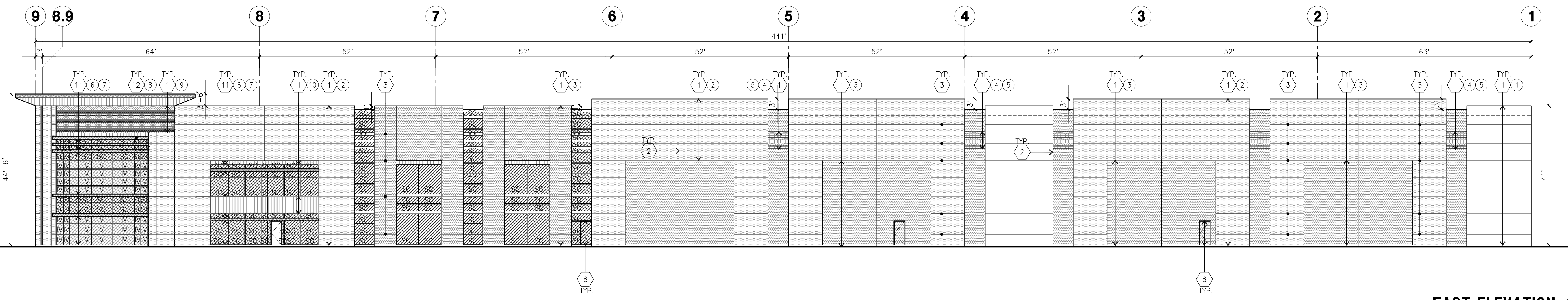
WEST ELEVATION
scale: 1/16"=1'-0"



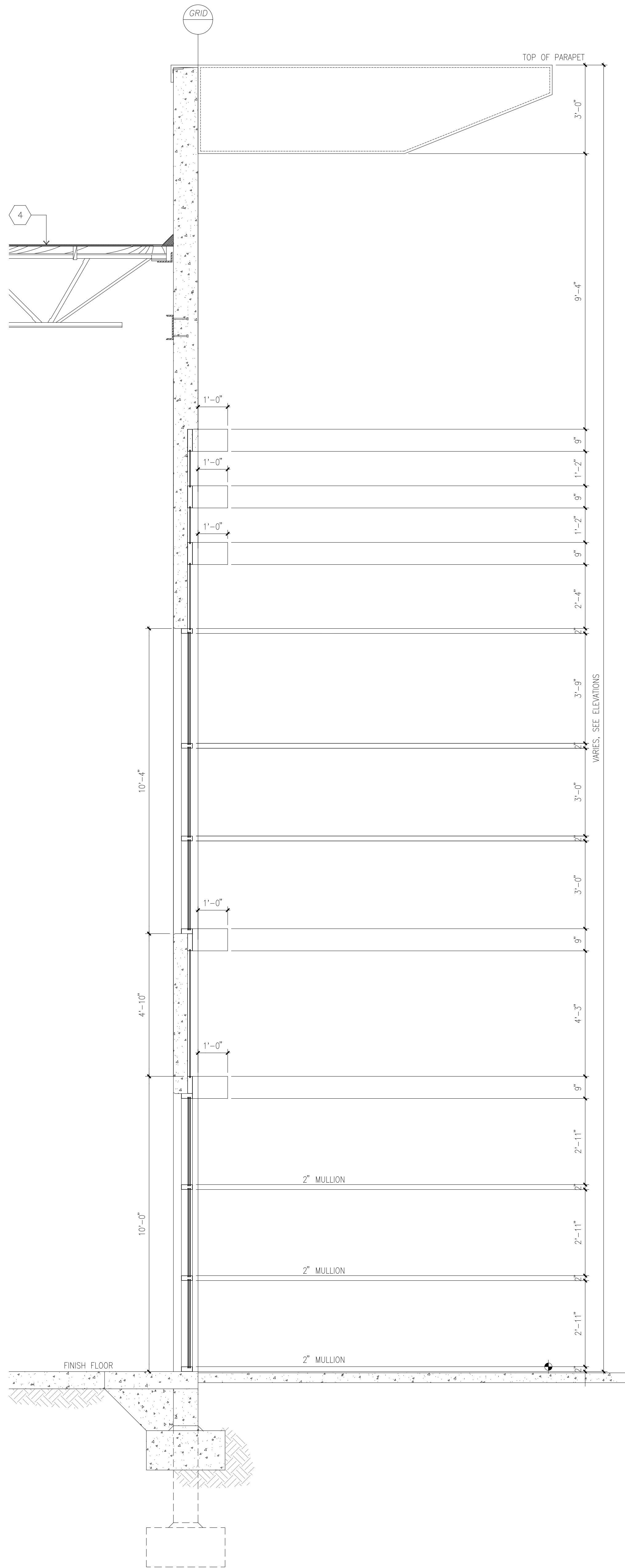
ENLARGED SOUTH ELEVATION
scale: 1/8"=1'-0"



SOUTH ELEVATION
scale: 1/16"=1'-0"

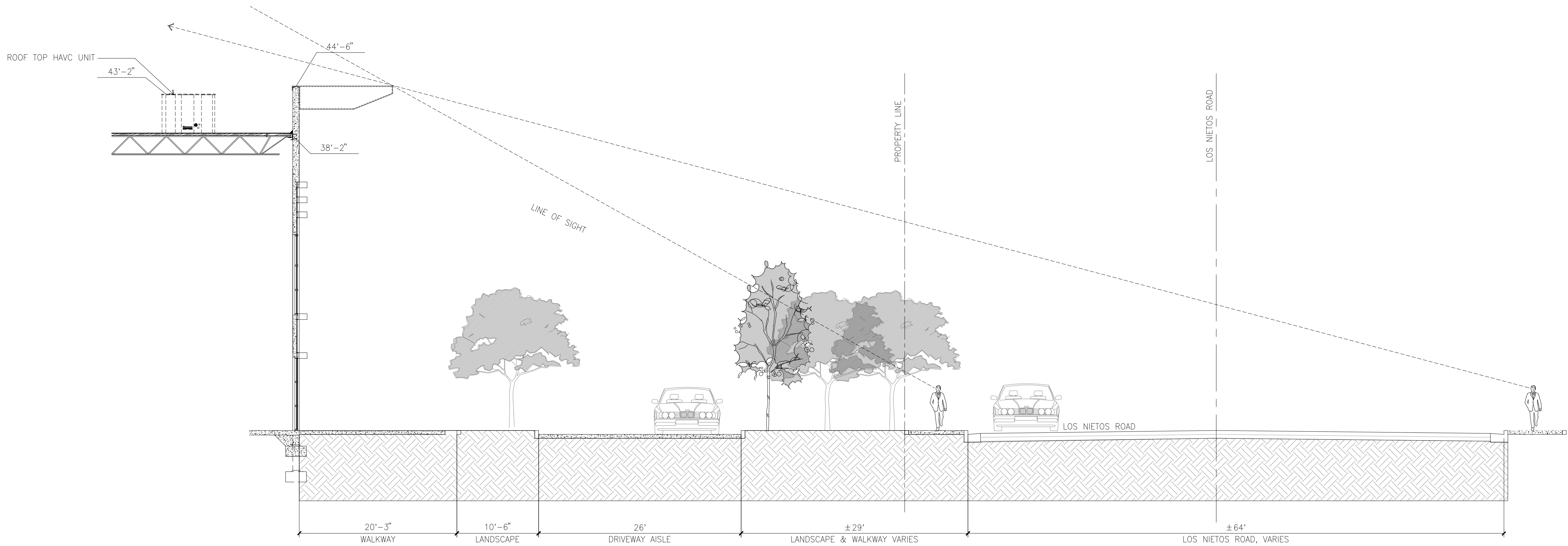


EAST ELEVATION
scale: 1/16"=1'-0"



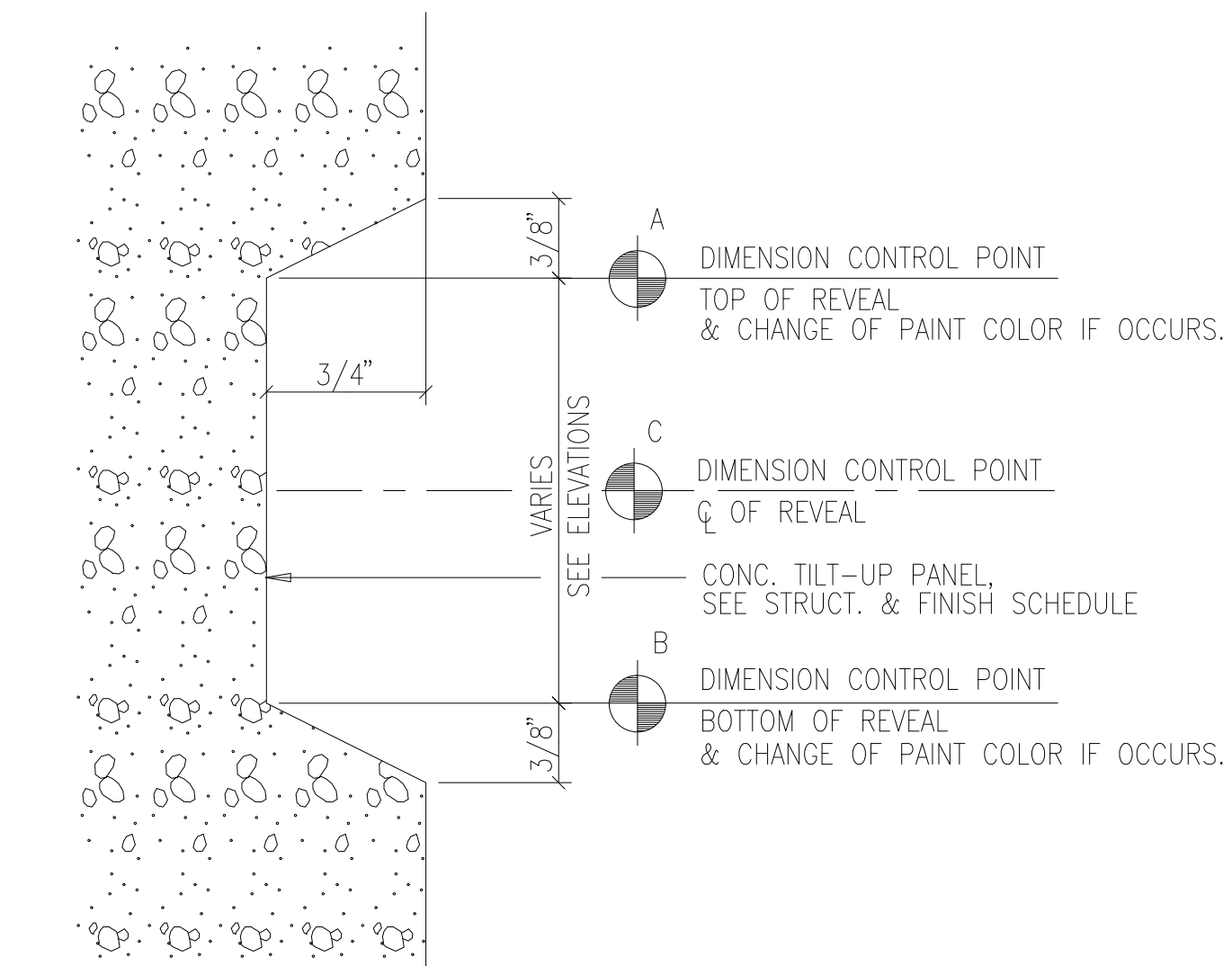
WALL SECTION AT WINDOWS **B**

Scale: 1/2"=1'-0"



SECTION AT MAIN OFFICE **A**

Scale: 1/8"=1'-0"



- NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
 2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

TYP. CONCRETE REVEAL **C**

Scale: N.T.S.



hpa, inc.
18831 bardeen avenue - ste.
#100 Irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

CPL Los Nietos LLC

12511 & 12521 LOS NIETOS ROAD
SANTA FE SPRINGS, CA 90670

Project:

PROJECT
LOS NIETOS

Santa Fe Springs, CA

Consultants:

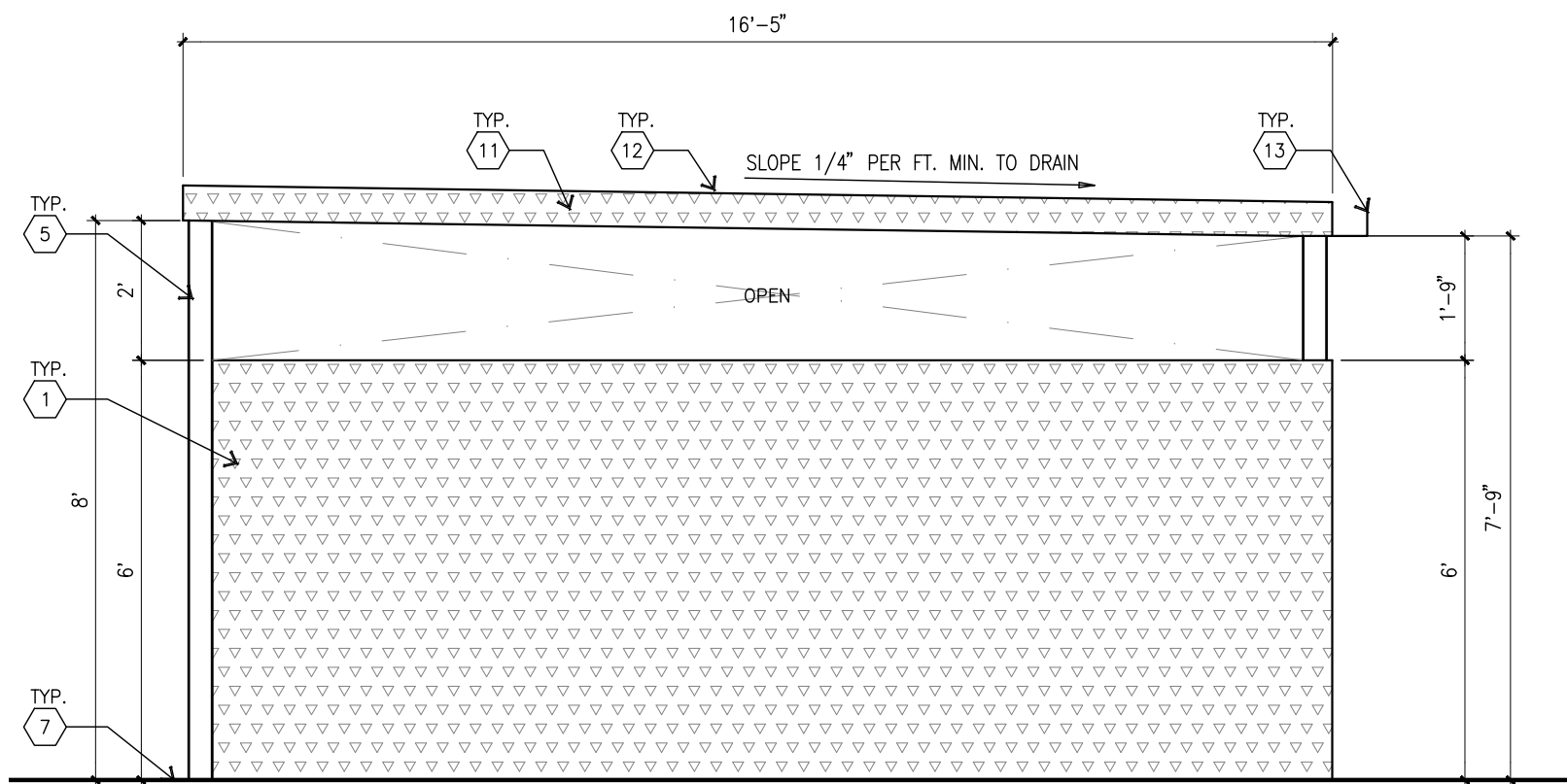
Civil: THIENES ENGINEERING
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: SECTIONS

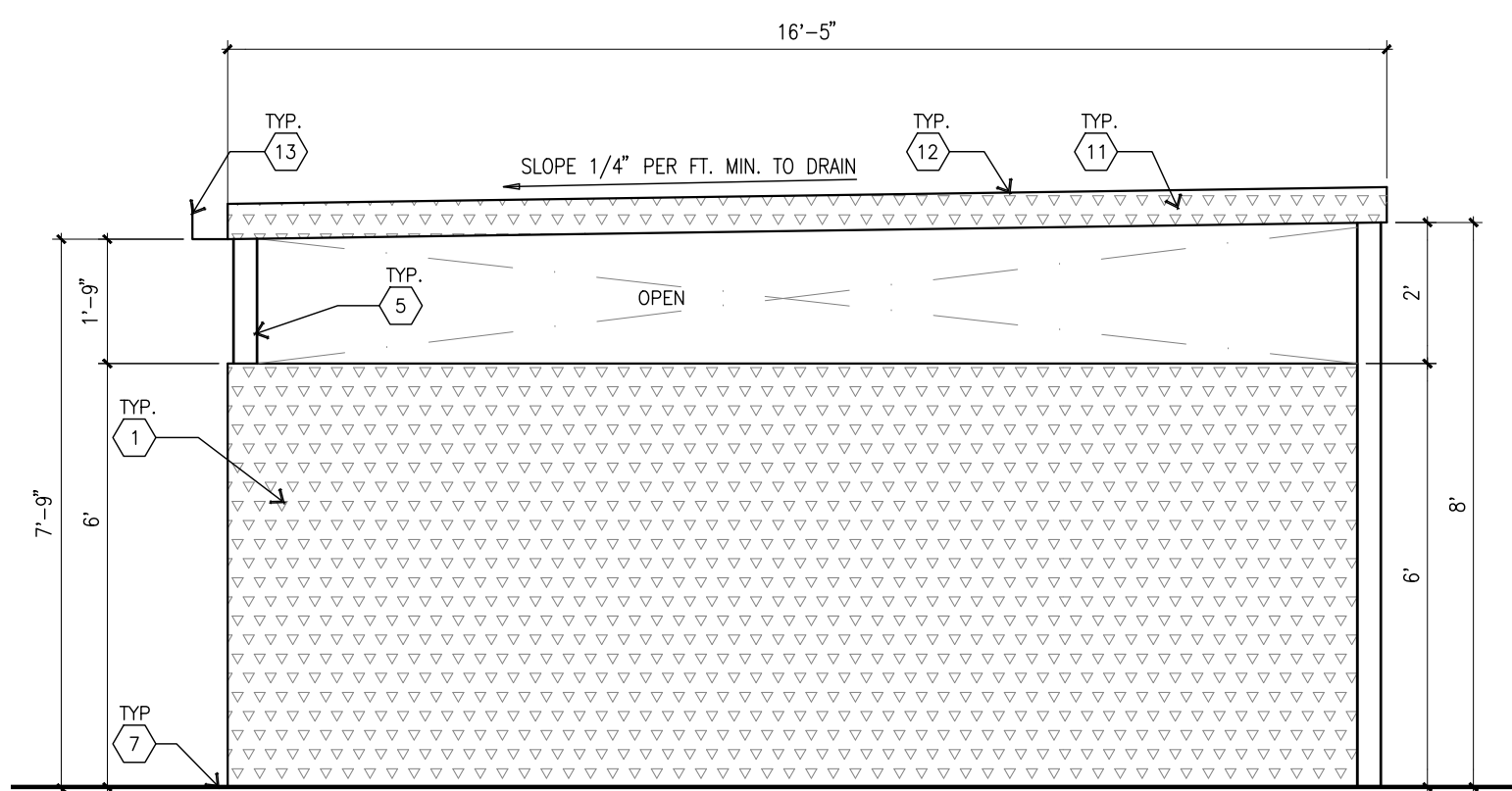
Project Number: 20272
Drawn by: JK
Date: 10/28/20
Revision:

Sheet:

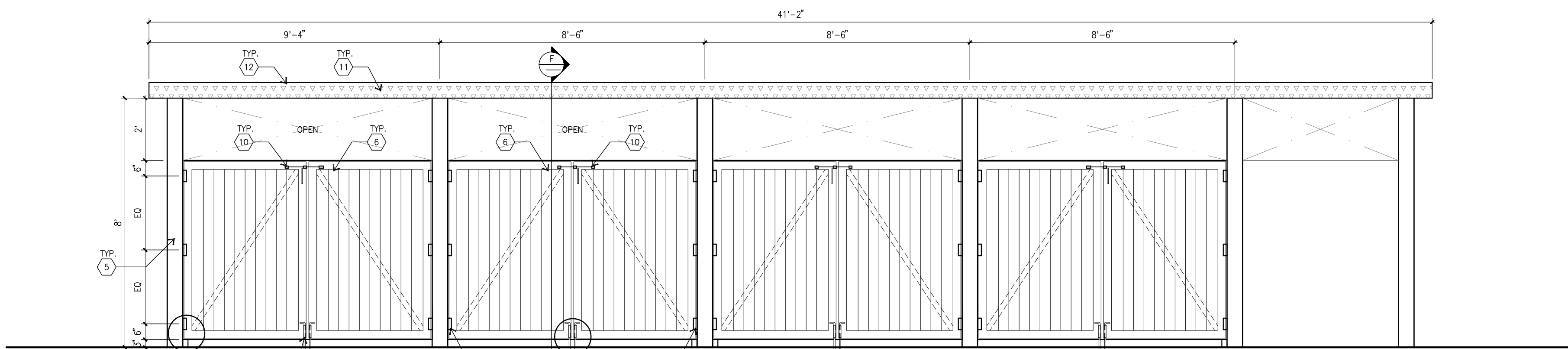
DPA-A4.1



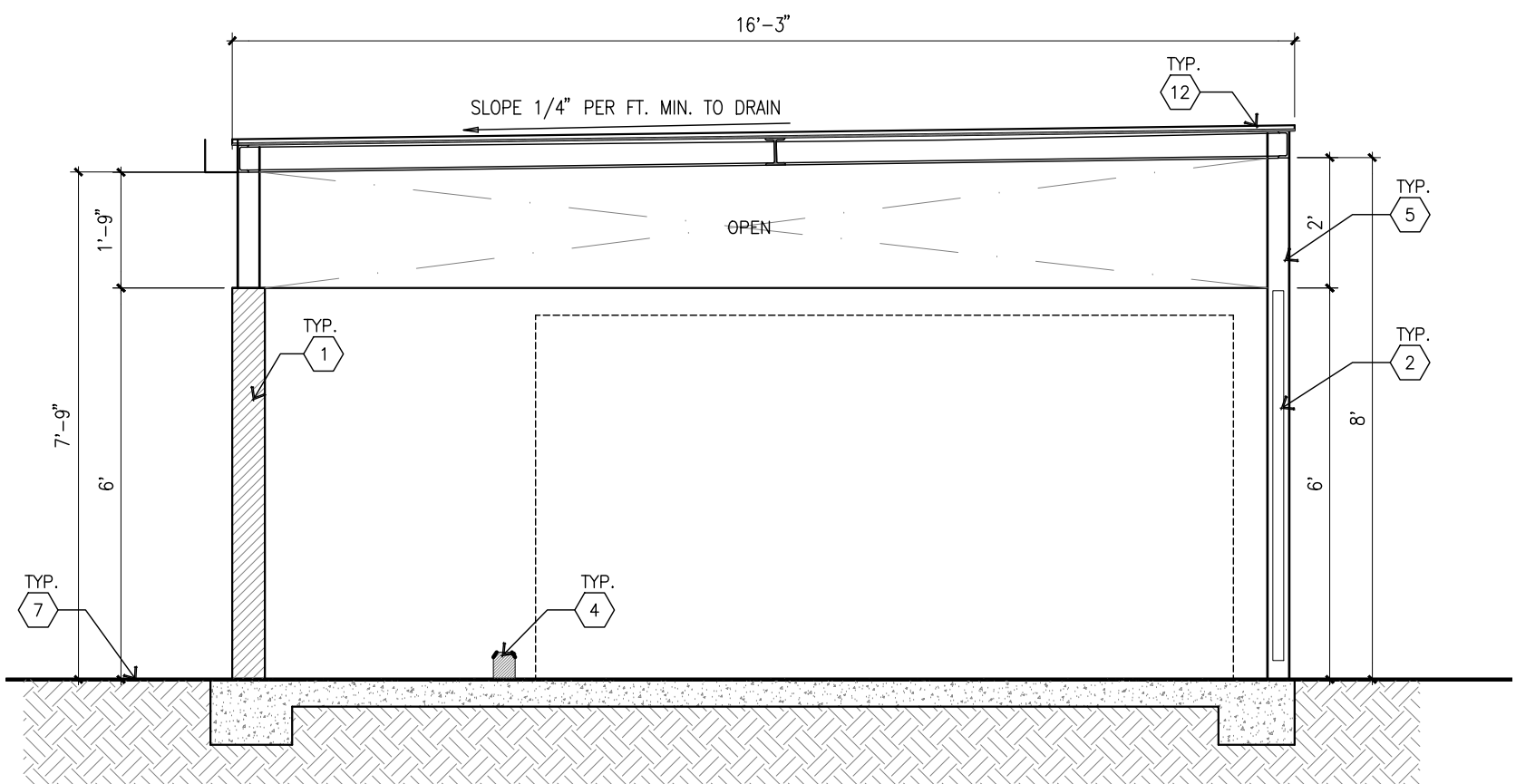
TRASH ENCLOSURE ELEVATION I
scale: 3/8\"/>



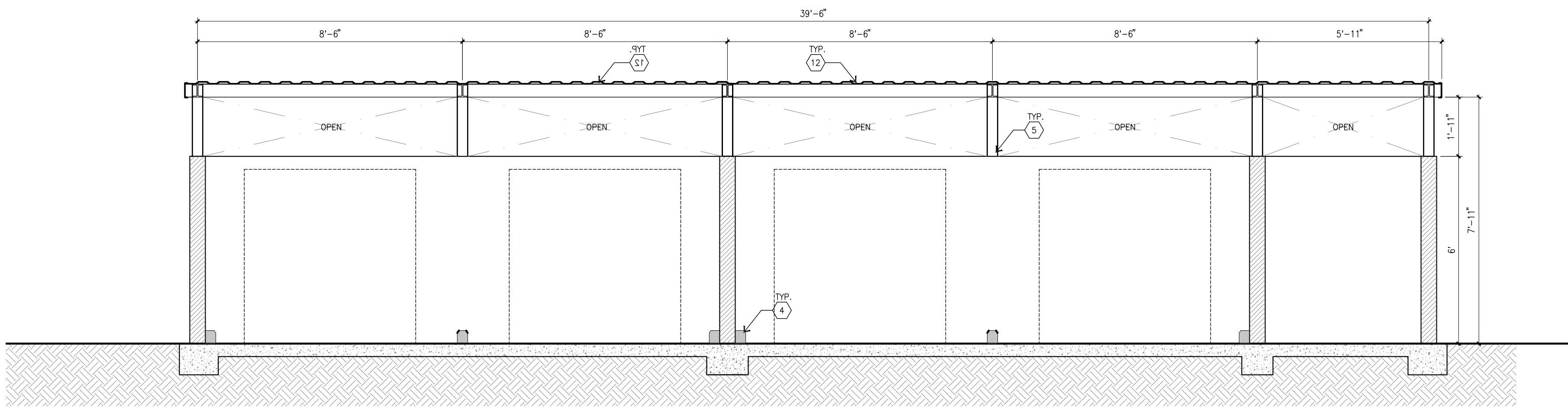
TRASN ENCLOSURE ELEVATION E
scale: 3/8\"/>



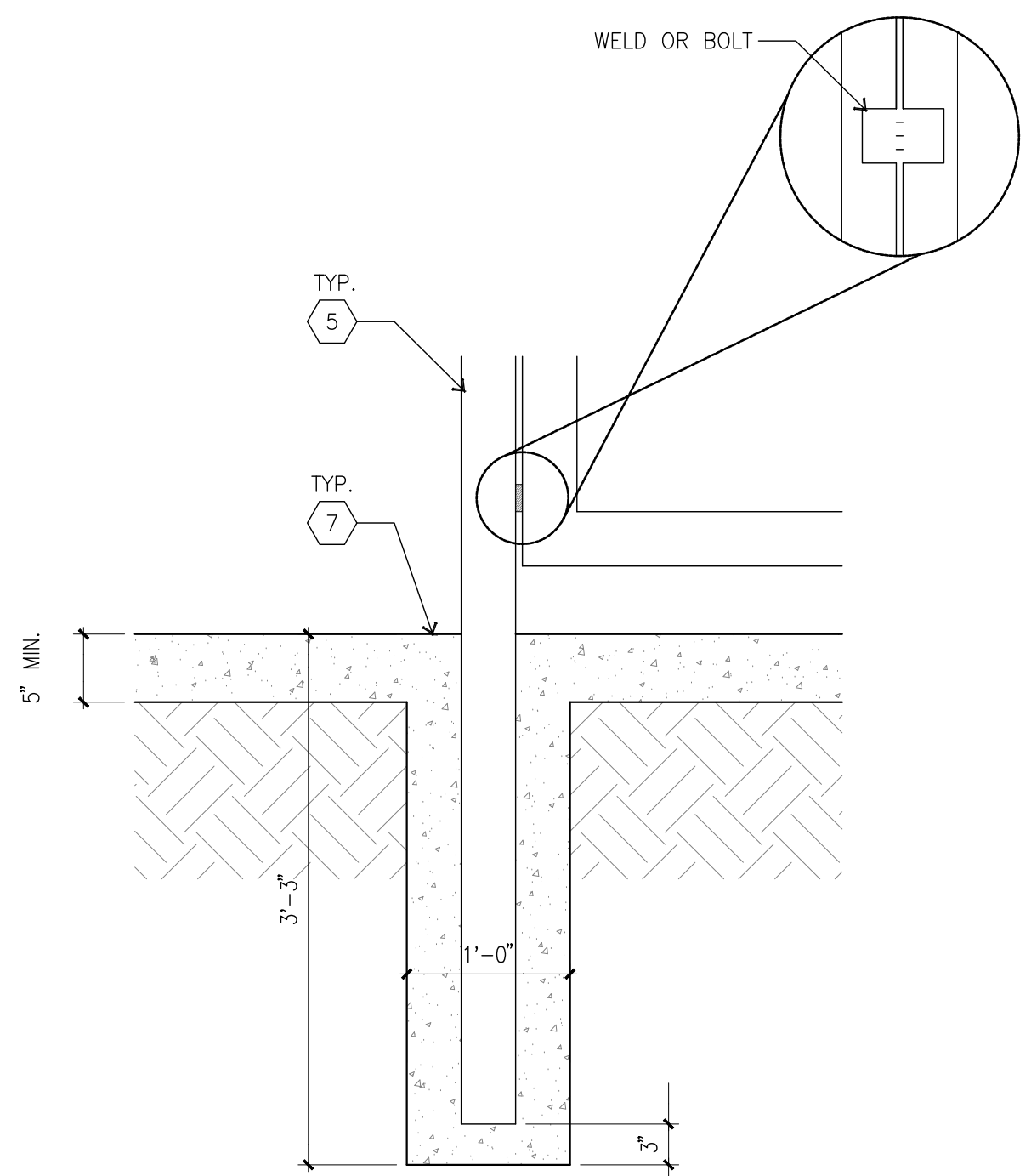
TRASH ENCLOSURE ELEVATION A
scale: 3/8\"/>



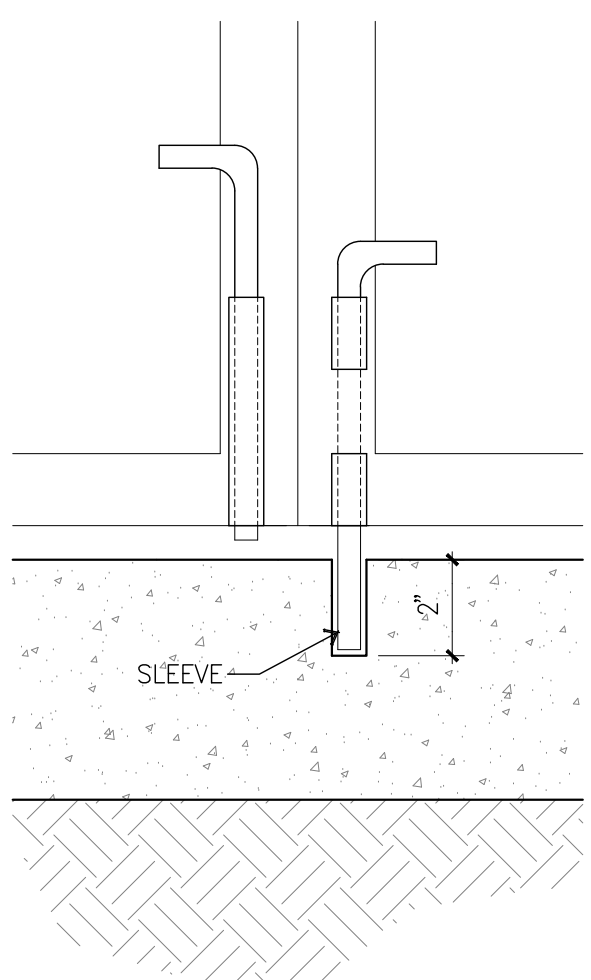
TRASH ENCLOSURE SECTION F
scale: 3/8\"/>



TRASH ENCLOSURE SECTION B
scale: 3/8\"/>



STEEL COL. FOOTING K
scale: N.T.S.



SLEEVE DETAIL G
scale: N.T.S.

PAINT NOTES

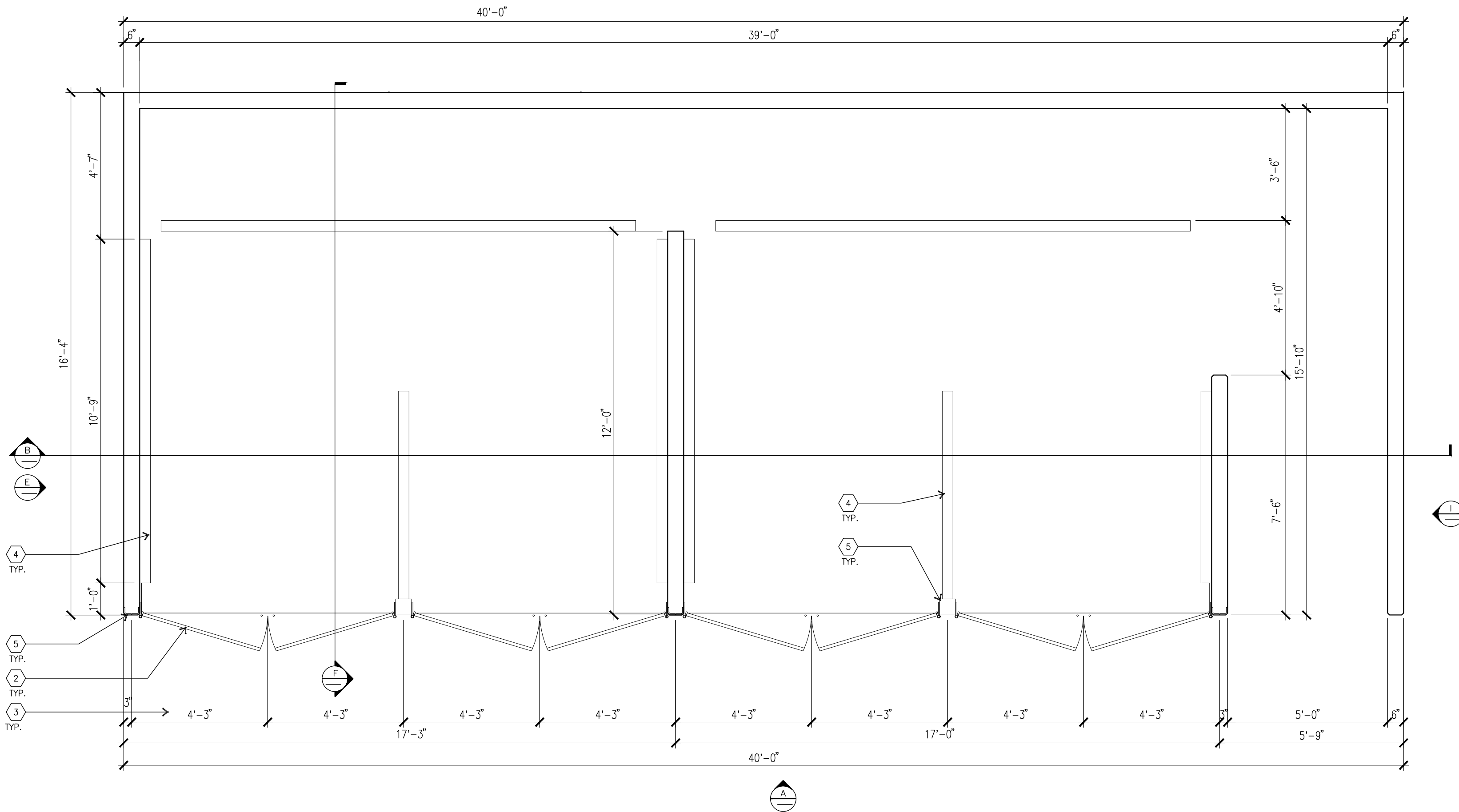
INTERIOR CONCRETE, MASONRY, & GYP. BD. WALLS : SINGLE COAT OF ACRYLIC PAINT
FRAZEE "SWISS COFFEE" ON INTERIOR WALLS.
ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL
HAVE LIGHT GRAY SHOP PRIMER.
INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 12' A.F.F. ABOVE 12' APPLY ONE COAT
OF PRIMER ONLY
PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW".
EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT
OF PAINT.
ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF
EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE
COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.
INTERIOR WALL BEHIND VISION GLASS TO BE PAINTED BLACK.

KEYNOTES

- CONCRETE TILT-UP WALL.
- DOUBLE SWING METAL GATES.
- CONCRETE APRRON 5" MIN.
- 4"W X 6"H WHEEL STOPS WITH 1" BEVEL TOP CUTS. SHALL BE FROM RECYCLED MATERIALS. SECURED TO SLAB W/ 1/2" DIA. ANCHOR BLOTS @ 36" O.C. MIN. TYPICAL
- STEEL TUBE FRAME PER "S" DRAWINGS.
- 18 GA. X 1 1/2" DEEP G.I. STEEL DECKING WELDED TO STEEL FRAME AND 1 1/2" X 1 1/2" X 1/4" STEEL ANGLE CROSS BRACE.
- FINISH SURFACE.
- STEEL CANE BOLT W/ SLEEVE, LOCATED ON OUTSIDE OF ONE GATE. (TYPICAL EA. SIDE) SEE DETAIL 6/AD.6
- HEAVY DUTY STEEL HINGE. (TYPICAL EA. GATE)
- HEAVY DUTY SLIDE BOLT. (TYPICAL EA. GATE)
- METAL FASCIA
- STANDING SEAM METAL ROOF
- GUTTER

COLOR LEGEND

- PAINT. COLOR : SW 7071 GRAY SCREEN
- PAINT. COLOR : SW 7075 WEB GRAY



ENLARGED TRASH ENCLOSURE PLAN D
scale: 3/8\"/>

CAUTION : IF THIS SHEET IS NOT A 30\"/>



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fax: 949•863•0851
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Owner:

CPL Los Nietos LLC

12511 & 12521 LOS NIETOS ROAD
SANTA FE SPRINGS, CA 90670

Project:

PROJECT
LOS NIETOS

Santa Fe Springs, CA

Consultants:

Civil: THIENES ENGINEERING
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: TRASH ENCLOSURE





Project Number: 20272
Drawn by: JK
Date: 10/28/20
Revision: _____














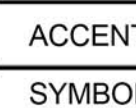

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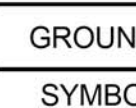
DPA-A4.2












PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Cinnamomum camphora Camphor Tree	48" Box	4	M	Standard
	Koelreuteria bipinnata Chinese Flame Tree	36" Box 24" Box	4 7	M M	Standard
	Acca sellowiana Pineapple Guava	24" Box	12	M	Multi
	Tristania conferta Brisbane Box	15 Gal	23	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	0	M	
	Cassia phyllodenia Silverleaf Cassia	5 Gal	0	L	
	Dianella tasmanica Dianella	5 Gal	0	M	
	Dietes bicolor Fortnight Lily	5 Gal	0	M	
	Ligustrum j. Texanum Texas Privet	5 Gal	0	M	
	Muhlenbergia capillaris Pink Muhly	5 Gal	0	M	
	Muhlenbergia rigens Deer Grass	5 Gal	0	M	
	Pittosporum tobira 'Variegata' Variegated Mock Orange	5 Gal	0	M	Hedge
	Pittosporum t. 'Wheeler' Wheeler's Dwarf	5 Gal	0	M	
	Rhaphiolepis i. 'Clara' Indian Hawthorn	5 Gal	0	M	Hedge
	Rhaphiolepis i. 'Springtime' Indian Hawthorn	5 Gal	0	M	Hedge
	Salvia greggii Autumn Sage	5 Gal	0	L	
	Salvia leucantha Mexican Sage	5 Gal	0	L	
	Westringia fruticosa Coast Rosemary	5 Gal	0	L	
	Westringia f. 'Grey Box' Dwarf Coast Rosemary	5 Gal	0	L	

ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave 'Blue Flame' Blue Flame Agave	5 Gal	0	L	
	Agave 'Blue Glow' Blue Glow Agave	5 Gal	0	L	
	Agave victoria-reginae Agave	5 Gal	0	L	
	Aloe striata Coral Aloe	1 Gal	0	L	
	Echeveria 'Afterglow' Afterglow Echeveria	5 Gal	0	L	
	Hesperaloe parviflora Red Yucca	5 Gal	0	L	
	Lantana 'Gold Mound' Yellow Lantana	5 Gal	0	L	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Carex pansa California Meadow Sedge	4" Pots	12" O.C.	M	
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M	
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	Lonicera j. 'Halliana' Hall's Honeysuckle	1 Gal	48" O.C.	L	
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosa 'Flower Carpet'-Red Red Flower Carpet Rose	1 Gal	30" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Sesleria autumnalis Moor Grass	1 Gal	18" O.C.	M	Grass
	Trachelospermum jasminoides Star Jasmine	1 Gal	24" O.C.	M	

Los Nietos Road

CPL Los Nietos LLC

Santa Fe Springs, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

20-099
11.02.20 1.25.21
11.13.20
11.17.20



City of Santa Fe Springs

City Council Meeting

ITEM NO. 20

February 15, 2022

APPOINTMENTS TO COMMITTEES AND COMMISSIONS

Committee	Vacancies	Councilmember
Beautification and Historical	1	Mora
Beautification and Historical	3	Zamora
Beautification and Historical	2	Rodriguez
Beautification and Historical	1	Trujillo
Family & Human Svcs	1	Mora
Parks & Recreation	3	Zamora
Parks & Recreation	1	Sarno
Senior	3	Mora
Senior	3	Zamora
Senior	4	Trujillo
Sister City	5	Zamora
Sister City	4	Sarno
Sister City	1	Rodriguez
Sister City	2	Trujillo
Youth Leadership Committee	2	Mora
Youth Leadership Committee	3	Zamora
Youth Leadership Committee	1	Rodriguez
Youth Leadership Committee	1	Trujillo

Applications Received: Dani Cook for Parks and Recreation

Recent Actions: Sally Gaitan and Elena Lopez (Boca) were appointed to the Beautification and Historical Committee. Jimmy Mendoza and Frank Martinez were appointed to the Sister City Committee. Manny Zevallos resigned from the Sister City Committee.

Raymond R. Cruz
City Manager

Attachment(s):

1. Prospective Members
2. Committee Lists

Prospective Members for Various Committees/Commissions

Beautification and Historical* (*pending name change)

Family & Human Services

Heritage Arts

Personnel Advisory Board

Parks & Recreation

Dani Cook

Planning Commission

Senior Citizens Advisory

Sister City

Traffic Commission

Youth Leadership

BEAUTIFICATION AND HISTORICAL ADVISORY COMMITTEE*

*(pending name)

Meets the fourth Wednesday of each month

9:30 a.m., Library Community Room

Qualifications: 18 Years of age, reside or active in the City

Membership: 20 Residents appointed by City Council

Council Liaison: Sarno

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Doris Yarwood Guadalupe Placencia Irma Huitron Vacant	
Zamora	Annette Ramirez Vacant Vacant Vacant	
Sarno	Jeannette Lizarraga Mary Arias Linda Vallejo Sally Gaitan	
Rodriguez	Elena Lopez (Boca) Vacant Mark Scoggins Vacant	
Trujillo	Jacqueline Martinez Kay Gomez Vacant Merrie Hathaway	

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jun., Sept., and Dec., at 5:45 p.m.,
Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 15 Residents Appointed by City Council
5 Social Service Agency Representatives Appointed by the
Committee

Council Liaison: Rodriguez

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Martha Villanueva* Vacant Miriam Herrera	
Zamora	Gaby Garcia Christina J. Colon Gilbert Aguirre	
Sarno	Dolores Duran Janie Aguirre Peggy Radoumis	
Rodriguez	Shamsher Bhandari Elena Lopez (Boca) Hilda Zamora	
Trujillo	Dolores Romero Laurie Rios* Bonnie Fox	

**Indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Gus Velasco Neighborhood Center Room 1

Qualifications: 18 Years of age, reside or active in the City

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Maria Salazar-Jaramillo	
Zamora	AJ Hayes	
Sarno	William K. Rounds*	
Rodriguez	Francis Carbajal*	
Trujillo	Laurie Rios*	

Committee Representatives

Family and Human Services Committee
Beautification and Historical Committee
Planning Commission
Chamber of Commerce

Vacant
Vacant
Gabriel Jimenez
Debbie Baker

Council/Staff Representatives

Council Liaison	Annette Rodriguez
Council Alternate	Vacant
City Manager	Ray Cruz
Director of Community Services	Maricela Balderas
Director of Planning	Wayne Morrell

**Indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 7:00 p.m.,
Town Center Hall, Meeting Room #1

Subcommittee Meets at 6:00 p.m.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

Council Liaison: Mora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Joe Avila Eddie Barrios William Logan Ralph Aranda Kurt Hamra	
Zamora	Gina Hernandez Blake Carter Vacant Vacant Vacant	
Sarno	Kenneth Arnold Mary Anderson Jeannette Lizarraga Vacant Mark Scoggins	
Rodriguez	Kayla Perez Priscilla Rodriguez Lisa Garcia Sylvia Perez David Diaz-Infante	
Trujillo	Dolores Romero Andrea Lopez Elizabeth Ford Nancy Krueger William K. Rounds*	

**Indicates person currently serves on three committees*

PERSONNEL ADVISORY BOARD

Meets Quarterly on an As-Needed Basis

Membership: 5 (2 Appointed by City Council, 1 by Personnel Board, 1 by Firemen's Association, 1 by Employees' Association)

Terms: Four Years

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Council	Angel Munoz Ron Biggs	
Personnel Advisory Board	Neal Welland	
Firemen's Association	Jim De Silva	
Employees' Association	Johnny Hernandez	

\

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers
Qualifications: 18 Years of age, reside or active in the City
Membership: 5

APPOINTED BY

NAME

Mora	Ken Arnold
Sarno	Johnny Hernandez
Rodriguez	Francis Carbajal*
Trujillo	William K. Rounds*
Zamora	Gabriel Jimenez

SENIOR ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jun., Sep., and Dec., at 9:30 a.m.,
Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

Council Liaison: Sarno

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Paul Nakamura	
	Astrid Shesterkin	
	Vacant	
	Vacant	
	Vacant	
Zamora	Vacant	
	Elena Lopez Armendariz	
	Josefina Lara	
	Vacant	
	Vacant	
Sarno	Sally Gaitan	
	Bonnie Fox	
	Gilbert Aguirre	
	Lorena Huitron	
	Janie Aguirre	
Rodriguez	Yoko Nakamura	
	Linda Vallejo	
	Hilda Zamora	
	Martha Villanueva*	
	Nancy Krueger	
Trujillo	Dolores Duran	
	Vacant	
	Vacant	
	Vacant	
	Vacant	

**Indicates person currently serves on three committees*

SISTER CITY COMMITTEE

Meets the First Monday of every month, except Dec., at 6:45 p.m., Town Center Hall, Mtg. Room #1. If the regular meeting date falls on a holiday, the meeting is held on the second Monday of the month.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

Council Liaison: Mora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Martha Villanueva*	
	Doris Yarwood	
	Laurie Rios*	
	Peggy Radoumis	
	Francis Carbajal*	
Zamora	Vacant	
	Vacant	
	Vacant	
	Vacant	
	Vacant	
Sarno	Vacant	
	Vacant	
	Jacqueline Martinez	
	Vacant	
	Vacant	
Rodriguez	Jeannette Wolfe	
	Shamsher Bhandari	
	Jimmy Mendoza	
	Frank Martinez	
	Vacant	
Trujillo	Charlotte Zevallos	
	Andrea Lopez	
	Vacant	
	Marcella Obregon	
	Vacant	

**Indicates person currently serves on three committees*

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

Membership: 5

Qualifications: 18 Years of age, reside or active in the City

APPOINTED BY

NAME

Mora

Bryan Collins

Sarno

Johana Coca

Rodriguez

Felix Miranda

Trujillo

Linda Vallejo

Zamora

Christina J. Colon

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Gus Velasco Neighborhood Center

Qualifications: Ages 13-18, reside in Santa Fe Springs

Membership: 20

Council Liaison: Zamora

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2022
Mora	Kharisma Ruiz Jilliana Casillas Vacant Vacant	
Zamora	Joseph Casillas Vacant Vacant Vacant	
Sarno	Abraham Walters Aaron D. Doss Valerie Bojorquez Maya Mercado-Garcia	
Rodriguez	Jasmine Rodriguez Angelique Duque Felix Miranda Jr. Vacant	
Trujillo	Vacant Isaac Aguilar Andrew Bojorquez Alan Avalos	