



# AGENDA

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

**August 15, 2023  
6:00 P.M.**

**Annette Rodriguez, Councilmember  
William K. Rounds, Councilmember  
Joe Angel Zamora, Councilmember  
Jay Sarno, Mayor Pro Tem  
Juanita Martin, Mayor**

Council Chambers  
11710 Telegraph Road  
Santa Fe Springs, CA 90670

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](mailto: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.

**SB 1439:** Effective January 1, 2023, City Council Members are subject to SB 1439 and cannot participate in certain decisions for a year after accepting campaign contributions of more than \$250 from an interested person. The Council Member would need to disclose the donation and abstain from voting.

**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**

Annette Rodriguez, Councilmember  
William K. Rounds, Councilmember  
Joe Angel Zamora, Councilmember  
Jay Sarno, Mayor Pro Tem  
Juanita Martin, Mayor

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **INTRODUCTIONS**

**PRESENTATIONS**

6. Proclamation – Proclaiming August 21, 2023 as “National Senior Citizens Day” in Santa Fe Springs

7. **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 agenda and none agenda items. The time limit for each speaker is three minutes unless otherwise specified by the Mayor.*

8. **STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST**

**PUBLIC FINANCING AUTHORITY**

**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.*

9. [Minutes of the July 18, 2023 Public Financing Authority Meetings](#)

**Recommendation:** It is recommended that the Public Financing Authority:

1. Approve the minutes as submitted.

10. [Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Public Financing Authority \(PFA\)](#)

**Recommendation:** It is recommended that the Public Financing Authority:

1. Receive and file the report.

**WATER UTILITY AUTHORITY**

**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.*

11. [Minutes of the July 18, 2023 Water Utility Authority Meetings](#)

**Recommendation:** It is recommended that the Water Utility Authority:

1. Approve the minutes as submitted.

12. [Monthly Report on the Status of Debt Instruments Issued through the City of Santa Fe Springs Water Utility Authority \(WUA\)](#)

**Recommendation:** It is recommended that the Water Utility Authority:

1. Receive and file the report.

13. [Status Update of Water-Related Capital Improvement Projects](#)

**Recommendation:** It is recommended that the Water Utility Authority:

1. Receive and file the report.

14. [Water Production System Operator Services – Amendment to Professional Services Agreement with waterTalent LLC to add Task Order No. 002](#)

**Recommendation:** It is recommended that the Water Utility Authority:

1. Authorize the Chairperson to execute the First Amendment to the Professional Services Agreement with waterTalent LLC to add temporary Water Production System Operator services.
2. Approve an additional \$90,000 to be added to the Professional Services Agreement with waterTalent LLC for a total not to exceed amount of \$180,000 to fill temporary staffing needs.

**HOUSING SUCCESSOR**

**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.*

15. [Minutes of the July 18, 2023 Housing Successor Meetings](#)

**Recommendation:** It is recommended that the Housing Successor:

1. Approve the minutes as submitted.

**SUCCESSOR AGENCY**

**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.*

16. [Minutes of the July 18, 2023 Successor Agency Meetings](#)

**Recommendation:** It is recommended that the Successor Agency:

1. Approve the minutes as submitted.

**CITY COUNCIL**

**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.*

17. [Minutes of the July 18, 2023 Regular City Council Meeting](#)

**Recommendation:** It is recommended that the City Council:

1. Approve the minutes as submitted.

18. [Treasurer's Report of Investments for the Quarter Ended June 30, 2023](#)

**Recommendation:** It is recommended that the City Council:

1. Receive and file the report.

19. [Adopt Resolution No. 9881 Approving Changes to the Salary Schedule and Approval of Related Personnel](#)

**Recommendation:** It is recommended that the City Council:

1. Adopt Resolution No. 9881 changes to the City's Fiscal Year 2023-2024 Salary schedule;
2. Approve title changes and specification changes for the following positions: Deputy Fire Marshall and Library Information Desk Assistant (Hourly).
3. Approve title changes and specification changes for Building Permit Clerk II to Building Permit Technician II and Computer Specialist I, II, III to Computer Specialist.
4. Adopt classification specifications for the following new positions: Assistant City Manager, Administrative Battalion Chief, Fire Marshall, Fire Equipment Mechanic, Assistant Director of Finance, Finance Analyst, Revenue & Budget Manager, Senior Account Clerk, Economic Development Director, Economic Development Manager, Building Permit

Technician I, Senior Planner, Senior Code Enforcement Inspector, Electrician Supervisor, Assistant Director of Public Works, and Water Quality & Backflow/Cross Connection Specialist.

20. [Los Nietos Park Parking Lot Improvements – Final Payment](#)

**Recommendation:** It is recommended that the City Council:

1. Approve the Final Payment to L.M.T. Enterprises, Inc. dba Tyner Paving Company of Alhambra, California for \$88,652.46 (Less 5% Retention) for the subject project.

21. [Approval of Parcel Map No. 082986 – 10712 Laurel Avenue](#)

**Recommendation:** It is recommended that the City Council:

1. Approve Parcel Map No. 082986;
2. Find that Parcel Map No. 082986 together with the provisions for its design and improvement, is consistent with the City's General Plans;
3. Authorize the City Engineer and the City Clerk to sign the Parcel Map No. 082986; and
4. Take such additional, related action that may be desirable.

**PUBLIC HEARING**

22. [Public Hearing to Consider the Targeted Zoning Ordinance Updates, Including An Updated Zoning Map, To Ensure that the City's Zoning Ordinance And Zoning Map Are Aligned With The City's 2040 General Plan](#)

**Recommendation:** It is recommended that the City Council:

1. Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Targeted Zoning Ordinance Update, updated Zoning Map and related Environmental Documents, and thereafter, close the Public Hearing; and
2. Find and determine that the proposed Targeted Zoning Ordinance Update project, including an updated Zoning Map, are consistent with the goals, policies and program of the City's 2040 General Plan; and
3. Find and determine that the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope and analysis of the original Program Environmental Impact Report (*State Clearinghouse Number: 2021050193*) prepared for the 2040 General Plan and Targeted Zoning Ordinance Updates. The project does not expand the proposed uses, increase intensity, or diverge from original Program EIR conclusions; therefore, no further environmental review is necessary; and
4. Waive Further Reading and Introduce Ordinance No. 1131 by title, adopting several targeted Zoning Ordinance updates to ensure consistency

- between the City's Zoning Ordinance and the City's 2040 General Plan;  
and
5. Waive Further Reading and Introduce Ordinance No. 1132 by title, adopting an updated Zoning Map to ensure consistency between the City's Zoning Map and the 2040 General Plan land use map; and
  6. Take such additional, related action that may be desirable.

**OLD BUSINESS - NONE**

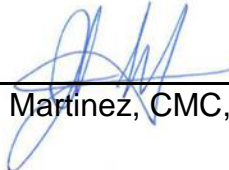
**NEW BUSINESS - NONE**

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

**24. COUNCIL COMMENTS/ AB1234 COUNCIL CONFERENCE REPORTING**

**25. 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](http://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

08-10-23  
\_\_\_\_\_  
Date Posted

**FOR ITEM NO. 9  
PLEASE SEE ITEM NO. 17**



**CITY OF SANTA FE SPRINGS**

**PUBLIC FINANCING AUTHORITY AGENDA STAFF REPORT**

**TO:** Honorable Mayor and City Council Members

**FROM:** René Bobadilla, P.E., Executive Director

**BY:** Travis Hickey, Director of Finance & Administrative Services

**SUBJECT: MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH THE CITY OF SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY (PFA)**

**DATE:** August 15, 2023

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Receive and file the report.

**FISCAL IMPACT**

None.

**BACKGROUND/DISCUSSION**

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 7/31/2023	None
Outstanding principal at 7/31/2023	\$37,857,128

**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



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

Page 2 of 3

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.

**ANALYSIS**

The report is presented for informational purposes only.

**ENVIRONMENTAL**

N/A

**SUMMARY/NEXT STEPS**

The Successor Agency will continue to request sufficient distributions from the RPTTF to make required bond payments through maturity on September 1, 2028.

**ATTACHMENT(S):**

None.

<u>ITEM STATUS:</u>	
APPROVED:	<input type="checkbox"/>
DENIED:	<input type="checkbox"/>
TABLED:	<input type="checkbox"/>
DIRECTION GIVEN:	<input type="checkbox"/>

**FOR ITEM NO. 11  
PLEASE SEE ITEM NO. 17**



**CITY OF SANTA FE SPRINGS**

**WATER UTILITY AUTHORITY AGENDA STAFF REPORT**

**TO:** Honorable Mayor and City Council Members  
**FROM:** René Bobadilla, P.E., Executive Director  
**BY:** Travis Hickey, Director of Finance & Administrative Services  
**SUBJECT: MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS  
ISSUED THROUGH THE CITY OF SANTA FE SPRINGS WATER UTILITY  
AUTHORITY (WUA)**  
**DATE:** August 15, 2023

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Receive and file the report.

**FISCAL IMPACT**

None.

**BACKGROUND/DISCUSSION**

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 7/31/2023	None
Outstanding principal at 7/31/2023	\$6,890,000

**Water Revenue Bonds, 2018**

Financing proceeds available for appropriation at 7/31/2023	None
Outstanding principal at 7/31/2023	\$610,000

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

Page 2 of 3

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 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.

**ANALYSIS**

The report is presented for informational purposes only.

**ENVIRONMENTAL**

N/A

**SUMMARY/NEXT STEPS**

The WUA 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.

**ATTACHMENT(S):**

None.

<u>ITEM STATUS:</u>	
APPROVED:	<input type="checkbox"/>
DENIED:	<input type="checkbox"/>
TABLED:	<input type="checkbox"/>
DIRECTION GIVEN:	<input type="checkbox"/>



**CITY OF SANTA FE SPRINGS**

**WATER UTILITY AUTHORITY AGENDA STAFF REPORT**

**TO:** Honorable Chair and Board Members  
**FROM:** René Bobadilla, P.E., Executive Director  
**BY:** Yvette Kirrin, Interim Director  
**SUBJECT: STATUS UPDATE OF WATER-RELATED CAPITAL IMPROVEMENT PROJECTS**  
**DATE: August 15, 2023**

---

**RECOMMENDATION:**

It is recommended that the Water Utility Authority:

1. Receive and file the report.

**FISCAL IMPACT**

N/A

**BACKGROUND**

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

**ANALYSIS**

N/A

**ENVIRONMENTAL**

N/A

**DISCUSSION**

**Status Update of Water-Related Capital Improvement Projects**  
**Water Utility SCADA Programming And Maintenance Update**

The Water Utility’s Supervisory Control And Data Acquisition (SCADA) software and system components are vital in operating and monitoring the drinking water system pressure, imported water connections, and the City’s five underpass pump stations. SCADA allows staff to remotely monitor and make changes to specific system parameters.

The City has received one proposal to bring in a qualified firm to assist the Water Utility Authority in meeting its normal SCADA operational and maintenance needs, and is currently being reviewed by staff.

Water Well No. 2 Status Update

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 one contaminant, and provided two scenarios for treatment.

The City has received one proposal for the engineering design of a temporary water treatment system for Water Well No. 2, and is currently being reviewed by staff.

Water Well No. 12 Status Update

Drilled and constructed in August of 2012, the water produced by Water Well No. 12 has not met State and Federal drinking water standards due to various contaminants. The well has been evaluated several times over the last several years with no decision to implement treatment.

The Request for Proposal to assess Water Well No. 12 and prepare technical specifications to aid in the design of a treatment system is currently advertised.

**SUMMARY/NEXT STEPS**

N/A

**ATTACHMENT(S):**

None.

<b><u>ITEM STATUS:</u></b>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
<b>TABLED:</b>	<input type="checkbox"/>
<b>DIRECTION GIVEN:</b>	<input type="checkbox"/>





**CITY OF SANTA FE SPRINGS**

**WATER UTILITY AGENDA STAFF REPORT**

**TO:** Honorable Chair and Board Members

**FROM:** René Bobadilla, P.E., Executive Director

**BY:** Yvette Kirrin, Director of Public Works

**SUBJECT: WATER PRODUCTION SYSTEM OPERATOR SERVICES - AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH WATERTALENT LLC, TO ADD TASK ORDER NO. 002**

**DATE: August 15, 2023**

---

**RECOMMENDATION:**

It is recommended that the Water Utility Authority:

1. Authorize the Chairperson to execute the First Amendment to the Professional Services Agreement with waterTalent LLC to add temporary Water Production System Operator services.
2. Approve an additional \$90,000 to be added to the Professional Services Agreement with waterTalent LLC for a total Not To Exceed amount of \$180,000 to fill temporary staffing needs.

**FISCAL IMPACT**

A total of \$90,000 has been approved by the Water Utility Authority for the contract with waterTalent LLC to provide professional staffing services. An additional \$90,000 is requested for Water Production System Operator services, and is within the 2023/24 fiscal year budget.

**BACKGROUND**

On May 3, 2023, the City entered into a Professional Services Agreement with waterTalent LLC to provide the City with a Cross Connection Control Specialist. City staff has determined an immediate need for a Water Production System Operator to fill a gap in the City's Water Utility staffing structure to help ensure the integrity of the water

production system and water quality throughout the City. The need for an interim Water System Operator is due to a planned retirement.

**ANALYSIS**

N/A

**ENVIRONMENTAL**

N/A

**DISCUSSION**

**Water Production System Operator Services - Professional Services Agreement with watertalent Llc, Task Order No. 002**

waterTalent LLC is agreeable to providing Water Production System Operator services at an hourly rate of \$125.00. This will allow a seamless continuity of operations until the vacant position is filled. Task Order No. 002 to the Professional Services Agreement provides for the Water Systems Operator.

**SUMMARY/NEXT STEPS**

Upon the approval of the Water Utility Authority of the recommended action, City staff will coordinate with waterTalent LLC to interview and select a temporary Water System Operator with the appropriate experience, certifications, and training to fill the position seamlessly and with no interruptions to the Water Utility operations and maintenance activities.

**ATTACHMENTS:**

- A. Attachment A – Professional Services Agreement
- B. Attachment B – First Amendment to Professional Services Agreement

<b><u>ITEM STATUS:</u></b>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
<b>TABLED:</b>	<input type="checkbox"/>
<b>DIRECTION GIVEN:</b>	<input type="checkbox"/>

**CITY OF SANTA FE SPRINGS  
PROFESSIONAL SERVICES AGREEMENT  
WITH  
waterTALENT, LLC**

This Professional Services Agreement (“Agreement”) is made and effective as of May 3, 2023 (“Effective Date”), by and between the City of Santa Fe Springs, a California municipal corporation, (“City”) and waterTALENT, LLC, a California limited liability company (“Consultant” or “waterTALENT”). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

**1. TERM**

This Agreement shall commence on May 3, 2023, and shall remain and continue in effect until the services described herein are completed, but in no event later than one year (to May 3, 2024) unless sooner terminated pursuant to the provisions of this Agreement.

**2. SERVICES**

Consultant shall perform the services described and set forth in Exhibit A attached hereto and incorporated herein as though set forth in full (“Services”).

**3. PERFORMANCE**

Consultant shall at all times faithfully, competently and to the best of Consultant’s ability, experience, and talent, perform all tasks described herein. Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant under this Agreement. Consultant shall be responsible for all services to be performed under this Agreement.

**4. CITY MANAGEMENT**

The City Manager or designee shall represent the City in all matters pertaining to the administration of this Agreement, including review and approval of all products submitted by Consultant.

**5. PAYMENT**

- A. City agrees to pay Consultant monthly upon invoice pursuant to the Fee Schedule attached hereto as Exhibit B and incorporated herein as though set forth in full. This amount shall not exceed Ninety Thousand dollars (\$90,000.00) for the total term of the Agreement unless additional payment is approved as provided in this Agreement.
- B. Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein,

unless such additional services are authorized in advance and in writing by the City Manager or designee. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to in writing by the City and Consultant at the time the City's written authorization is given to Consultant for the performance of said services.

- C. Consultant will submit invoices monthly for actual Services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's Services or fees, it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this Agreement shall be made within forty-five (45) days of receipt of an invoice therefor.

## **6. SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

- A. The City may at any time, for any reason, without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon Consultant at least ten (10) days' prior written notice. Upon receipt of said notice, Consultant shall immediately cease all Services under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement, such suspension or termination shall not make void or invalidate the remainder of this Agreement.
- B. In the event this Agreement is terminated pursuant to this section, the City shall pay to Consultant the actual value of the Services performed up to the time of termination, unless the City disputes any of the Services performed or fees. Upon termination of the Agreement pursuant to this section, Consultant will submit an invoice to the City pursuant to Section 5.

## **7. DEFAULT OF CONSULTANT**

If the City determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, the City shall serve Consultant a written notice of the default. Consultant shall have seven (7) days after service of said notice to cure the default. In the event that Consultant fails to cure the default within such period of time or fails to present the City with a written plan for the diligent cure of default if such default cannot be cured within seven days, the City 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. The City shall also have the right to offset against the amount of any fees due to Consultant any costs incurred by the City as a result of Consultant's default.

## **8. OWNERSHIP OF DOCUMENTS**

- A. Consultant shall maintain complete and accurate records with respect to tasks, costs, expenses, receipts, and other such information required by the City that

relate to the performance of Services under this Agreement. Consultant shall maintain adequate records of Services provided in sufficient detail to permit an evaluation of Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of the City or its designees at reasonable times to such books and records; shall give the City the right to examine and audit said books and records; shall permit the City to make transcripts or copies therefrom as necessary; and shall allow inspection of all Services, 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.

In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

- B. Upon completion of, or in the event of termination or suspension 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 shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of Consultant. With respect to computer files, Consultant shall make available to the City, at the Consultant's office and upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. Consultant hereby grants to the City all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by Consultant in the course of providing the Services under this Agreement.

## 9. INDEMNIFICATION AND DEFENSE

- A. Indemnity.

To the fullest extent permitted by law, Consultant shall indemnify and hold harmless the City and any and all of its officials, officers, employees, agents, and/or volunteers ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorneys' fees and costs, caused in whole or in part by the acts, errors, or omissions of Consultant, its officers, agents, employees, or subconsultants (or any agency or individual that Consultant shall bear the legal liability thereof) in the performance of Services under this Agreement.

Right to Withhold Payments. If Consultant fails to provide a deposit or promptly

satisfy an indemnity obligation described herein, City shall have the right to withhold payments under this Agreement to offset that amount.

The obligations of Consultant under this section are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City.

City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement. Consultant's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

B. Duty to Defend.

In the event the City, its officials, officers, employees, agents, and/or volunteers are made a party to any claim, action, lawsuit, or other adversarial proceeding ("Action"), whether or not Consultant is named in such Action but only if such Action arises from the performance of the Services under this Agreement, and upon demand by the City, Consultant shall defend the City at Consultant's sole cost, or at the City's option, to reimburse the City for its costs of defense, including reasonable attorneys' fees and costs incurred in the defense.

- C. Payment by the City for Services is not a condition precedent to enforcement of this section. Consultant's duty to defend, indemnify, and hold harmless the City shall not extend to the City's sole or active negligence. In the event of any dispute between Consultant and the City as to whether liability arises from the sole or active negligence of the City or its officials, officers, employees, agents, and/or volunteers, Consultant will be obligated to pay for the City's defense until such time as a final judgment has been entered adjudicating the City as solely or actively negligent. Consultant will not be entitled in the absence of such a determination to any reimbursement of defense costs including, but not limited to, attorneys' fees, expert fees and costs of litigation.

**10. INSURANCE**

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in Exhibit C attached hereto and made a part of this Agreement. Failure of the Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this section, shall constitute a material breach of this Agreement.

**11. INDEPENDENT CONTRACTOR**

- A. Consultant is and shall at all times remain as to the City a wholly independent consultant and/or independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under

Consultant's exclusive direction and control. Neither the City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against the City, or bind the City in any manner.

- B. No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, the City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for the City. The City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder. 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 the City harmless from any and all taxes, assessments, penalties, and interest asserted against the City by reason of the independent contractor relationship created by this Agreement. Consultant further agrees to indemnify and hold the City harmless from any failure of Consultant to comply with the applicable worker's compensation laws. The City shall have the right to offset against the amount of any fees due to Consultant under this Agreement as a result of Consultant's failure to promptly pay to the City any reimbursement or indemnification arising under this paragraph.
- C. In the event that Consultant or any employee, agent, or subconsultant of Consultant providing Services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (CalPERS) to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless the City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subconsultants, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the City.
- D. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subconsultants 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 the City, including but not limited to eligibility to enroll in CalPERS as an employee of the City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for CalPERS benefits.

- E. City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant unless and except as otherwise required by law. Consultant shall be solely responsible for calculating, withholding, and paying all taxes.

**12. LEGAL RESPONSIBILITIES**

Consultant shall keep itself informed of local, State, and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of Services pursuant to this Agreement. Consultant shall at all times observe and comply with all such laws and regulations. The City, its officials, officers, employees, and agents shall not be liable at law or in equity occasioned by failure of Consultant to comply with this Section.

**13. UNDUE INFLUENCE**

Consultant declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City has or will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with this Agreement or any Services to be conducted as a result of this Agreement. Violation of this section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

**14. NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of the City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Services 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 Services to be performed under this Agreement.

**15. CONFIDENTIALITY/RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

- A. All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without the City's prior written authorization, unless the information is clearly public. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager or designee, or unless requested by the City's attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the Services performed under this Agreement or relating to the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives the City notice of such court order or subpoena.
- B. Consultant shall promptly notify the City should Consultant, its officers, employees, agents, and/or subconsultants be served with any summons,



complaint, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this Agreement and the Services performed hereunder or the City, unless the City is a party to any lawsuit, arbitration, or administrative proceeding connected to such Discovery, or unless Consultant is prohibited by law from informing the City of such Discovery. The City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless the City is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to Consultant in such proceeding, Consultant agrees to cooperate fully with the City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, the City's right to review any such response does not imply or mean the right by the City to control, direct, or rewrite said response, or that the City has an obligation to review any such response or verify any response it has reviewed.

C. This provision shall survive the expiration or termination of the Agreement.

## 16. 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 (i) personal service, (ii) 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 (iii) mail by the United States Postal Service, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To the City:                   City of Santa Fe Springs  
11710 E. Telegraph Road  
Santa Fe Springs, CA 90670  
Attention: Jesse Sira

To Consultant:              waterTALENT, LLC  
15233 Ventura Blvd., Suite 615  
Sherman Oaks, CA 91403  
Attention: Tyler Reifert

## 17. ASSIGNMENT

Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City. Because of the personal nature of the Services to be rendered pursuant to this Agreement, only the temporary employee whose resume was proposed herein to be the Cross Connection Control Specialist shall perform the Services described in this Agreement, unless otherwise agreed to by City. Consultant shall provide City fourteen (14) days' notice prior to the departure of said temporary employee from Consultant's employ, or as soon as

Consultant becomes aware of separation if 14 days' notice is not possible. Should that person leave Consultant's employ, City shall have the option to immediately terminate this Agreement, within three (3) days of the close of said notice period. Upon termination of this Agreement, Consultant's sole compensation shall be payment for actual Services performed up to, and including, the date of termination or as may be otherwise agreed to in writing between the City and Consultant. Before retaining or contracting with any subconsultant for any services under this Agreement, Consultant shall provide the City with the identity of the proposed subconsultant, a copy of the proposed written contract between Consultant and such subconsultant which shall include and indemnity provision similar to the one provided herein and identifying the City as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subconsultant carries insurance at least equal to that required by this Agreement or obtain a written waiver from the City for such insurance.

**18. UNAUTHORIZED CONVERSION OF TEMPORARY EMPLOYEE BY CLIENT; NON-SOLICITATION**

City understands that temporary employees of Consultant are assigned to City to render temporary services, and absent agreement to the contrary, are not assigned to become employees of City. City acknowledges that considerable expense is incurred by Consultant to advertise, recruit, evaluate, train, screen, and provide appropriate quality controls relative to such temporary employees.

Accordingly, City will not, without the prior written consent of Consultant, which may be granted or withheld in Consultant's sole discretion, solicit such temporary employee for employment other than through Consultant, interfere with the employment relationship between Consultant and temporary employees, or directly or indirectly cause a temporary employee to transfer to another temporary staffing service.

If City, either directly or indirectly, including through any company or entity within Consultant's control or a company affiliated with City, hires such temporary employee of Consultant as an employee, consultant, independent contractor of City, or utilizes the temporary employee's services through another temporary or outsourcing service during such temporary employee's employment by Consultant or an affiliate of Consultant, or within twelve (12) months after conclusion of this person's temporary assignment by Consultant at City, City agrees to pay Consultant a direct hire/conversion fee stipulated by the parties to be set forth in a Fee Schedule to be amended to this Agreement or, in the case of a direct placement or temp-to-hire conversion, a fee equal to twenty-five percent (25%) of the employee's annualized wage or salary offered to temporary employee by City. If the offer to the temporary employee is not considered full-time, the conversion fee shall be calculated by the average amount of hours worked on a weekly basis then annualized on a schedule for a 12-month/52-week period.

**19. LICENSES**

At all times during the term of this Agreement, Consultant shall have in full force and effect all licenses required of it by law for the performance of the Services described in this Agreement.

**20. GOVERNING LAW AND VENUE**

The City and Consultant 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 municipal, superior, or federal district court with jurisdiction over the City.

**21. ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement shall be of no further force or effect. Each party is 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.

**22. SERVICES SCHEDULED/TIME OF COMPLETION**

City and Consultant agree that time is of the essence in this Agreement.

**23. AMENDMENTS**

Any amendments to this Agreement must be in writing and executed by the parties hereto, or their respective successors and assigns, in order to be valid.

**24. NON-EXCLUSIVE AGREEMENT**

Consultant acknowledges that the 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.

**25. 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.

## **26. CONSTRUCTION**

The parties hereto 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.

## **27. WAIVER**

The delay or failure of any 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.

## **28. 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.

## **29. REMEDIES**

City retains any and all available legal and equitable remedies for Consultant's breach of this Agreement. Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.

## **30. 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.

**31. ELECTRONIC SIGNATURES**

The parties acknowledge and agree that execution of this Agreement by electronic signatures or electronic transmittal of signatures are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

**32. AUTHORITY TO EXECUTE THIS AGREEMENT**

The persons executing this Agreement on behalf of the parties warrants and represents that they have the authority to execute this Agreement on behalf of said parties and has the authority to bind the parties to the provisions of this Agreement.

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

CITY OF SANTA FE SPRINGS

waterTALENT, LLC



Juanita Martin, Mayor

Date:

5/16/2023



Name:

Tyler Reifury

Title:

President

Date:

5/22/2023

ATTEST:



Janet Martinez, City Clerk

APPROVED AS TO FORM:



Ivy M. Tsai, City Attorney

Attachments:	Exhibit A	Services
	Exhibit B	Fee Schedule
	Exhibit C	Insurance Requirements

## EXHIBIT A

### SERVICES

#### **Cross Connection Control Specialist**

##### **Backflow Responsibilities**

- Manage and administer the City's Backflow Prevention and Cross Connection Control Program.
- Ensure the City is compliant with Federal, State, and local regulations (EPA, California State Water Board, LA County Dept. of Public Health).
- Mail out monthly test notices at the beginning of each month.
- Enter backflow test results in the computerized database.
- Mail out follow-up and final backflow test notices
- Conduct site visits/meet with property owners to ensure backflow testing requirements are met.
- Conduct field investigations to ensure all backflow prevention devices are in the City's database,  
or confirm that the LA County Dept. of Public Health – Cross Connection Control Division has jurisdiction and oversees the testing.
- Conduct field investigations to ensure the City's database is complete.
- Locate and inspect backflow prevention assemblies.
- Perform routine field backflow inspections.
- Specify and inspect device installation.
- Complete reports of work performed daily.
- Maintain, install, and test backflow prevention assemblies as needed.
- Maintain backflow testing files and records.

##### **Cross Connection Control**

- Perform site inspections.
- Investigate cross-connection hazards.
- Work with LA County Dept. of Public Health inspectors to coordinate and conduct cross connection surveys.
- Work with other City departments and Santa Fe Springs Fire Department to ensure regulatory compliance.

##### **Other Duties**

- Assist in the administration and coordination of special events, trainings, programs or projects.
- Develop or assist in developing reports, presentations, correspondence, informational brochures, flyers, and promotional materials regarding backflow prevention and cross connection control.

##### **Knowledge, Skills, Licenses**

- Knowledge of the principles, construction, and operation of cross connection control devices; of basic hydraulics as applied to a water distribution system; of common hand tools.
- Knowledge of Water Quality regulations and sampling requirements.

- Skill in performing construction project inspections; in preparing clear and concise oral or written reports.
- Experience in compiling data and creating and submitting reports to regulatory agencies.
- LA County/AWWA Backflow Tester Certification.
- AWWA Cross Connection Control Specialist Certification.
- SWRCB Water Distribution 3 Certification.
- SWRCB Water Treatment 2 Certification.

**EXHIBIT B**  
**FEE SCHEDULE**

- |                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;"><b>Included Insurance</b></p> <ul style="list-style-type: none"> <li>● \$5M Minimum Unencumbered General Liability</li> <li>● \$1M Commercial Auto Insurance; Non-Owner Vehicle</li> <li>● \$5M Professional Liability</li> <li>● \$5M Pollution Liability</li> <li>● \$1M Worker’s Compensation Insurance</li> <li>● \$1M Excess Liability Umbrella Insurance</li> </ul> | <p style="text-align: center;"><b>Included Services</b></p> <ul style="list-style-type: none"> <li>● Payroll and compliance services</li> <li>● Cell phone for real-time tracking and payroll</li> <li>● Mileage</li> </ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Table 1 – waterTALENT Fee Schedule**

Operator	Regular Rate
waterTALENT and City of Santa Fe Springs – Cross Connection Control Specialist – Candidate 1	\$125/hr

Overtime:

Workweeks are defined as 5 days @ 8 hours per day, Monday - Sunday. Overtime hours, according to the State of California, are defined as any work in excess of eight (8) hours in one normal workday and any work in excess of 40 hours in any one workweek and the first eight hours worked on the seventh day of work in any one workweek. These overtime hours shall be billed at the rate of no less than one and one-half (1.5) times the regular rate of pay. If Operator works more than 12 hours in any workday or works any time in excess of eight hours on the seventh consecutive day of work in a workweek, hours shall be billed at two (2.0) times the regular rate. If Operator is expected to work on a federally declared/observed holiday, Operator’s hours shall be billed at a rate of 1.5x for all standard hours worked up to 8 in a single day or 40 in a week, as well as 2.0x for any hours worked over 8 in a single day or over 40 hours in a week, as well as over eight hours on the seventh consecutive day of work in a workweek.

On-Call Support:

If an Operator is expected to provide On-Call support the following billing shall take place:

- **Standby On-Call:** if waterTALENT Operator is expected to remain in the vicinity of the Client system and in a ready-to-respond status during off hours on a day where they have already worked a shift, this time shall be billed as one (1) regular hour of time. On days where they have not worked a shift and are expected to remain in a ready-to-respond status (off days), time shall be billed as two (2) regular hours of time. Note: standby billable hours do not accrue towards overtime.
- **Activated On-Call:** if waterTALENT Operator is called out to respond to a system alarm or emergency after hours to Client system, then this time shall be billed at a minimum of two (2) hours or for the total duration of time from departure from domicile to return to domicile, whichever is greater. Standard labor laws shall apply if Operator happens to have accrued the appropriate amount of hours to constitute overtime.



## EXHIBIT C

### INSURANCE REQUIREMENTS

Without limiting Consultant's indemnification of the City, and prior to commencement of Services, Consultant shall obtain, provide, and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to the City. If Consultant maintains higher limits than the minimum limits shown below, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

**General liability insurance.** Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$2,000,000 per occurrence, \$4,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

**Automobile liability insurance.** Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

**Professional liability (errors & omissions) insurance.** Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

**Workers' compensation insurance.** Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000 per accident for bodily injury or disease).

Consultant shall submit to the City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of the City, its officers, agents, employees, and volunteers.

**Umbrella or excess liability insurance.** Consultant shall obtain and maintain an umbrella or excess liability insurance policy with limits that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability, automobile liability, and

employer's liability. Such policy or policies shall include the following terms and conditions:

- A drop-down feature requiring the policy to respond if any primary insurance that would otherwise have applied proves to be uncollectible in whole or in part for any reason;
- Pay on behalf of wording as opposed to reimbursement;
- Concurrency of effective dates with primary policies;
- Policies shall "follow form" to the underlying primary policies; and
- Insureds under primary policies shall also be insureds under the umbrella or excess policies.

### **Other provisions or requirements**

**Proof of insurance.** Consultant shall provide certificates of insurance to the City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by the City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement. The City reserves the right to require complete, certified copies of all required insurance policies at any time.

**Duration of coverage.** Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, or Consultant's agents, representatives, employees or subconsultants, as specified in this Agreement. Failure of the Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this section, shall constitute a material breach of this Agreement.

**Primary/noncontributing.** Coverage provided by Consultant, including all endorsements, shall be primary. Any insurance or self-insurance procured or maintained by the City shall be in excess of Consultant's insurance and shall not contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Consultant shall be responsible for all premiums and deductibles in all of Consultant's insurance policies.

**The City's rights of enforcement.** In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, the City has the right but not the duty to obtain the insurance it deems necessary and any

premium paid by the City will be promptly reimbursed by Consultant or the City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, the City may immediately terminate this Agreement.

**Acceptable insurers.** All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

**Waiver of subrogation.** All insurance coverage maintained or procured pursuant to this Agreement shall be endorsed to waive subrogation against the City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against the City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

**Enforcement of Agreement provisions (non estoppel).** Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

**Requirements not limiting.** Requirements of specific coverage features or limits contained in this Agreement are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If Consultant maintains higher limits than the minimums required above, the City shall be entitled to coverage at the higher limits maintained by Consultant.

**Notice of cancellation.** Consultant agrees to oblige its insurance agent or broker and insurers to provide to the City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

**Additional insured status.** General liability policies shall provide or be endorsed to provide that the City and its officers, officials, employees, agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

**Prohibition of undisclosed coverage limitations.** None of the coverages required herein will be in compliance with these requirements if they include any limiting

endorsement of any kind that has not been first submitted to the City and approved of in writing.

**Separation of insureds.** A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

**Pass through clause.** Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the Services who is brought onto or involved in the Services by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subconsultants, and others engaged in the Services will be submitted to the City for review.

**The City's right to revise specifications.** The City reserves the right at any time during the term of the Agreement to change the amounts and types of insurance required by giving Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to Consultant, City and Consultant may renegotiate Consultant's compensation or come to some other agreement to address the additional cost.

**Self-insured retentions.** Any self-insured retentions must be declared to and approved by the City. The City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the City.

**Timely notice of claims.** Consultant shall give the City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

**Additional insurance.** Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the Services.

**AMENDMENT NUMBER ONE TO PROFESSIONAL SERVICES AGREEMENT  
BETWEEN CITY OF SANTA FE SPRINGS  
AND waterTALENT, LLC**

This Amendment Number One (“Amendment”) to the Professional Services Agreement (“Agreement”) is entered into as of August 15, 2023 (“Effective Date”), by and between the City of Santa Fe Springs, a California municipal corporation (“City”), and waterTALENT, LLC, a California limited liability company (“Consultant” or “waterTALENT”).

1. Section 5 of the Agreement is amended to read as follows:
  - A. City agrees to pay Consultant monthly upon invoice pursuant to the Fee Schedule attached hereto as Exhibit B and incorporated herein as though set forth in full. This amount shall not exceed One Hundred Eighty Thousand dollars (\$180,000.00) for the total term of the Agreement unless additional payment is approved as provided in this Agreement.
2. Exhibit A – Scope of Services is amended and replaced in its entirety with the attached Exhibit A.
3. Exhibit B – Fee Schedule is amended and replaced in its entirety with the attached Exhibit B.
4. All other terms of the Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have caused this Amendment to be executed as of the date set forth above.

**CITY OF SANTA FE SPRINGS**

**CONSULTANT**

\_\_\_\_\_



\_\_\_\_\_  
waterTALENT, LLC

**ATTEST:**

\_\_\_\_\_

**APPROVED AS TO FORM**

\_\_\_\_\_  
Ivy M. Tsai, City Attorney

## EXHIBIT A

### SCOPE OF SERVICES

#### **Cross Connection Control Specialist**

##### **Backflow Responsibilities**

- Manage and administer the City's Backflow Prevention and Cross Connection Control Program.
- Ensure the City is compliant with Federal, State, and local regulations (EPA, California State Water Board, LA County Dept. of Public Health).
- Mail out monthly test notices at the beginning of each month.
- Enter backflow test results in the computerized database.
- Mail out follow-up and final backflow test notices
- Conduct site visits/meet with property owners to ensure backflow testing requirements are met.
- Conduct field investigations to ensure all backflow prevention devices are in the City's database, or confirm that the LA County Dept. of Public Health – Cross Connection Control Division has jurisdiction and oversees the testing.
- Conduct field investigations to ensure the City's database is complete.
- Locate and inspect backflow prevention assemblies.
- Perform routine field backflow inspections.
- Specify and inspect device installation.
- Complete reports of work performed daily.
- Maintain, install, and test backflow prevention assemblies as needed.
- Maintain backflow testing files and records.

##### **Cross Connection Control**

- Perform site inspections.
- Investigate cross-connection hazards.
- Work with LA County Dept. of Public Health inspectors to coordinate and conduct cross connection surveys.
- Work with other City departments and Santa Fe Springs Fire Department to ensure regulatory compliance.

##### **Other Duties**

- Assist in the administration and coordination of special events, trainings, programs or projects.
- Develop or assist in developing reports, presentations, correspondence, informational brochures, flyers, and promotional materials regarding backflow prevention and cross connection control.

##### **Knowledge, Skills, Licenses**

- Knowledge of the principles, construction, and operation of cross connection control devices; of basic hydraulics as applied to a water distribution system; of common hand tools.
- Knowledge of Water Quality regulations and sampling requirements.
- Skill in performing construction project inspections; in preparing clear and concise oral or written reports.
- Experience in compiling data and creating and submitting reports to regulatory agencies.
- LA County/AWWA Backflow Tester Certification.
- AWWA Cross Connection Control Specialist Certification.
- SWRCB Water Distribution 3 Certification.
- SWRCB Water Treatment 2 Certification.

## **Water Production System Operator**

City seeks to obtain the services of waterTALENT's Water System Operator. The full job description for this job class can be found on the City of Santa Fe Springs website, but currently the City does not have any active wells and is purchasing imported water. The main duties being requested of waterTALENT operator are booster pump/water storage tank operation, monitoring the SCADA system, water quality/storage tank sampling (both free and combined chlorine residuals), imported water connection meter reads and data entry/record keeping of all this information, which is used for monthly reporting and/or annual reports, and any other miscellaneous duties related to the position of Water System Operator.

The anticipated dates are as follows:

Start Date/Time: Monday, July 10 2023

End Date: ~2-3 months from start date, until recruitment is filled permanently

Work Schedule: Flexible, but standard is 4x10 rotating, 6:30am – 5:00pm

**EXHIBIT B**  
**FEE SCHEDULE**

**Included Insurance**

- \$5M Minimum Unencumbered General Liability
- \$1M Commercial Auto Insurance; Non-Owner Vehicle
- \$5M Professional Liability
- \$5M Pollution Liability
- \$1M Worker’s Compensation Insurance
- \$1M Excess Liability Umbrella Insurance

**Included Services**

- Payroll and compliance services
- Cell phone for real-time tracking and payroll
- Mileage

**Table 1 – waterTALENT Fee Schedule**

Operator	Regular Rate
waterTALENT– Cross Connection Control Specialist	\$125/hr
waterTALENT– Water Production System Operator	\$125/hr

Overtime:

Workweeks are defined as 5 days @ 8 hours per day, Monday - Sunday. Overtime hours, according to the State of California, are defined as any work in excess of eight (8) hours in one normal workday and any work in excess of 40 hours in any one workweek and the first eight hours worked on the seventh day of work in any one workweek. These overtime hours shall be billed at the rate of no less than one and one-half (1.5) times the regular rate of pay. If Operator works more than 12 hours in any workday or works any time in excess of eight hours on the seventh consecutive day of work in a workweek, hours shall be billed at two (2.0) times the regular rate. If Operator is expected to work on a federally declared/observed holiday, Operator’s hours shall be billed at a rate of 1.5x for all standard hours worked up to 8 in a single day or 40 in a week, as well as 2.0x for any hours worked over 8 in a single day or over 40 hours in a week, as well as over eight hours on the seventh consecutive day of work in a workweek.

Break Requirement:

California law requires that within an 8 hour shift the Operator is entitled to a 30 minute break. This lunch break may be waived by mutual consent of both the Client and the Operator. If the Operator works over 10 hours in one day they are entitled to a second lunch break of 30 min. The second meal period may not be waived if the first period is waived, however either meal period can be counted as work hours and compensated for at the normal hourly rate.

On-Call Support:

If an Operator is expected to provide On-Call support the following billing shall take place:

- **Standby On-Call:** if waterTALENT Operator is expected to remain in the vicinity of the Client system and in a ready-to-respond status during off hours on a day where they have already worked a shift, this time shall be billed as one (1) regular hour of time. On days where they have not worked a shift and are expected to remain in a ready-to-respond status (off days), time shall be billed as two (2) regular hours of time. Note: standby billable hours do not accrue towards overtime.



- **Activated On-Call:** if waterTALENT Operator is called out to respond to a system alarm or emergency after hours to Client system, then this time shall be billed at a minimum of two (2) hours or for the total duration of time from departure from domicile to return to domicile, whichever is greater. Standard labor laws shall apply if Operator happens to have accrued the appropriate amount of hours to constitute overtime.

**FOR ITEM NO. 15  
PLEASE SEE ITEM NO. 17**

**FOR ITEM NO. 16  
PLEASE SEE ITEM NO. 17**



**CITY OF SANTA FE SPRINGS**  
**CITY COUNCIL AGENDA STAFF REPORT**

**TO:** Honorable Mayor and City Council Members  
**FROM:** René Bobadilla, P.E., City Manager  
**BY:** Janet Martinez, City Clerk  
**SUBJECT: MINUTES OF THE JULY 18, 2023 CITY COUNCIL MEETING**  
**DATE:** August 15, 2023

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Approve the minutes as submitted.

**FISCAL IMPACT**

N/A

**BACKGROUND**

Staff has prepared minutes for the following meeting:

- Regular City Council Meeting of July 18, 2023.

**ANALYSIS**

N/A

**ENVIRONMENTAL**

N/A

**DISCUSSION**

N/A

**SUMMARY/NEXT STEPS**

N/A

**ATTACHMENT(S):**

- A. July 18, 2023 Regular Meeting Minutes

<b><u>ITEM STATUS:</u></b>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
<b>TABLED:</b>	<input type="checkbox"/>
<b>DIRECTION GIVEN:</b>	<input type="checkbox"/>



APPROVED:

## MINUTES OF THE REGULAR MEETINGS OF THE CITY COUNCIL

July 18, 2023

1. **CALL TO ORDER**

Mayor Martin called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

**Members present:** Councilmembers/Directors: Rodriguez, Rounds, Zamora, Mayor Pro Tem/Vice Chair Sarno, and Mayor/Chair Martin.

**Members absent:** None.

3. **INVOCATION**

Invocation was led by Jeffrey Alvarado.

4. **PLEDGE OF ALLEGIANCE**

Police Chief Aviv Bar led the pledge of allegiance.

5. **INTRODUCTIONS**

The following Santa Fe Springs Chamber of Commerce members were introduced: Mark Gutierrez, Owner from GILMAR Automotive Group and Kathie Fink, Chamber of Commerce CEO

Mayor Martin moved Item No. 19B to the beginning of the agenda.

19. **PRESENTATIONS**

- b. Recognition of the 2023 Beautification Award Recipients (Community Services)

### **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 June 20, 2023 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 Rodriguez, seconded by Councilmember Zamora, to approve the Item Nos. 6A and 6B, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin

**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 June 20, 2023 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 Rounds, seconded by Mayor Pro Tem Sarno, to approve Item Nos. 7A through 7C, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin

**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 June 6 and 20, 2023 Housing Successor Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

It was moved by Councilmember Zamora, seconded by Councilmember Rodriguez, to approve the minutes as submitted, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin

**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.*

Minutes of the June 6 and 20, 2023 Successor Agency Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

It was moved by Councilmember Rounds, seconded by Mayor Pro Tem Sarno, to approve the minutes as submitted, by the following vote:

**Ayes:** Zamora, Sarno, Rodríguez, Rounds, and Martin

**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 June 6, 7, 16, and 20, 2023 Special and Regular City Council Meetings (City Clerk)

**Recommendation:**

- Approve the minutes as submitted.

b. Second Reading and Adoption of Ordinance No. 1130 Amending Chapter 32 of Title III of the Santa Fe Springs Municipal Code relating to City Commissions and Committees (Community Services)

**Recommendation:**

- Adopt Ordinance No. 1130, an ordinance of the City of Santa Fe Springs amending Sections 32.33 and 32.34 of Chapter 32 of Title III of the Code of Santa Fe Springs relating to City Commissions and Committees.

c. Approval of Vending Machine Agreement between City of Santa Fe Springs and T&L Vending (Community Services)

**Recommendation:**

- Approve a three-year Vending Machine Agreement with T&L Vending for the Operation of the Vending Machines; and
- Authorize the Mayor to execute the Vending Machine Agreement with T&L Vending.

d. Approval of Use Agreement for Athletic Fields and Facilities with Orange County Flag Football Academy (Community Services)

**Recommendation:**

- Approve the Use Agreement for Athletic Fields and Facilities with Orange County Flag Football Academy;
- Authorize the Mayor to execute and sign the Use Agreement for Athletic



Fields and Facilities with Orange County Flag Football Academy, DBA Matt Leinart Flag Football.

- e. Fire Station Bay Doors Replacement – Authorize to Advertise (Fire)  
**Recommendation:**
- Approve the scope of work.
  - Authorize the Department of Fire-Rescue to advertise for door replacement bids.
- f. City Hall Roof Replacement – Award of Contract (Public Works)  
**Recommendation:**
- Appropriate \$1,290,000.00 from the Utility Users Tax (UUT) Capital Improvements Fund to the City Hall Roof Replacement (PW 220005);
  - Accept the bids; and
  - Award a contract Best Contracting Services, Inc., of Gardena, California, in the amount of \$1,512,816.00.
- g. On-Call Transportation Services for Bussing with A&D – Contract Renewal (Public Works)  
**Recommendation:**
- Approve the agreement with A&D Transportation L.P., of Santa Fe Springs, California, to provide On-Call Transportation Services; and
  - Authorize the Mayor to execute the agreement on behalf of the City.
- h. Proposition A Discretionary Incentive Grant Program for Data Sharing – Approval of MOU with Metro (Public Works)  
**Recommendation:**
- Approve and authorize the Mayor to execute the Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (LACMTA).
- i. City of Irwindale Agreement for Traffic Signal Maintenance Services (Public Works)  
**Recommendation:**
- Approve the agreement with the City of Irwindale to provide Traffic Signal Maintenance Services; and
  - Authorize the Mayor to execute the Agreement on behalf of the City.
- j. Approve of Parcel Map No.082433 – 9920 Pioneer Boulevard (Public Works)  
**Recommendation:**
- Approve Parcel Map No. 082433;
  - Find that Parcel Map No. 082433 together with the provisions for its design and improvement, is consistent with the City’s General Plans; and
  - Authorize the City Engineer and City Clerk to sign Parcel Map No. 082433.
- k. California Highway Patrol (CHP) – Request for Approval of Traffic Control Plans for National Night Out (NNO) 2023 (Police Services)  
**Recommendation:**
- Approve the traffic control plans prepared for the closure of several City

streets in the immediate vicinity of the California Highway Patrol located on Orr and Day Road for the detouring of traffic for the 2023 National Night Out Event to be held on Saturday, August 5, 2023.

I. Award to Ford of Long Beach for the Purchase of One (1) New 2023 Ford F-150 Truck (Finance)

**Recommendation:**

- Accept the bids; and
- Award the order to Ford of Long Beach for one (1) New 2023 Ford F-150 truck; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$41,911.40 to Ford of Long Beach.

m. Purchase of One (1) 2024 New/Unused Chevrolet Trax from Gilmar Automotive Group (Finance)

**Recommendation:**

- Accept the bids;
- Appropriate \$7,195.03 from the general equipment replacement fund to fully fund this vehicle purchase; and
- Authorize the Director of Purchasing Services to issue a purchase order in the amount of \$25,567.40.

n. Award an Order to Swarco-McCain Inc. for the Purchase of Traffic Signal Cabinets (Finance)

**Recommendation:**

- Award an order to Swarco-McCain Inc. for the purchase of traffic signal cabinets; and
- Authorize the Director of Purchasing Services to process a Purchase Order in the amount of \$61,986.08 to Swarco-McCain Inc.

o. Award to S & J Supply Co. for the Purchase of Industrial Fire Hydrants (Finance)

**Recommendation:**

- Award to S & J Supply Co. for the purchase of industrial fire hydrants; and
- Authorize the Director of Purchasing Services to process a Purchase Order in the amount of \$60,028.02 to S & J Supply Co.

It was moved by Mayor Pro Tem Sarno, seconded by Councilmember Zamora, to approve the consent agenda, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin

**Nays:** None

**Absent:** None

**PUBLIC HEARING**

11. Resolution No. 9875 – Levy Annual Assessments for Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) FY 2023/24 (Public Works)

**Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;

- Adopt Resolution No. 9875 confirming the diagram and assessment, and providing for annual assessment levy; and
- Authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) for FY 2023/24.

Mayor Martin opened the public hearing at 6:18 p.m.

There were no speakers.

Mayor Martin closed the public hearing at 6:18 p.m.

It was moved by Mayor Pro Tem Sarno, seconded by Councilmember Rounds to adopt Resolution No. 9875 confirming the diagram and assessment, and providing for annual assessment levy, and authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Heritage Springs Assessment District No. 2001-1 (Hawkins Street and Palm Drive) for FY 2023/24, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin

**Nays:** None

**Absent:** None

## **PUBLIC HEARING**

### **12. Resolution No. 9876 - Levy Annual Assessments for City of Santa Fe Springs Lighting District No. 1 (FY 2023/24) (Public Works)**

#### **Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Adopt Resolution No. 9876 confirming the diagram and assessment, and providing for annual assessment levy; and
- Authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Lighting District No. 1 for FY 2023/24.

Mayor Martin opened the public hearing at 6:18 p.m.

There were no speakers.

Mayor Martin closed the public hearing at 6:18 p.m.

It was moved by Councilmember Rodriguez, seconded by Councilmember Zamora to adopt Resolution No. 9876 confirming the diagram and assessment, and providing for annual assessment levy, and authorize the Director of Finance to execute all documents necessary with the County of Los Angeles in order to process the collection of assessments related to Lighting District No. 1 for FY 2023/24, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin

**Nayes:** None  
**Absent:** None

**PUBLIC HEARING**

13. Resolution No. 9871 – Approving the Issuance by the California Municipal Finance Authority (the “CMFA”) qualified 501(c)(3) bonds in an aggregate principal amount not to exceed \$55,000,000 for the purpose of financing or refinancing the acquisition, rehabilitation, improvement and equipping of Citrus Court Apartments and certain other matters relating thereto (Planning)

**Recommendation:**

- Open the public hearing, receive the staff report and any comments from the public regarding the proposed issuance of qualified 501(c)(3) bonds by the California Municipal Finance Authority (the “CMFA”), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$55,000,000, (the “Bonds”), to finance or refinance the acquisition, rehabilitation, improvement and equipping of a 138-unit multi-family rental housing project, generally known as Citrus Court Apartments, located at 8121 Broadway Avenue, Whittier, California (the “Project”)
- Conduct the Public Hearing under the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA), and as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”).
- Adopt Resolution No. 9871, approving the issuance of the Bonds by the CMFA for the benefit of Citrus Whittier LLC, with Affordable Housing Alliance II, Inc., dba Integrity Housing as the sole member (the “Borrower”) which is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the “Code”), to provide for the financing of the Project, such adoption is solely to satisfy the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).
- Authorize the Mayor and or designee to execute any and all documents deemed necessary or advisable to carry out, give effect to, and comply with the terms and intent of Resolution No. 9871 and the financing approved hereby.

Mayor Martin opened the public hearing at 6:18 p.m.

Bruce Crow spoke during public comment.

Mayor Martin closed the public hearing at 6:21 p.m.

It was moved by Councilmember Rounds, seconded by Mayor Pro Tem Sarno, to adopt Resolution No. 9871, approving the issuance of the Bonds by the CMFA for the benefit of Citrus Whittier LLC, with Affordable Housing Alliance II, Inc., dba Integrity Housing as the sole member (the “Borrower”) which is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the “Code”), to provide for the financing of the Project, such adoption is solely to satisfy the requirements of TEFRA, the Code and the California Government Code Section 6500 and authorize the Mayor and or designee to execute any and all documents deemed necessary or advisable to carry out, give effect to, and comply with the

terms and intent of Resolution No. 9871 and the financing approved hereby, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin

**Nays:** None

**Absent:** None

#### **PUBLIC HEARING**

14. Resolution No. 9874 – Approval of Programs/Projects Proposed for Funding During FY 2023/2024 Under the City’s Community Development Block Grant (CDBG) Cooperation Agreement with the County of Los Angeles (City Manager)

##### **Recommendation:**

- Open the Public Hearing;
- Receive any comments from the public wishing to speak on this matter and thereafter close the Public Hearing;
- Approve the acceptance of CDBG funds as described in the body of this report;
- Adopt Resolution No. 9874; and
- Authorize Staff to transmit the planning documents to the County of Los Angeles Community Development Commission.

Mayor Martin opened the public hearing at 6:22 p.m.

Bruce Crow spoke during public comment.

Mayor Martin closed the public hearing at 6:25 p.m.

It was moved by Councilmember Zamora, seconded by Councilmember Rodriguez, to approve the acceptance of CDBG funds as described in the body of this report, adopt Resolution No. 9874, and authorize Staff to transmit the planning documents to the County of Los Angeles Community Development Commission, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin

**Nays:** None

**Absent:** None

#### **PUBLIC HEARING**

15. Confirmation of 2022/23 Weed Abatement Charges (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;
- Confirm the charges listed in the Los Angeles County Agricultural Commissioner’s 2022/23 Weed Abatement Assessment Roll and instruct the County Auditor to enter the amounts of these assessments against the respective parcels of land as they appear on the current assessment roll.

Mayor Martin opened the public hearing at 6:26 p.m.

There were no public speakers.

Mayor Martin closed the public hearing at 6:26 p.m.

It was moved by Councilmember Rounds, seconded by Councilmember Rodriguez, to confirm the charges listed in the Los Angeles County Agricultural Commissioner's 2022/23 Weed Abatement Assessment Roll and instruct the County Auditor to enter the amounts of these assessments against the respective parcels of land as they appear on the current assessment roll, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin  
**Nays:** None  
**Absent:** None

**NEW BUSINESS**

**16. City Manager Employment Agreement with René Bobadilla (City Attorney)**

**Recommendation:**

- Approve and authorize the Mayor to execute the Employment Agreement between the City of Santa Fe Springs and René Bobadilla.

It was moved by Mayor Pro Tem Sarno, seconded by Councilmember Rounds, to approve and authorize the Mayor to execute the Employment Agreement between the City of Santa Fe Springs and René Bobadilla, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin  
**Nays:** None  
**Absent:** None

**17. Presentation by Consultant AECOM on the Objective Development Standards Project, which will be integrated into the Targeted Zoning Ordinance Updates Project (Planning)**

**Recommendation:**

- Receive the project presentation from AECOM, provide feedback as desired, and thereafter file the report.

Director of Planning, Wayne Morrell introduced Susan Ambrosini from AECOM to provide a presentation on Item No. 17.

It was moved by Mayor Pro Tem Sarno, seconded by Councilmember Rodriguez, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin  
**Nays:** None  
**Absent:** None

**18. Little Lake School District Pioneer Blvd. Frontage Road Improvement – Approval of Cost Sharing Memorandum of Understanding (Public Works)**

**Recommendation:**

- Approve Memorandum of Understanding with Little Lake School District;
- Authorize the Mayor to execute Memorandum of Understanding;
- Approve adding the Pioneer Blvd Frontage Road Improvement 2023 Project to the Capital Improvement Plan; and
- Appropriate \$61,525.00 from the Utility Users Tax (UUT) Capital

Improvements Fund to the Pioneer Blvd Frontage Road Improvement Project.

It was moved by Councilmember Rodriguez, seconded by Councilmember Rounds, to approve the Memorandum of Understanding with Little Lake School District, authorize the Mayor to execute Memorandum of Understanding, approve adding the Pioneer Blvd Frontage Road Improvement 2023 Project to the Capital Improvement Plan, and appropriate \$61,525.00 from the Utility Users Tax (UUT) Capital Improvements Fund to the Pioneer Blvd Frontage Road Improvement Project, by the following vote:

**Ayes:** Rodríguez, Rounds, Zamora, Sarno and Martin

**Nays:** None

**Absent:** None

**19. PRESENTATIONS**

- c. Introduction of New Employee, Jose Larios, Associate Civil Engineer (Public Works)
- d. Every 15 Minutes Program – St. Paul High School (Police Services)

**20. PUBLIC COMMENTS**

The following members of the public spoke during public comment: Lee Squire, Bruce Crow, Angelica Vergara, and Janie Aguirre.

**21. CITY MANAGER’S AND EXECUTIVE TEAM REPORTS**

- Acting City Manager, Travis Hickey welcomed new City Manager René Bobadilla. He also provided a brief presentation on the City’s sales tax.
- Director of Community Services, Maricela Balderas spoke about the Independence Day event and an incident that occurred during a day camp excursion. She also shared information about upcoming events such as the Summer Reading At the Library, the Fun in the Sun Adaptive Dance, and the Gus Velasco Neighborhood Center Cooling Center.
- Fire Chief, Chad Van Meeteren spoke about the annual CUPA “Folding & Stuffing Party” which involved Fire staff stuffing envelopes with invoices for permits. He also spoke about the sale of a retired fire truck to Brindlee Mountain Fire Apparatus Company in Union Grove, Alabama. Lastly, he spoke about the returning unit that was combating the Rabbit Fire in Moreno Valley, CA.
- Director of Police Services, Dino Torres spoke in regards to the automated license plate readers and calls received related to the reports. He also spoke about the Low Cost Pet Vaccination Clinic that took place on July 5<sup>th</sup>. Lastly, he provided a brief update on the Home Security Rebate Program.
- Director of Planning, Wayne Morrell noted that Planning Department has hired a new plan check engineer and is looking to hire an additional building inspector.
- Interim Director of Public Works, Yvette Kirrin provided an update on Capital Improvements Projects and spoke about the installation of girders at the intersection of Marquardt and Rosecrans.

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

There were no appointments.

**23. COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING**

Councilmember Rodriguez expressed how residents really like the “I love SFS” shirts that were given out as prizes at City events. She thanked Lee Squire for attending the Independence Day event. She also thanked Rick Brown for the “Every 15 Minutes” program. She welcomed new City Manager, René Bobadilla and Associate Civil Engineer, Jose Larios. Lastly, she gave her condolences to Julia Butler’s family.

Councilmember Rounds thanked everyone for attending tonight’s meeting. He acknowledged Rick Brown for coordinating the “Every 15 Minutes” program. Lastly, he welcomed new City Manager René Bobadilla and thanked outgoing Interim City Manager Tom Hatch.

Councilmember Zamora reported attending the NALEO conference that took place in New York. He stated that a speaker touched on subjects such as affordable housing and the steps elected members can do to help promote those projects. He acknowledged the newly installed stop sign and welcomed Rene Bobadilla. He thanked Tom Hatch for his work and spoke in regards to Julia Butler’s passing.

Mayor Pro Tem Sarno requested to have the Citywide wifi for parks item on the next agenda. He also requested the City Clerk look into an adhoc committee with the Little Lake School District that was discussed a few years go. If it does not exist he would like to have it at the next meeting. He also acknowledged the 4<sup>th</sup> of July event, and heard great things about the function despite not attending.

Mayor Martin acknowledged Community Services staff for their work on the 4<sup>th</sup> of July event. She welcomed the new City Manager René Bobadilla and commended Public Works and Police Services for assisting with traffic control in regards to a stalled train.

**24. ADJOURNMENT**

Mayor Martin adjourned the meeting at 7:59 p.m. in memory of Julia Butler.

\_\_\_\_\_  
Juanita Martin  
Mayor

**ATTEST:**

\_\_\_\_\_  
Janet Martinez  
City Clerk

\_\_\_\_\_  
Date





**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

**TO:** Honorable Mayor and City Council Members  
**FROM:** René Bobadilla, P.E., City Manager  
**BY:** Travis Hickey, City Treasurer and Lana Dich, Assistant City Treasurer  
**SUBJECT: TREASURER'S REPORT OF INVESTMENTS FOR THE QUARTER ENDED JUNE 30, 2023**  
**DATE:** August 15, 2023

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Receive and file the report.

**FISCAL IMPACT**

Investment earnings for the quarter ended June 30, 2023 amounted to \$1,487,384.50.

**BACKGROUND/DISCUSSION**

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 City Council Audit Subcommittee, an additional \$10.0 million of the City's reserve funds were added to the portfolio in May 2017, and \$35.0 million in January 2023 bringing the total principal invested to \$65.8 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.

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. While this update is typically made to City staff, PFMAM also provided an update the City Council Audit Subcommittee, currently consisting of Mayor Pro Tem Sarno and Councilmember Rounds.

### **ANALYSIS**

The City’s managed portfolio generated interest income in the amount of \$386,086 for the most recent quarter. The interest income represents actual cash receipts received by the City, plus the amortization of any discounts or premiums, as well as realized gains and losses. The figure does not include unrealized gains or losses (i.e. changes in market value).

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 June 30, 2023 was 3.30%, increase from 3.07% 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 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 rose to 3.30% as of June 30, 2023. This has resulted in unrealized losses, however, it is important to point out that the investments continue to pay the stated interest on the security. The unrealized losses simply represent the amount that the City would lose, if the security was sold in the current market conditions. It is not an actual loss 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 June 30, 2023 was -0.59% vs. the benchmark’s total return of -0.86%; the City’s portfolio outperformed the benchmark by 0.27%. Since inception of the managed portfolio (January 2016) the total return for the City’s portfolio was 0.93% vs. the benchmark total return of 0.61% through June 30, 2023.

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; the California Asset Management Program (“CAMP”), a pooled investment fund managed by PFMAM; 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 3.15% for the quarter while CAMP returned 5.26% and the MMF returned 4.58%. Interest earnings for the quarter amounted to \$206,281, \$732,520, and \$162,497, respectively, for the LAIF, CAMP, and the MMF accounts.

**ENVIRONMENTAL**

None.

**SUMMARY/NEXT STEPS**

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	\$ 139.7 million
Successor Agency Bond Funds	18.3 million
Bonds Reserves and Debt Service	<u>15.7 million</u>
Total Investments	\$ 173.7 million

Pooled cash and investments consist of the PFMAM managed account, LAIF, and CAMP. 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	\$ 67.6 million
LAIF	23.2 million

CITY COUNCIL AGENDA REPORT – MEETING OF AUGUST 15, 2023  
**Treasurer’s Report of Investments for the Quarter Ended June 30, 2023**

Page 4 of 4

CAMP	67.2 million
MMF	<u>15.7 million</u>
Total Investments	\$173.7 million

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

**ATTACHMENT(S):**

- A. Attachment A – Treasurer’s Report of Investments (Quarter Ended June 30, 2023)
- B. Attachment B – PFMAM Investment Performance Review (Quarter Ended June 30, 2023)

<b><u>ITEM STATUS:</u></b>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
<b>TABLED:</b>	<input type="checkbox"/>
<b>DIRECTION GIVEN:</b>	<input type="checkbox"/>

**CITY OF SANTA FE SPRINGS  
TREASURER'S REPORT OF INVESTMENTS  
QUARTER ENDED JUNE 30, 2023**

DESCRIPTION	BEGINNING BALANCE	DEPOSITS/ PURCHASES	WITHDRAWALS/ SALES	ENDING BALANCE	MARKET VALUE	QUARTERLY INVESTMENT EARNING	ANNUAL YIELD
<b>POOLED INVESTMENTS:</b>							
PFM MANAGED PORTFOLIO (1)	\$ 69,473,330.35	\$ 9,489,670.41	\$ 9,095,372.96	\$ 69,867,627.80	\$ 67,611,732.65	\$ 386,086.00	3.30%
CALIFORNIA ASSET MANAGEMENT PROGRAM	47,063,642.43	35,318,519.75	15,200,000.00	67,182,162.18	67,182,162.18	732,519.75	5.26%
LOCAL AGENCY INVESTMENT FUND	11,409,161.23	76,889.24	6,486,000.00	5,000,050.47	4,924,192.20	60,494.06	3.15%
SUBTOTAL POOLED INVESTMENTS	<u>127,946,134.01</u>	<u>44,885,079.40</u>	<u>30,781,372.96</u>	<u>142,049,840.45</u>	<u>139,718,087.03</u>	<u>1,179,099.81</u>	
<b>SUCCESSOR AGENCY BOND FUNDS (2):</b>							
LOCAL AGENCY INVESTMENT FUND	18,444,009.16	124,309.65	-	18,568,318.81	18,286,609.54	145,787.32	3.15%
<b>SUCCESSOR AGENCY FUNDS:</b>							
LOCAL AGENCY INVESTMENT FUND	0.96	-	-	0.96	0.95	-	3.15%
<b>INVESTMENTS HELD BY FISCAL AGENT (3):</b>							
<b>U.S. BANK CORPORATE TRUST MONEY MARKET FUNDS:</b>							
First American Treasury Obligations Fund Class D:							
City of Santa Fe Springs	566,697.73	351,992.72	348,017.75	570,672.70	570,672.70	3,974.97	4.58%
Successor Agency	14,448,317.21	540,343.49	-	14,988,660.70	14,988,660.70	156,652.49	4.58%
Heritage Springs Assessment District	172,100.82	1,869.91	-	173,970.73	173,970.73	1,869.91	4.58%
Subtotal First American Treasury Obligations Fund Class D	<u>15,187,115.76</u>	<u>894,206.12</u>	<u>348,017.75</u>	<u>15,733,304.13</u>	<u>15,733,304.13</u>	<u>162,497.37</u>	
SUBTOTAL INVESTMENTS HELD BY FISCAL AGENT (U.S. BANK)	<u>15,187,115.76</u>	<u>894,206.12</u>	<u>348,017.75</u>	<u>15,733,304.13</u>	<u>15,733,304.13</u>	<u>162,497.37</u>	
<b>TOTAL INVESTMENTS</b>	<u>\$161,577,259.89</u>	<u>\$ 45,903,595.17</u>	<u>\$ 31,129,390.71</u>	<u>\$ 176,351,464.35</u>	<u>\$ 173,738,001.65</u>	<u>\$1,487,384.50</u>	

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 June 30, 2023

### 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  
213-415-1699

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

**NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE**

*For Institutional Investor or Investment Professional Use Only - This material is not for inspection by, distribution to, or quotation to the general public*

---

# Market Update

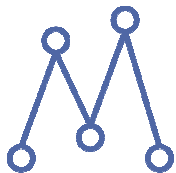
## Current Market Themes



- ▶ The U.S. economy is characterized by:
  - ▶ Headline inflation numbers trending lower, but the Fed's current focus, "supercore inflation," is showing little sign of slowing
  - ▶ A labor market that has proven to be exceptionally strong
  - ▶ A more optimistic sentiment around economic growth due to resilient consumer spending



- ▶ Fed temporarily pauses rate hikes
  - ▶ The most aggressive series of interest rate hikes in recent history has come to a temporary pause in June
  - ▶ The Fed's most recent dot plot shows the potential for two additional rate hikes by the end of the year
  - ▶ Rates have moved up due to the Fed's rate trajectory shifting higher, the economy remaining stronger than expected, persistent inflation, and the market's "higher-for-longer" mindset



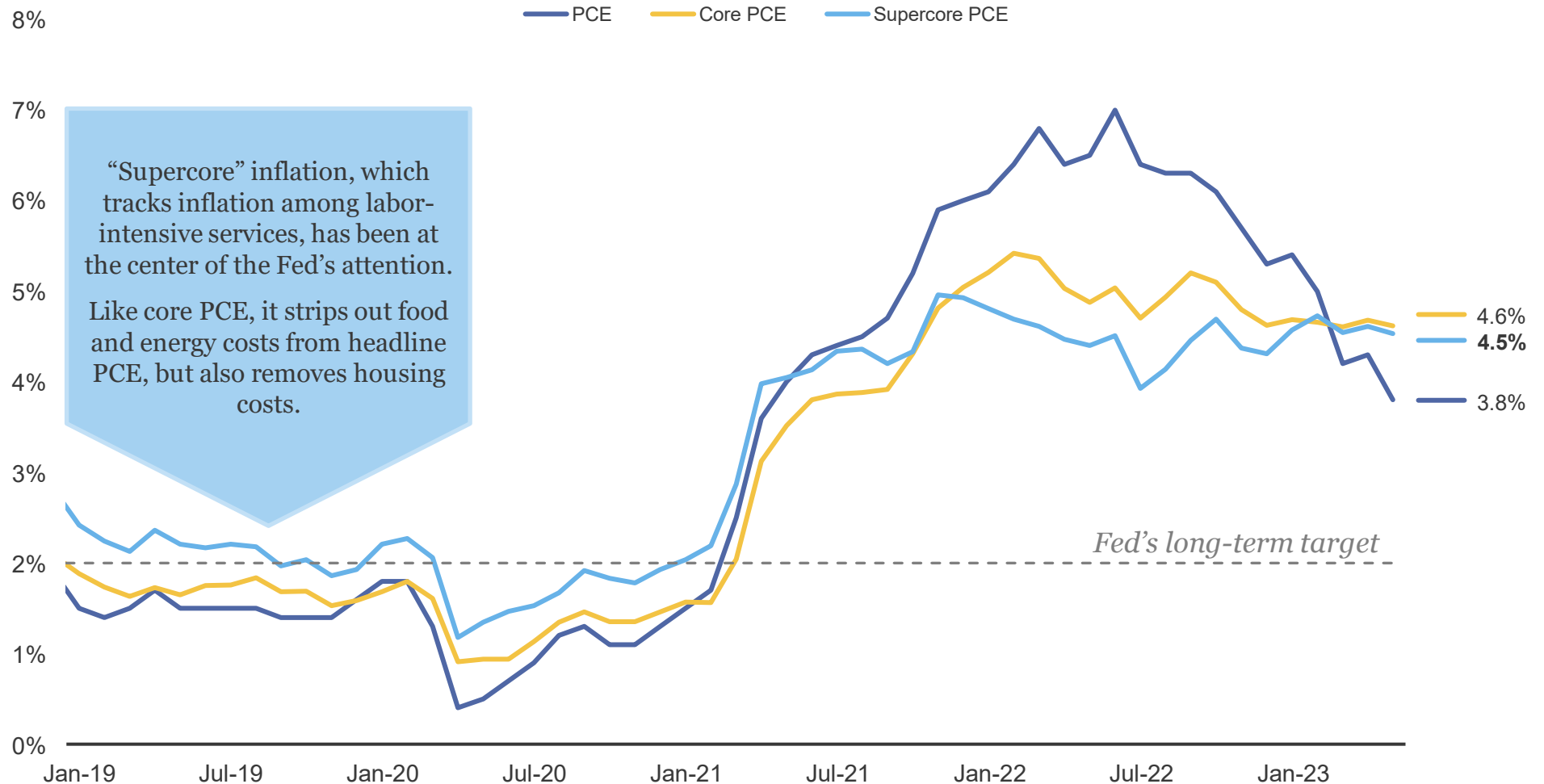
- ▶ Bond markets see continued volatility
  - ▶ The debt ceiling saga incited a separate spate of market volatility due to concern about a potential U.S. default
  - ▶ After plummeting at the end of Q1 due to volatility in the banking sector, short and medium-term yields steadily climbed throughout the quarter, with the 2-year rising over 100 basis points
  - ▶ The curve inversion fell dramatically at the start of Q2, but moved toward historic levels in June



## Inflation Measures Remain Above Fed's Target

### The Fed's Key Inflation Rate

Personal Consumption Expenditure Price Index, Year-over-year

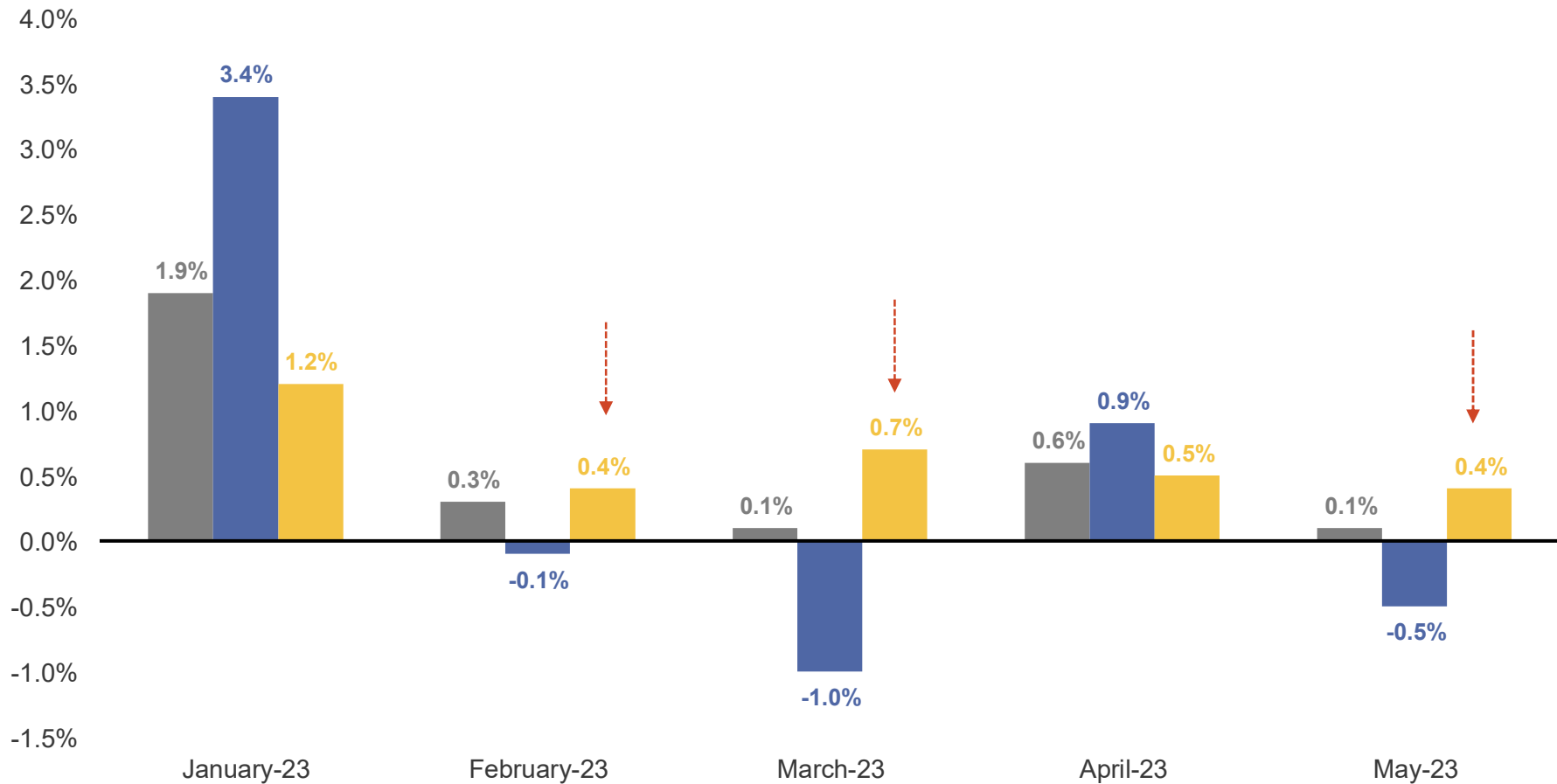


Source: Federal Reserve, Bloomberg, Bureau of Economic Analysis as of May 2023.

## Consumers Have Been Spending More on Services

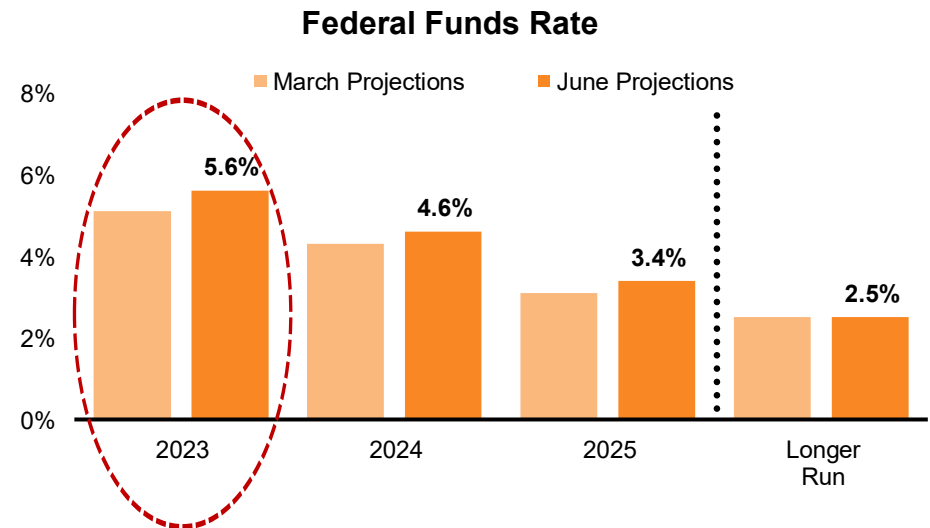
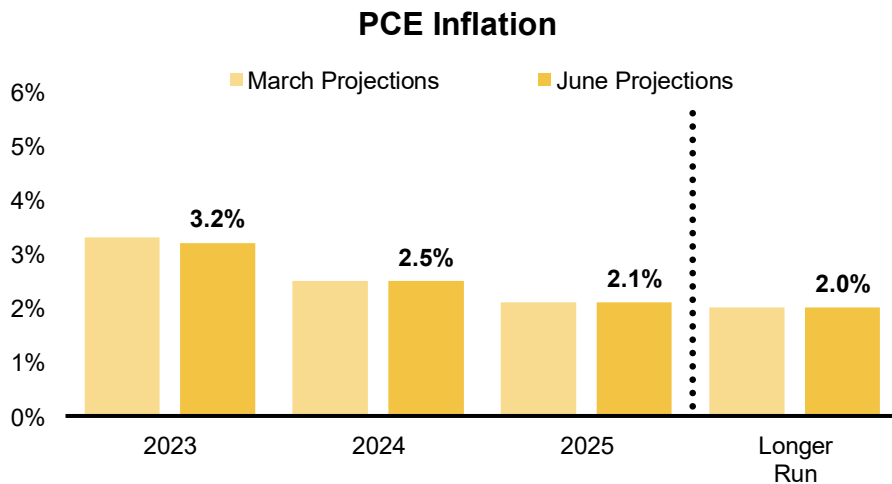
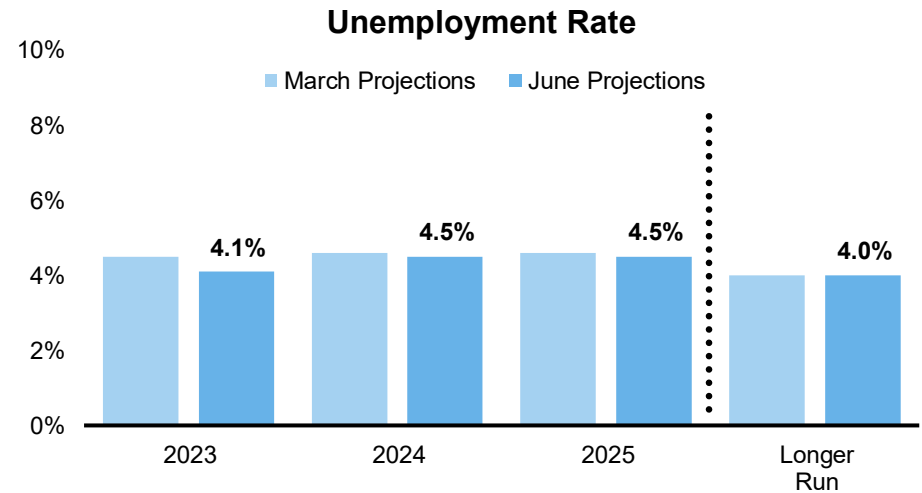
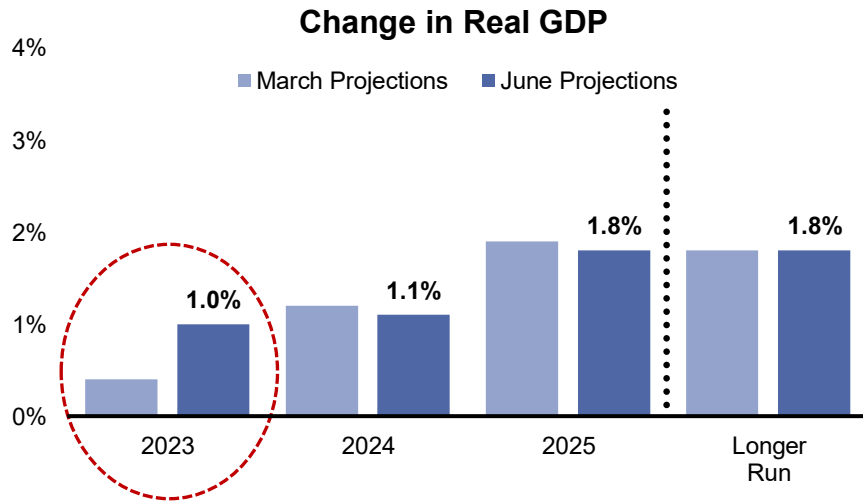
### Change in Consumer Spending Month-over-month

■ Consumer Spending ■ Goods ■ Services



Source: Bloomberg, Bureau of Economic Analysis as of May 2023.

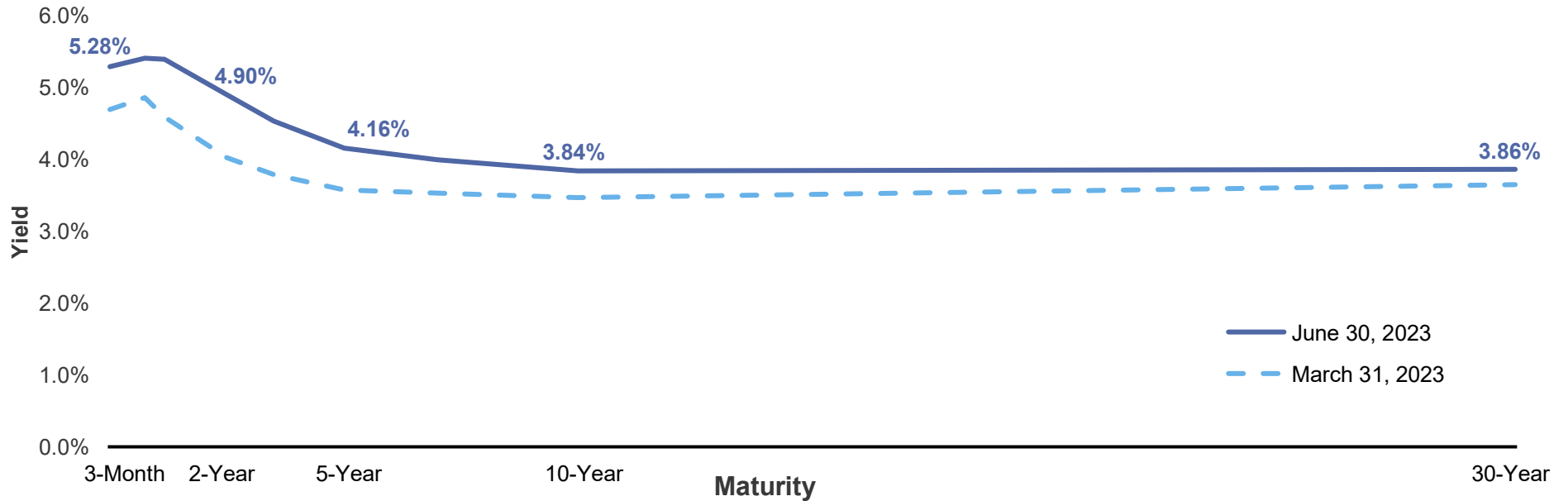
## Fed's Updated June Projections Reflect Stronger Economic Expectations for 2023



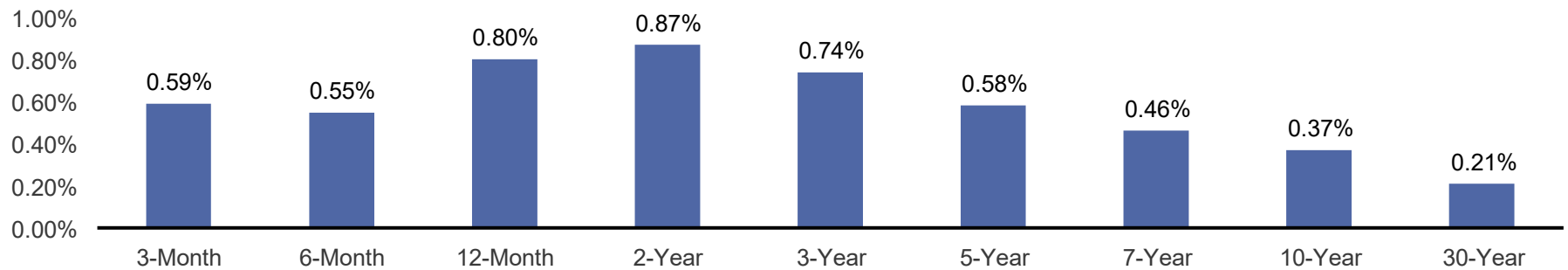
Source: Federal Reserve, latest economic projections as of June 2023.

## Interest Rates Rise as “Higher-for-Longer” Mantra Sets In

### U.S. Treasury Yield Curve



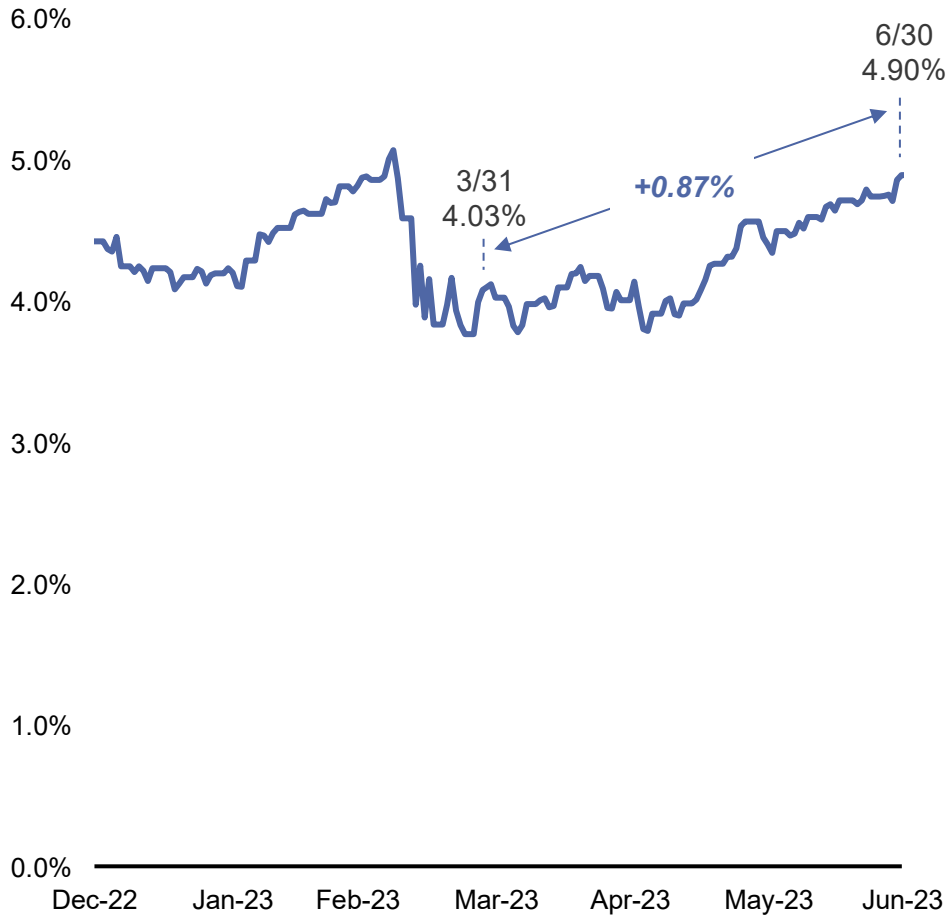
### Yield Changes by Maturity from March 31 – June 30, 2023



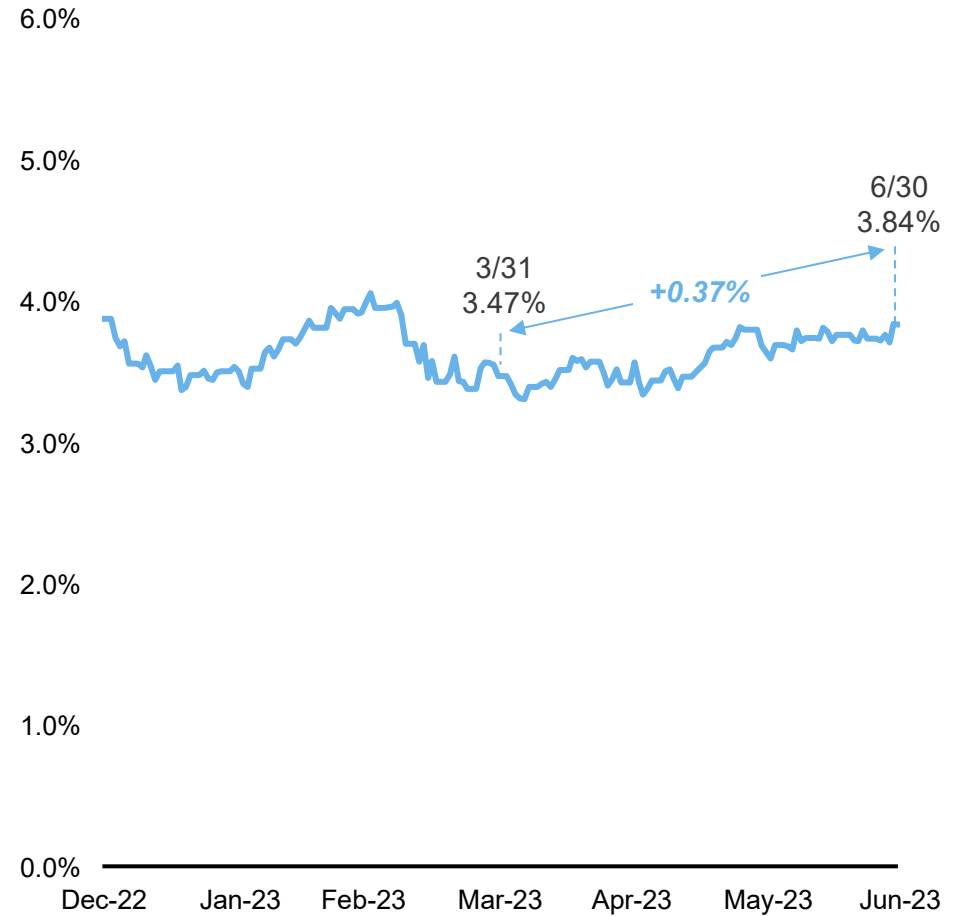
Source: Bloomberg, as of 06/30/2023.

### Treasury Yields Move Upward on Expectation for Future Rate Increases

#### 2-Year Treasury Yield



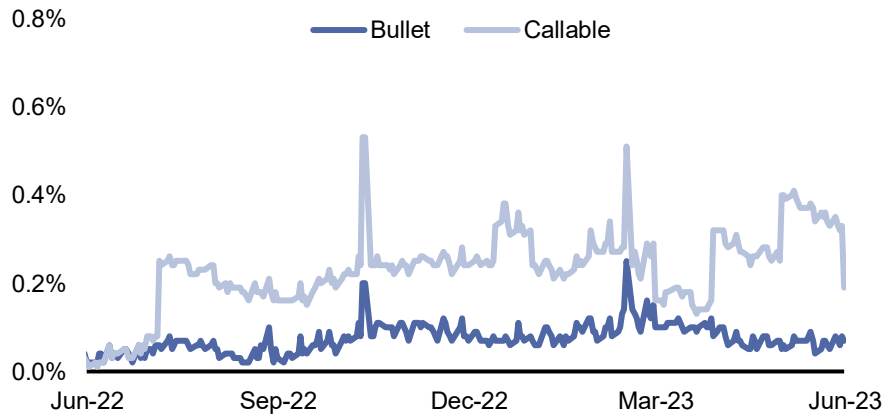
#### 10-Year Treasury Yield



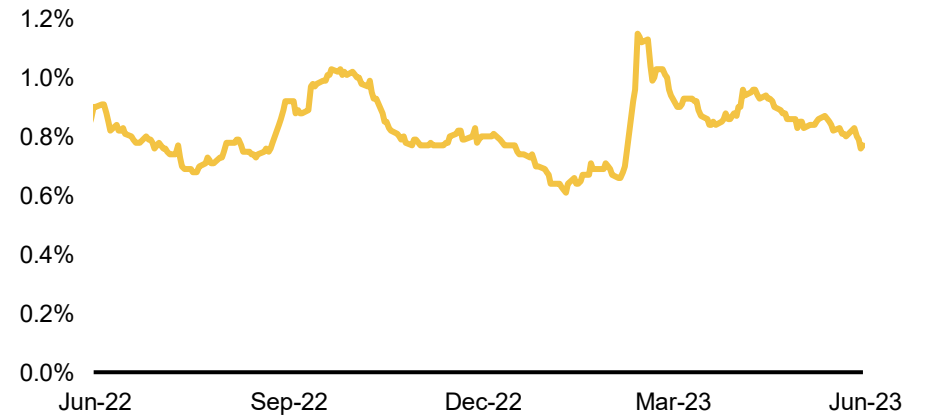
Source: Bloomberg, as of 06/30/2023.

## Sector Yield Spreads

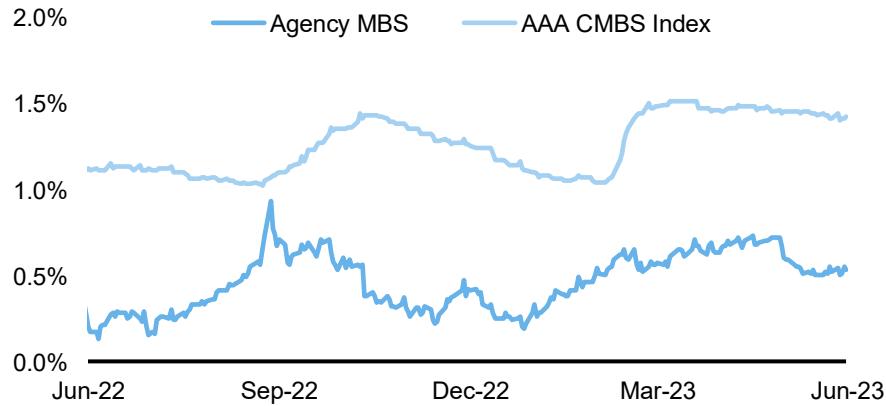
### Federal Agency Yield Spreads



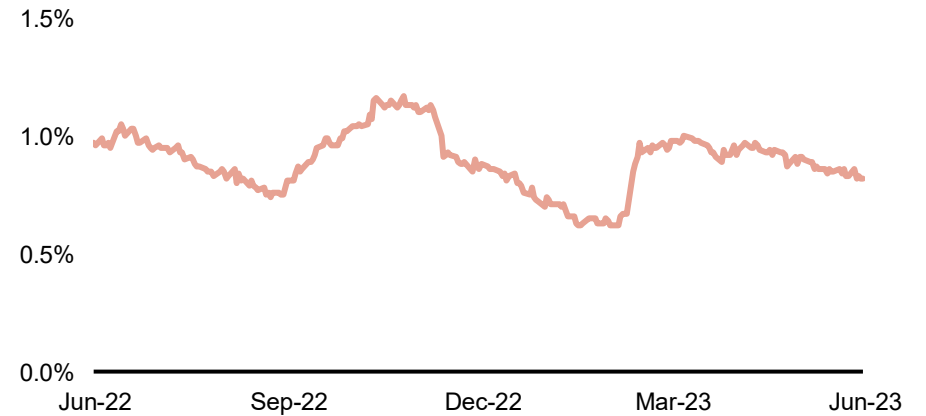
### Corporate Notes A-AAA Yield Spreads



### Mortgage-Backed Securities Yield Spreads



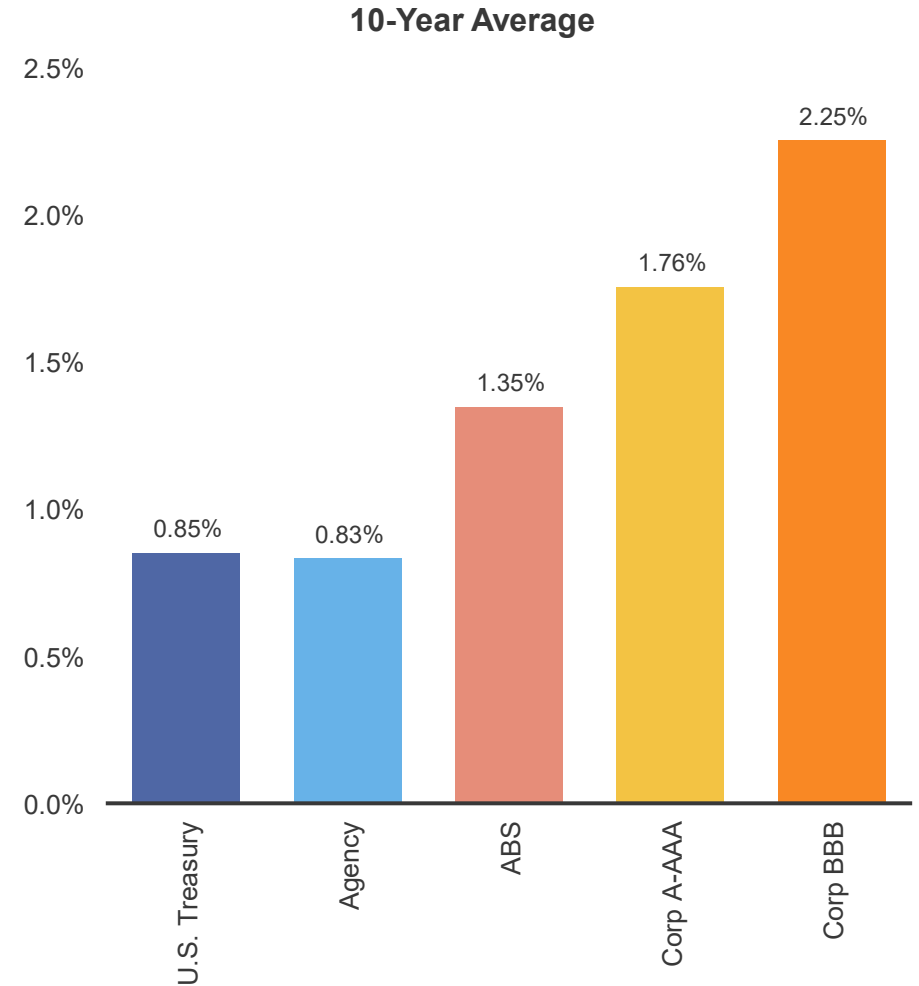
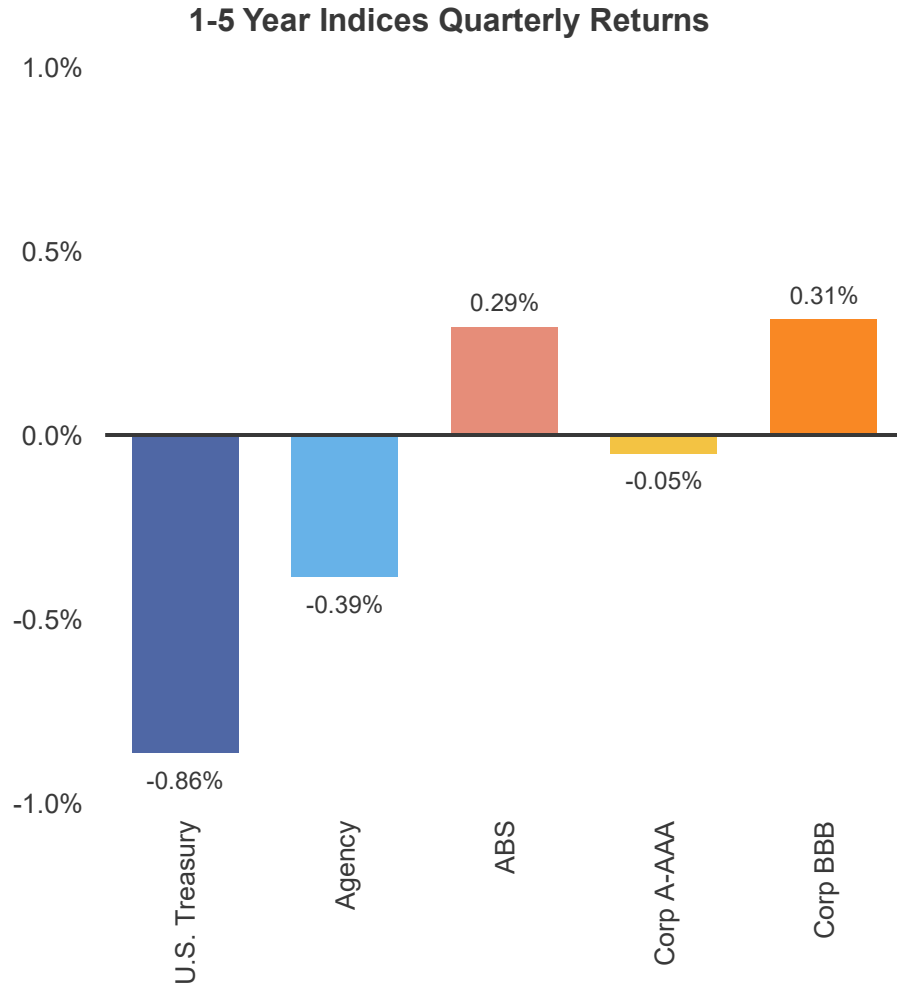
### Asset-Backed Securities AAA Yield Spreads



Source: ICE BofAML 1-5 year Indices via Bloomberg, MarketAxess and PFMAM as of 06/30/2023. Spreads on ABS and MBS are option-adjusted spreads of 0-5 year indices based on weighted average life; spreads on agencies are relative to comparable maturity Treasuries. CMBS is Commercial Mortgage-Backed Securities.

## Fixed-Income Markets in Q2 2023

### 1-5 Year Indices



Source: ICE BofAML Indices. ABS indices are 0-5 year, based on weighted average life. As of 6/30/2023.

---

# Portfolio Review

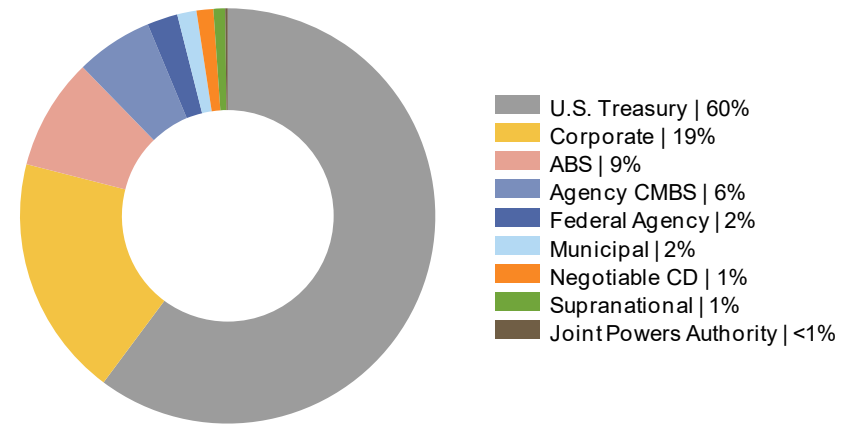


## Managed Portfolio Snapshot<sup>1</sup>

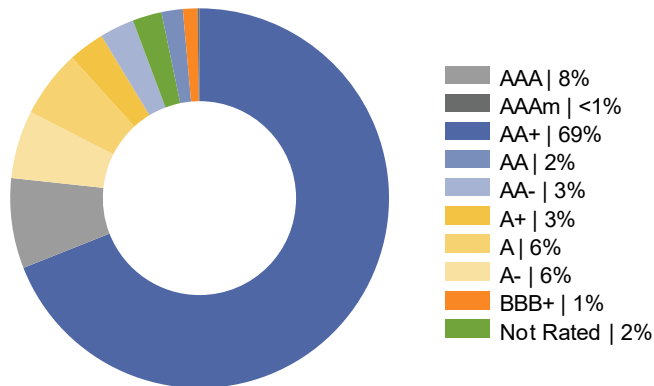
### Portfolio Statistics

<b>Total Market Value</b>	\$67,985,305.96
<i>Managed Account Sub-Total</i>	\$67,505,588.26
<i>Accrued Interest</i>	\$373,573.31
<i>Pool</i>	\$106,144.39
<b>Portfolio Effective Duration</b>	2.51 years
<b>Benchmark Effective Duration</b>	2.50 years
<b>Yield At Cost</b>	3.30%
<b>Yield At Market</b>	4.75%
<b>Portfolio Credit Quality</b>	AA

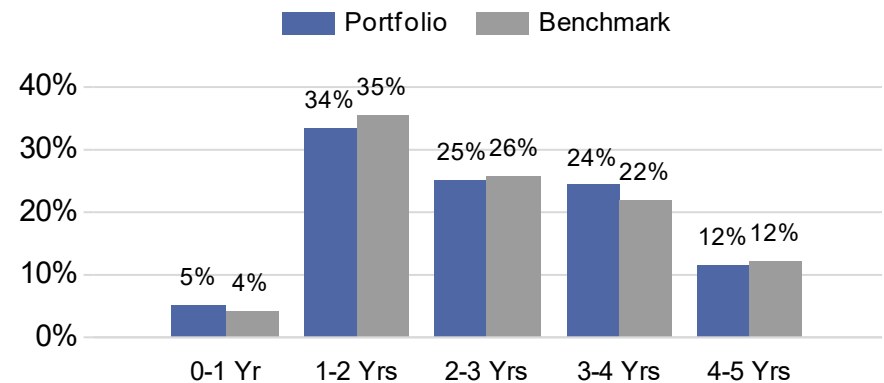
### Sector Allocation



### Credit Quality - S&P

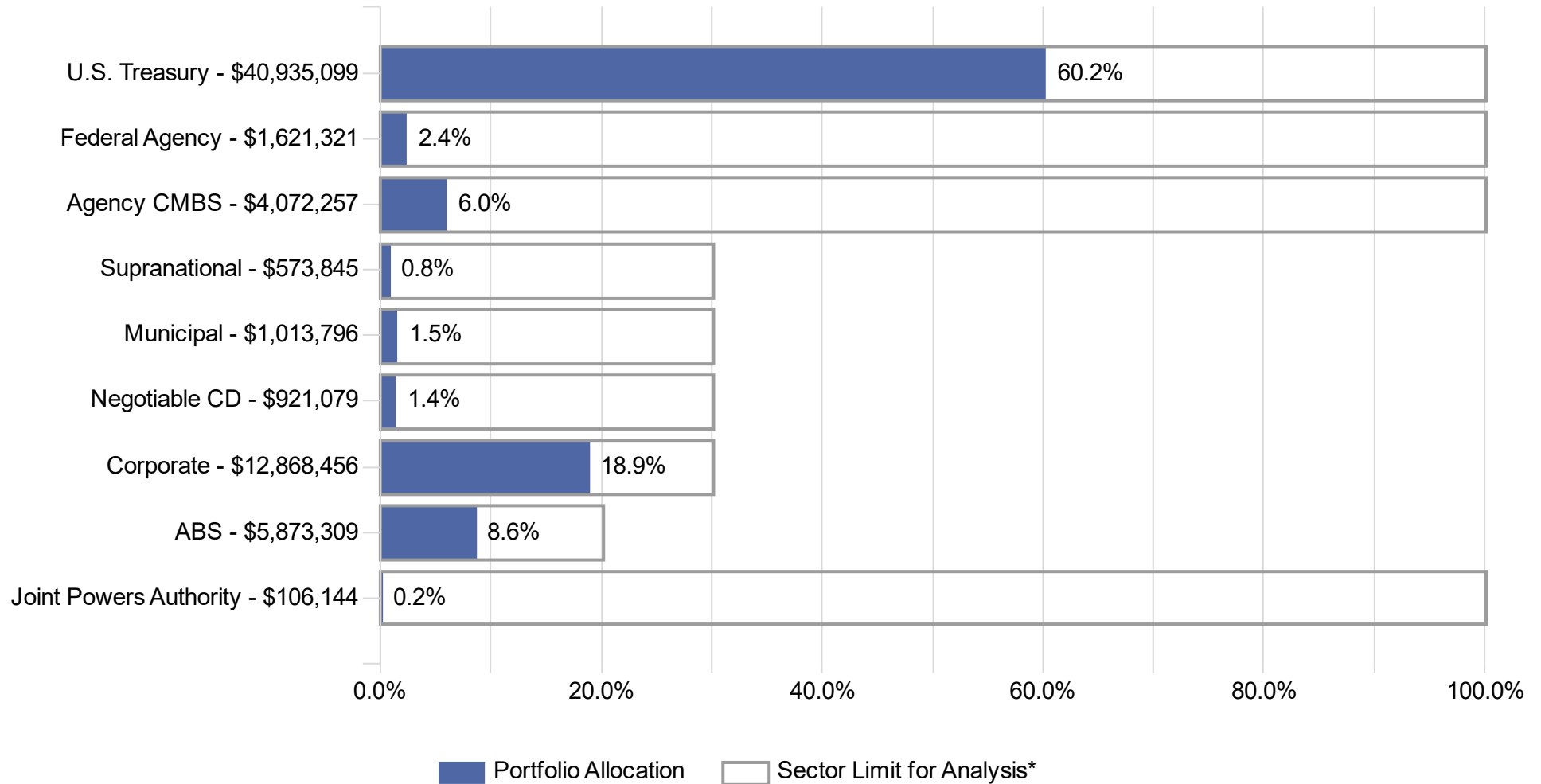


### Duration Distribution



1. Total market value includes accrued interest and balances invested in CAMP, as of June 30, 2023. Yield and duration calculations exclude balances invested in CAMP. The portfolio's benchmark is the ICE BofA 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.

### Managed Portfolio Sector Allocation Analytics



*For informational/analytical purposes only and is not provided for compliance assurance. Includes accrued interest.*

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

## Certificate of Compliance

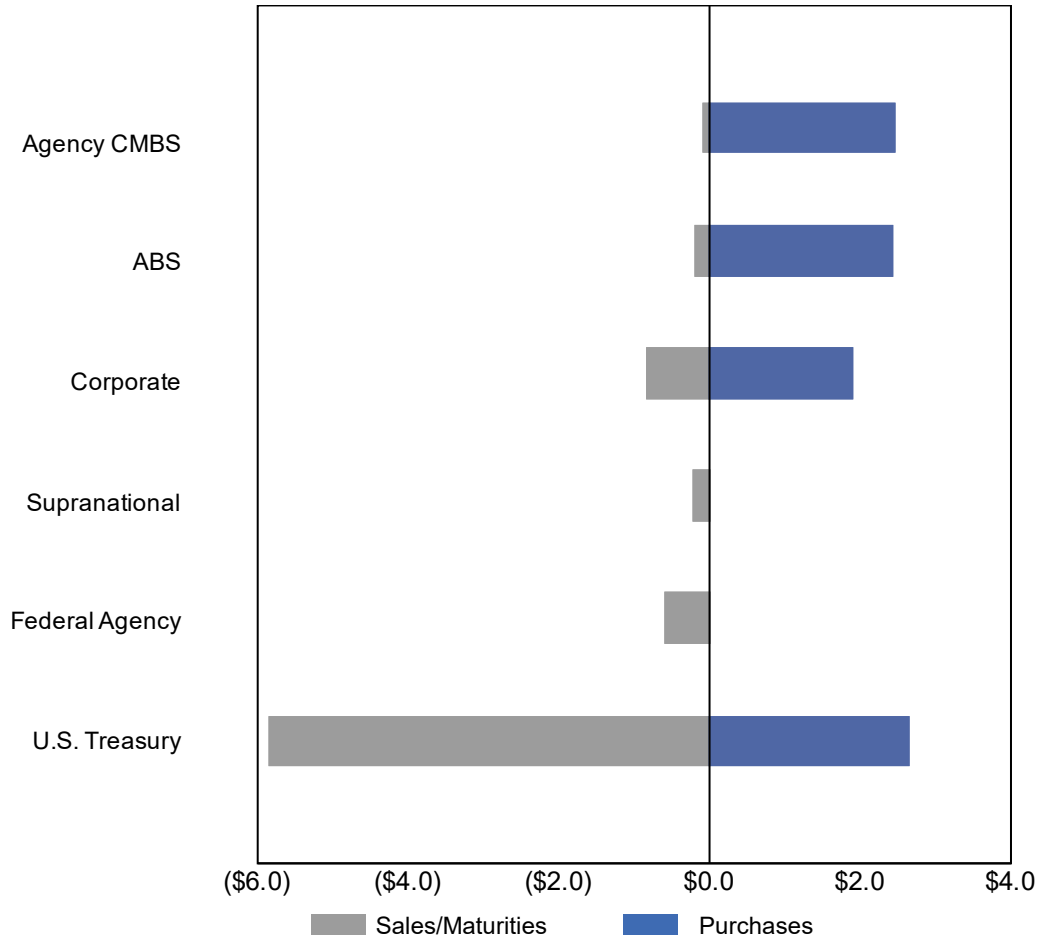
During the reporting period for the quarter ended June 30, 2023, the account(s) managed by PFM Asset Management ("PFMAM") were in compliance with the applicable investment policy and guidelines as furnished to PFMAM.

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 Activity

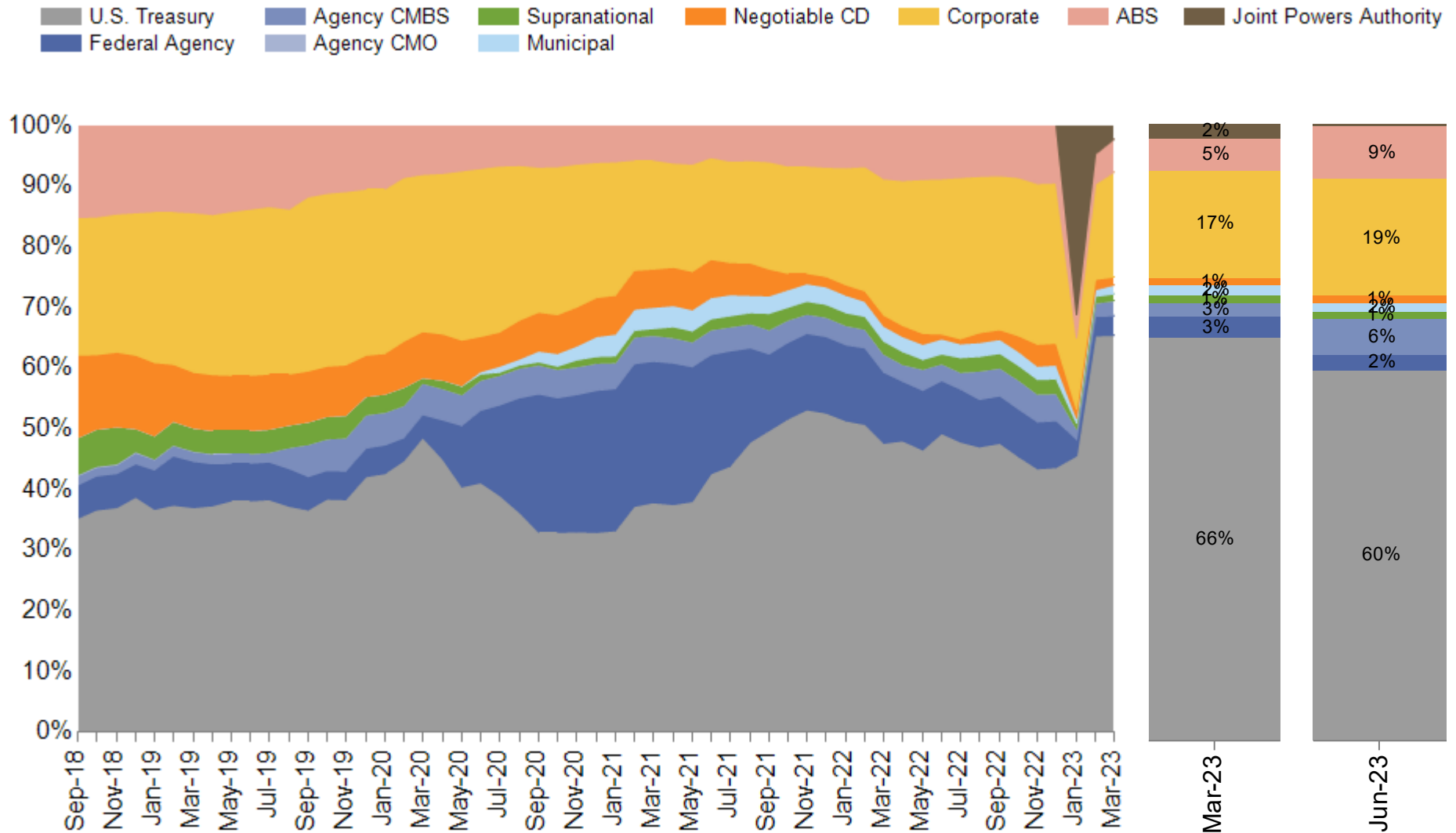
**Net Activity by Sector**  
(\$ millions)



Sector	Net Activity
Agency CMBS	\$2,408,256
ABS	\$2,264,050
Corporate	\$1,106,455
Supranational	(\$195,494)
Federal Agency	(\$570,677)
U.S. Treasury	(\$3,176,023)
<b>Total Net Activity</b>	<b>\$1,836,566</b>

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

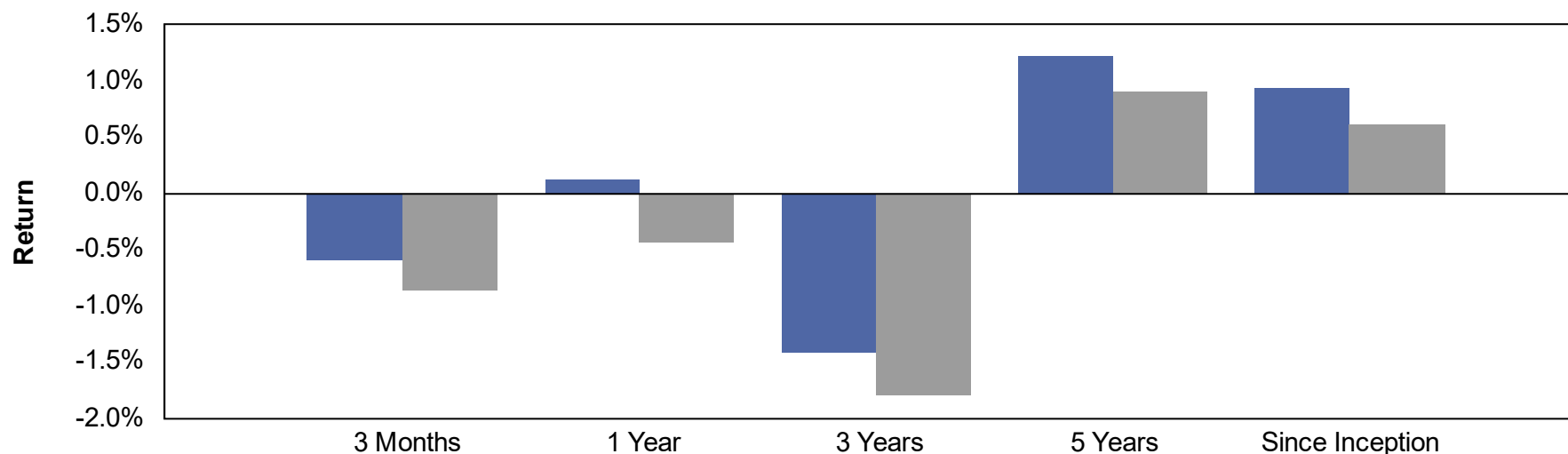
### Historical Sector Allocation



Only includes fixed-income securities held within the separately managed account(s) and LGIPs managed by PFMAM.

### Portfolio Performance

Portfolio Benchmark



Market Value Basis Earnings	3 Months	1 Year	3 Years	5 Years	Since Inception <sup>1</sup>
Interest Earned <sup>2</sup>	\$482,931	\$1,230,359	\$2,203,406	\$3,654,851	\$4,706,729
Change in Market Value	(\$889,125)	(\$942,291)	(\$3,154,504)	\$89,888	\$10,133,408
<b>Total Dollar Return</b>	<b>(\$406,194)</b>	<b>\$288,068</b>	<b>(\$951,098)</b>	<b>\$3,744,739</b>	<b>\$14,840,137</b>
<b>Total Return<sup>3</sup></b>					
Portfolio	-0.59%	0.12%	-1.42%	1.21%	0.93%
Benchmark <sup>4</sup>	-0.86%	-0.43%	-1.79%	0.90%	0.61%
<b>Difference</b>	<b>0.27%</b>	<b>0.54%</b>	<b>0.37%</b>	<b>0.31%</b>	<b>0.32%</b>

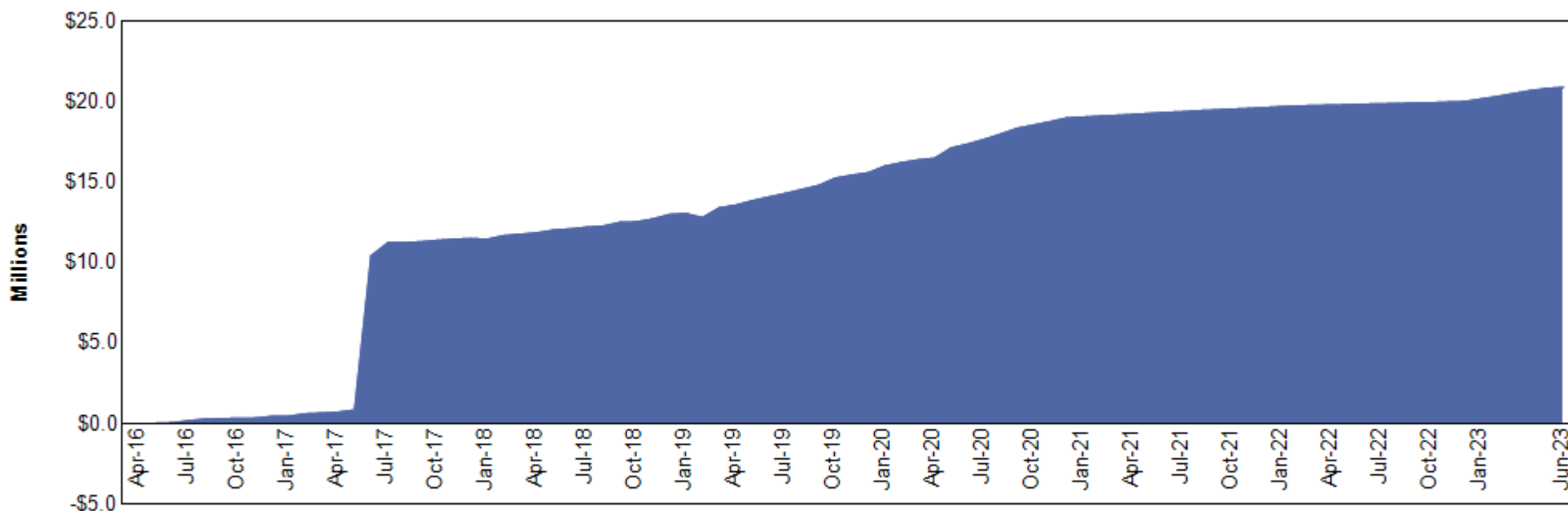
1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is March 31, 2016.

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 BofA 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 <sup>1</sup>
Interest Earned <sup>2</sup>	\$482,931	\$1,230,359	\$2,203,406	\$3,654,851	\$4,706,729
Realized Gains / (Losses) <sup>3</sup>	(\$164,890)	(\$285,984)	\$94,217	\$76,380	(\$62,875)
Change in Amortized Cost	\$68,045	\$110,508	\$1,235,714	\$5,077,147	\$16,253,805
<b>Total Earnings</b>	<b>\$386,086</b>	<b>\$1,054,883</b>	<b>\$3,533,337</b>	<b>\$8,808,378</b>	<b>\$20,897,659</b>

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.

### Fixed-Income Sector Outlook – 3Q 2023

Sector	Our Investment Preferences
<b>COMMERCIAL PAPER / CD</b>	
<b>TREASURIES</b>	
<b>T-Bill</b>	
<b>T-Note</b>	
<b>FEDERAL AGENCIES</b>	
<b>Bullets</b>	
<b>Callables</b>	
<b>SUPRANATIONALS</b>	
<b>CORPORATES</b>	
<b>Financials</b>	
<b>Industrials</b>	
<b>SECURITIZED</b>	
<b>Asset-Backed</b>	
<b>Agency Mortgage-Backed</b>	
<b>Agency CMBS</b>	
<b>MUNICIPALS</b>	





---

## Issuer Distribution

### Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
<b>U.S. Treasury</b>	<b>60.3%</b>	
UNITED STATES TREASURY	60.3%	AA / Aaa / AAA
<b>Federal Agency</b>	<b>2.4%</b>	
FANNIE MAE	1.5%	AA / Aaa / AAA
FREDDIE MAC	0.9%	AA / Aaa / AAA
<b>Agency CMBS</b>	<b>6.0%</b>	
FANNIE MAE	0.3%	AA / Aaa / AAA
FREDDIE MAC	5.7%	AA / Aaa / AAA
<b>Supranational</b>	<b>0.8%</b>	
INTER-AMERICAN DEVELOPMENT BANK	0.5%	AAA / Aaa / AAA
INTL BANK OF RECONSTRUCTION AND DEV	0.4%	AAA / Aaa / AAA
<b>Municipal</b>	<b>1.5%</b>	
FLORIDA STATE BOARD OF ADMIN FIN CORP	0.4%	AA / Aa / AA
NEW JERSEY TURNPIKE AUTHORITY	0.1%	AA / A / A
NEW YORK ST URBAN DEVELOPMENT CORP	0.5%	NR / NR / AA
SAN JUAN UNIFIED SCHOOL DISTRICT	0.2%	NR / Aa / NR
STATE OF CALIFORNIA	0.4%	AA / Aa / AA
<b>Negotiable CD</b>	<b>1.4%</b>	
CREDIT AGRICOLE SA	0.4%	A / Aa / AA
NORDEA BANK ABP	0.5%	AA / Aa / AA
TORONTO-DOMINION BANK	0.5%	A / A / NR
<b>Corporate</b>	<b>19.0%</b>	
ADOBE INC	0.2%	A / A / NR
AMAZON.COM INC	0.5%	AA / A / AA
AMERICAN EXPRESS CO	0.1%	BBB / A / A
AMERICAN HONDA FINANCE	0.5%	A / A / A

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
<b>Corporate</b>	<b>19.0%</b>	
APPLE INC	0.4%	AA / Aaa / NR
ASTRAZENECA PLC	0.2%	A / A / A
BANK OF AMERICA CO	0.7%	A / A / AA
BMW FINANCIAL SERVICES NA LLC	0.3%	A / A / NR
BURLINGTON NORTHERN SANTA FE	0.2%	AA / A / NR
CHARLES SCHWAB	0.1%	A / A / A
CHEVRON CORPORATION	0.1%	AA / Aa / NR
CINTAS CORPORATION NO. 2	0.1%	A / A / NR
CITIGROUP INC	0.6%	BBB / A / A
COLGATE-PALMOLIVE COMPANY	0.0%	AA / Aa / NR
COMMONWEALTH BANK OF AUSTRALIA	0.7%	AA / Aa / A
DEERE & COMPANY	0.4%	A / A / A
GENERAL DYNAMICS CORP	0.4%	A / A / NR
GOLDMAN SACHS GROUP INC	0.2%	BBB / A / A
HERSHEY COMPANY	1.0%	A / A / NR
HOME DEPOT INC	0.4%	A / A / A
HONEYWELL INTERNATIONAL	0.3%	A / A / A
HSBC HOLDINGS PLC	0.8%	A / A / A
IBM CORP	0.4%	A / A / NR
INTEL CORPORATION	0.3%	A / A / A
JP MORGAN CHASE & CO	0.9%	A / A / AA
LOCKHEED MARTIN CORP	0.1%	A / A / A
MERCK & CO INC	0.4%	A / A / NR
MORGAN STANLEY	0.5%	A / A / A
NATIONAL AUSTRALIA BANK LTD	0.5%	AA / Aa / NR
NATIONAL RURAL UTILITIES CO FINANCE CORP	0.3%	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. Includes accrued interest and excludes balances invested in overnight funds.

## Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
<b>Corporate</b>	<b>19.0%</b>	
NESTLE SA	0.6%	AA / Aa / A
NORTHERN TRUST	0.2%	A / A / A
PACCAR FINANCIAL CORP	0.6%	A / A / NR
PEPSICO INC	0.4%	A / A / NR
PNC FINANCIAL SERVICES GROUP	0.2%	A / A / A
PRAXAIR INC	0.3%	A / A / NR
Roche Holding AG	0.6%	AA / Aa / AA
STATE STREET CORPORATION	0.5%	A / A / AA
TARGET CORP	0.3%	A / A / A
TEXAS INSTRUMENTS INC	0.2%	A / Aa / NR
THE BANK OF NEW YORK MELLON CORPORATION	1.2%	A / A / AA
THE WALT DISNEY CORPORATION	0.5%	A / A / A
TOYOTA MOTOR CORP	0.3%	A / A / A
TRUIST FIN CORP	0.3%	A / A / A
UNITEDHEALTH GROUP INC	0.3%	A / A / A
USAA CAPITAL CORP	0.2%	AA / Aa / NR
WAL-MART STORES INC	0.2%	AA / Aa / AA
WELLS FARGO & COMPANY	0.3%	BBB / A / A
<b>ABS</b>	<b>8.7%</b>	
AMERICAN EXPRESS CO	0.4%	AAA / NR / AAA
BANK OF AMERICA CO	0.3%	AAA / NR / AAA
CAPITAL ONE FINANCIAL CORP	1.2%	AAA / Aaa / AAA
CARMAX AUTO OWNER TRUST	0.6%	AAA / Aaa / AAA
DISCOVER FINANCIAL SERVICES	1.1%	AAA / Aaa / AAA
FORD CREDIT AUTO OWNER TRUST	0.6%	AAA / NR / AAA

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
<b>ABS</b>	<b>8.7%</b>	
GM FINANCIAL CONSUMER AUTOMOBILE TRUST	0.5%	AAA / Aaa / AAA
GM FINANCIAL LEASINGTRUST	0.0%	AAA / NR / AAA
HARLEY-DAVIDSON MOTORCYCLE TRUST	0.6%	AAA / Aaa / AAA
HONDA AUTO RECEIVABLES	0.0%	AAA / NR / AAA
HYUNDAI AUTO RECEIVABLES	1.0%	AAA / NR / AAA
KUBOTA CREDIT OWNER TRUST	0.8%	NR / Aaa / AAA
MERCEDES-BENZ AUTO RECEIVABLES	0.6%	AAA / Aaa / AAA
Toyota Lease Owner Trust	0.0%	AAA / Aaa / NR
TOYOTA MOTOR CORP	0.5%	AAA / Aaa / AAA
VERIZON OWNER TRUST	0.0%	NR / Aaa / AAA
VOLKSWAGEN OF AMERICA	0.2%	AAA / Aaa / NR
WORLD OMNI AUTO REC TRUST	0.2%	AAA / NR / AAA
<b>Total</b>	<b>100.0%</b>	

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. Includes accrued interest and excludes balances invested in overnight funds.

---

## 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)
<b>BUY</b>									
4/4/2023	4/11/2023	225,000.00	254683CY9	DCENT 2023-A1 A	4.31%	3/15/2028	224,986.95	4.31%	
4/4/2023	4/12/2023	180,000.00	362583AD8	GMCAR 2023-2 A3	4.47%	2/16/2028	179,995.05	4.47%	
4/4/2023	4/12/2023	220,000.00	448979AD6	HART 2023-A A3	4.58%	4/15/2027	219,978.53	4.58%	
4/11/2023	4/14/2023	275,000.00	3137BNGT5	FHMS K054 A2	2.74%	1/1/2026	263,885.87	4.37%	
4/12/2023	4/17/2023	450,000.00	3137BSP72	FHMS K058 A2	2.65%	8/1/2026	430,052.08	4.14%	
4/19/2023	4/26/2023	325,000.00	06406RBQ9	BANK OF NY MELLON CORP NOTES (CALLABLE)	4.94%	4/26/2027	325,000.00	4.95%	
4/21/2023	4/24/2023	250,000.00	91282CGV7	US TREASURY N/B NOTES	3.75%	4/15/2026	249,253.97	3.89%	
5/8/2023	5/10/2023	325,000.00	427866BH0	HERSHEY COMPANY CORP NOTES CALLABLE	4.25%	5/4/2028	327,209.46	4.11%	
5/11/2023	5/18/2023	115,000.00	882508BV5	TEXAS INSTRUMENTS INC CORP NOTE (CALLABL	4.60%	2/15/2028	119,131.18	4.04%	
5/16/2023	5/23/2023	270,000.00	891941AD8	TAOT 2023-B A3	4.71%	2/15/2028	269,984.91	4.71%	
5/17/2023	5/24/2023	415,000.00	14041NGD7	COMET 2023-A1 A	4.42%	5/15/2028	414,904.84	4.42%	
5/18/2023	5/23/2023	700,000.00	3137BVZ82	FHMS K063 A2	3.43%	1/1/2027	681,232.91	4.30%	
5/18/2023	5/23/2023	300,000.00	3137BRQJ7	FHMS K057 A2	2.57%	7/1/2026	285,728.98	4.26%	
5/19/2023	5/24/2023	240,000.00	3137BTUM1	FHMS K061 A2	3.34%	11/1/2026	233,125.71	4.31%	
6/1/2023	6/5/2023	250,000.00	95000U2V4	WELLS FARGO CORP NOTES (CALLABLE)	3.52%	3/24/2028	237,041.01	4.91%	
6/1/2023	6/5/2023	275,000.00	369550BC1	GENERAL DYNAMICS CORP NOTES (CALLABLE)	3.75%	5/15/2028	267,155.17	4.45%	
6/1/2023	6/5/2023	225,000.00	438516CJ3	HONEYWELL INTL CORP NOTES (CALLABLE)	4.95%	2/15/2028	234,975.38	4.26%	

### Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>BUY</b>									
6/1/2023	6/5/2023	750,000.00	91282CEW7	US TREASURY N/B NOTES	3.25%	6/30/2027	744,127.19	3.83%	
6/7/2023	6/14/2023	255,000.00	02582JJZ4	AMXCA 2023-1 A	4.87%	5/15/2028	254,977.38	4.87%	
6/8/2023	6/16/2023	230,000.00	05522RDG0	BACCT 2023-A1 A1	4.79%	5/15/2028	229,947.93	4.79%	
6/12/2023	6/14/2023	250,000.00	46647PAF3	JPMORGAN CHASE & CORP NOTES (CALLABLE)	3.54%	5/1/2028	235,112.08	5.03%	
6/12/2023	6/14/2023	175,000.00	172967LD1	CITIGROUP INC CORP (CALLABLE) NOTES	3.88%	1/10/2028	168,710.10	5.19%	
6/12/2023	6/15/2023	600,000.00	3137F1G44	FHLMC MULTIFAMILY STRUCTURED P	3.24%	4/1/2027	574,342.64	4.51%	
6/21/2023	6/26/2023	200,000.00	344930AD4	FORDO 2023-B A3	5.23%	5/15/2028	199,997.30	5.23%	
6/21/2023	6/28/2023	455,000.00	254683CZ6	DCENT 2023-A2 A	4.93%	6/15/2028	454,938.53	4.93%	
6/29/2023	6/30/2023	1,500,000.00	91282CHE4	US TREASURY N/B NOTES	3.62%	5/31/2028	1,470,941.35	4.13%	
6/30/2023	6/30/2023	200,000.00	91282CEH0	US TREASURY N/B NOTES	2.62%	4/15/2025	192,933.91	5.03%	
<b>Total BUY</b>		<b>9,655,000.00</b>					<b>9,489,670.41</b>		<b>0.00</b>
<b>INTEREST</b>									
4/1/2023	4/1/2023	150,000.00	05565ECA1	BMW US CAPITAL LLC (CALLABLE) CORP NOTES	3.45%	4/1/2027	2,587.50		
4/1/2023	4/1/2023	110,000.00	12189LAV3	BURLINGTN NORTH SANTA FE CORP NOTES (CAL	3.00%	4/1/2025	1,650.00		
4/1/2023	4/25/2023	300,000.00	3137BKRJ1	FHMS K047 A2	3.32%	5/1/2025	832.25		
4/1/2023	4/25/2023	242,243.83	3136ARTE8	FNA 2016-M3 A2	2.70%	2/1/2026	545.45		
4/1/2023	4/25/2023	250,000.00	3137BNGT5	FHMS K054 A2	2.74%	1/1/2026	571.88		

## Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
4/1/2023	4/25/2023	250,000.00	3137BN6G4	FHMS K053 A2	2.99%	12/1/2025	623.96		
4/1/2023	4/25/2023	150,000.00	3137BM7C4	FHMS K052 A1	3.30%	9/1/2025	413.50		
4/1/2023	4/25/2023	250,000.00	3137BMTX4	FHMS K052 A2	3.15%	11/1/2025	656.46		
4/1/2023	4/25/2023	325,000.00	3137BLMZ8	FHLMC SERIES K049 A2	3.01%	7/1/2025	815.21		
4/13/2023	4/13/2023	95,000.00	023135CE4	AMAZON.COM INC CORPORATE NOTES	3.00%	4/13/2025	1,425.00		
4/15/2023	4/15/2023	53,320.06	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	16.88		
4/15/2023	4/15/2023	21,660.90	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	6.14		
4/15/2023	4/15/2023	120,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	81.00		
4/15/2023	4/15/2023	95,000.00	254683CP8	DCENT 2021-A1 A1	0.58%	9/15/2026	45.92		
4/15/2023	4/15/2023	89,088.86	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	38.61		
4/15/2023	4/15/2023	185,000.00	448977AD0	HART 2022-A A3	2.22%	10/15/2026	342.25		
4/15/2023	4/15/2023	135,000.00	58770AAC7	MBART 2023-1 A3	4.51%	11/15/2027	507.37		
4/15/2023	4/15/2023	170,000.00	50117EAC8	KCOT 2022-1A A3	2.67%	10/15/2026	378.25		
4/15/2023	4/15/2023	25,000.00	437076CM2	HOME DEPOT INC (CALLABLE) CORPORATE NOTE	2.70%	4/15/2025	337.50		
4/15/2023	4/15/2023	195,000.00	14318UAD3	CARMX 2022-4 A3	5.34%	8/16/2027	867.75		
4/15/2023	4/15/2023	125,000.00	50117XAE2	KCOT 2021-2A A3	0.56%	11/17/2025	58.33		
4/15/2023	4/15/2023	325,000.00	14041NFZ9	COMET 2022-A1 A1	2.80%	3/15/2027	758.33		

### Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
4/15/2023	4/15/2023	175,000.00	41284YAD8	HDMOT 2022-A A3	3.06%	2/15/2027	446.25		
4/15/2023	4/15/2023	153,006.91	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	70.13		
4/15/2023	4/15/2023	185,000.00	44933DAD3	HART 2022-C A3	5.39%	6/15/2027	830.96		
4/15/2023	4/15/2023	180,000.00	344928AD8	FORDO 2023-A A3	4.65%	2/15/2028	348.75		
4/15/2023	4/15/2023	55,000.00	539830BU2	LOCKHEED MARTIN CORP NOTES (CALLABLE)	4.95%	10/15/2025	1,293.19		
4/15/2023	4/15/2023	170,000.00	20030NCR0	COMCAST CORP (CALLABLE) CORPORATE NOTES	3.70%	4/15/2024	3,145.00		
4/15/2023	4/15/2023	75,000.00	44935FAD6	HART 2021-C A3	0.74%	5/15/2026	46.25		
4/15/2023	4/15/2023	265,000.00	58768PAC8	MBART 2022-1 A3	5.21%	8/16/2027	1,150.54		
4/15/2023	4/15/2023	45,989.53	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/2025	19.16		
4/15/2023	4/15/2023	240,000.00	50117KAC4	KCOT 2023-1A A3	5.02%	6/15/2027	502.00		
4/15/2023	4/15/2023	100,000.00	89238JAC9	TAOT 2021-D A3	0.71%	4/15/2026	59.17		
4/15/2023	4/15/2023	230,000.00	41285JAD0	HDMOT 2023-A A3	5.05%	12/15/2027	967.92		
4/15/2023	4/15/2023	95,000.00	14044CAC6	COPAR 2021-1 A3	0.77%	9/15/2026	60.96		
4/16/2023	4/16/2023	75,000.00	380146AC4	GMCAR 2022-1 A3	1.26%	11/16/2026	78.75		
4/16/2023	4/16/2023	80,000.00	362554AC1	GMCAR 2021-4 A3	0.68%	9/16/2026	45.33		
4/18/2023	4/18/2023	44,808.85	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	13.82		
4/20/2023	4/20/2023	125,000.00	92868KAC7	VALET 2021-1 A3	1.02%	6/22/2026	106.25		



## Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
4/20/2023	4/20/2023	2,995.00	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	4.62		
4/20/2023	4/20/2023	42,697.18	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	13.88		
4/20/2023	4/20/2023	54,751.07	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	15.51		
4/20/2023	4/20/2023	32,892.92	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	12.88		
4/22/2023	4/22/2023	290,000.00	3135G03U5	FANNIE MAE NOTES	0.62%	4/22/2025	906.25		
4/24/2023	4/24/2023	110,000.00	06406RAL1	BANK OF NY MELLON CORP	2.10%	10/24/2024	1,155.00		
4/24/2023	4/24/2023	115,000.00	06406RAN7	BANK OF NY MELLON (CALLABLE) CORP NOTES	1.60%	4/24/2025	920.00		
4/24/2023	4/24/2023	300,000.00	06051GJH3	BANK OF AMERICA CORP (CALLABLE) CORPORAT	0.81%	10/24/2024	1,215.00		
4/24/2023	4/24/2023	225,000.00	06051GJK6	BANK OF AMERICA CORP (CALLABLE) CORPORAT	1.19%	10/24/2026	1,346.63		
4/25/2023	4/25/2023	7,695.55	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	1.86		
4/25/2023	4/25/2023	300,000.00	06406RBC0	BANK OF NY MELLON CORP (CALLABLE) CORP N	3.35%	4/25/2025	5,025.00		
4/26/2023	4/26/2023	100,000.00	46647PCZ7	JPMORGAN CHASE & CO (CALLABLE) CORPORATE	4.08%	4/26/2026	2,040.00		
4/28/2023	4/28/2023	110,000.00	89788MAJ1	TRUIST FINANCIAL CORP NOTES (CALLABLE)	5.90%	10/28/2026	3,245.00		
4/28/2023	4/28/2023	105,000.00	693475BH7	PNC FINANCIAL SERVICES CORP NOTE (CALLAB	5.67%	10/28/2025	2,977.28		
4/30/2023	4/30/2023	30,000.00	63743HFF4	NATIONAL RURAL UTIL COOP CORPORATE NOTES	5.45%	10/30/2025	817.50		
4/30/2023	4/30/2023	925,000.00	912828YM6	US TREASURY NOTES	1.50%	10/31/2024	6,937.50		
4/30/2023	4/30/2023	250,000.00	912828X70	US TREASURY NOTES	2.00%	4/30/2024	2,500.00		

## Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
4/30/2023	4/30/2023	500,000.00	91282CDG3	US TREASURY N/B NOTES	1.12%	10/31/2026	2,812.50		
4/30/2023	4/30/2023	575,000.00	91282CAT8	US TREASURY NOTES	0.25%	10/31/2025	718.75		
4/30/2023	4/30/2023	700,000.00	912828ZL7	US TREASURY NOTES	0.37%	4/30/2025	1,312.50		
4/30/2023	4/30/2023	325,000.00	91282CEN7	US TREASURY N/B NOTES	2.75%	4/30/2027	4,468.75		
5/1/2023	5/1/2023	150,000.00	90327QD89	USAA CAPITAL CORP CORPORATE NOTES	3.37%	5/1/2025	2,531.25		
5/1/2023	5/1/2023	70,000.00	17252MAP5	CINTAS CORPORATION NO. 2 CORP NOTE (CALL	3.45%	5/1/2025	1,207.50		
5/1/2023	5/1/2023	125,000.00	172967MX6	CITIGROUP INC (CALLABLE) CORPORATE NOTES	0.98%	5/1/2025	613.13		
5/1/2023	5/25/2023	150,000.00	3137BM7C4	FHMS K052 A1	3.30%	9/1/2025	413.50		
5/1/2023	5/25/2023	250,000.00	3137BN6G4	FHMS K053 A2	2.99%	12/1/2025	623.96		
5/1/2023	5/25/2023	191,770.31	3136ARTE8	FNA 2016-M3 A2	2.70%	2/1/2026	431.80		
5/1/2023	5/25/2023	250,000.00	3137BMTX4	FHMS K052 A2	3.15%	11/1/2025	656.46		
5/1/2023	5/25/2023	325,000.00	3137BLMZ8	FHLMC SERIES K049 A2	3.01%	7/1/2025	815.21		
5/1/2023	5/25/2023	450,000.00	3137BSP72	FHMS K058 A2	2.65%	8/1/2026	994.87		
5/1/2023	5/25/2023	525,000.00	3137BNGT5	FHMS K054 A2	2.74%	1/1/2026	1,200.94		
5/1/2023	5/25/2023	300,000.00	3137BKRJ1	FHMS K047 A2	3.32%	5/1/2025	832.25		
5/3/2023	5/3/2023	325,000.00	65558UYF3	NORDEA BANK ABP NEW YORK CERT DEPOS	5.53%	11/3/2025	8,986.25		
5/4/2023	5/4/2023	45,000.00	857477BX0	STATE STREET CORP NOTES (CALLABLE)	5.75%	11/4/2026	1,293.98		

### Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
5/10/2023	5/10/2023	150,000.00	665859AW4	NORTHERN TRUST CORP NOTE (CALLABLE)	4.00%	5/10/2027	3,000.00		
5/11/2023	5/11/2023	250,000.00	037833CR9	APPLE INC CORP NOTES (CALLABLE)	3.20%	5/11/2027	4,000.00		
5/12/2023	5/12/2023	245,000.00	023135BW5	AMAZON.COM INC CORPORATE NOTES	0.45%	5/12/2024	551.25		
5/15/2023	5/15/2023	41,905.55	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/2025	17.46		
5/15/2023	5/15/2023	120,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	81.00		
5/15/2023	5/15/2023	265,000.00	58768PAC8	MBART 2022-1 A3	5.21%	8/16/2027	1,150.54		
5/15/2023	5/15/2023	240,000.00	50117KAC4	KCOT 2023-1A A3	5.02%	6/15/2027	1,004.00		
5/15/2023	5/15/2023	170,000.00	50117EAC8	KCOT 2022-1A A3	2.67%	10/15/2026	378.25		
5/15/2023	5/15/2023	75,000.00	44935FAD6	HART 2021-C A3	0.74%	5/15/2026	46.25		
5/15/2023	5/15/2023	325,000.00	14041NFZ9	COMET 2022-A1 A1	2.80%	3/15/2027	758.33		
5/15/2023	5/15/2023	95,000.00	254683CP8	DCENT 2021-A1 A1	0.58%	9/15/2026	45.92		
5/15/2023	5/15/2023	225,000.00	254683CY9	DCENT 2023-A1 A	4.31%	3/15/2028	915.88		
5/15/2023	5/15/2023	144,648.97	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	66.30		
5/15/2023	5/15/2023	3,000,000.00	912828U24	US TREASURY NOTES	2.00%	11/15/2026	30,000.00		
5/15/2023	5/15/2023	20,089.03	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	5.69		
5/15/2023	5/15/2023	180,000.00	344928AD8	FORDO 2023-A A3	4.65%	2/15/2028	697.50		
5/15/2023	5/15/2023	230,000.00	41285JAD0	HDMOT 2023-A A3	5.05%	12/15/2027	967.92		

### Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
5/15/2023	5/15/2023	250,000.00	91324PEC2	UNITEDHEALTH GROUP INC (CALLABLE) CORPOR	1.15%	5/15/2026	1,437.50		
5/15/2023	5/15/2023	83,277.34	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	36.09		
5/15/2023	5/15/2023	185,000.00	44933DAD3	HART 2022-C A3	5.39%	6/15/2027	830.96		
5/15/2023	5/15/2023	49,104.25	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	15.55		
5/15/2023	5/15/2023	95,000.00	14044CAC6	COPAR 2021-1 A3	0.77%	9/15/2026	60.96		
5/15/2023	5/15/2023	175,000.00	41284YAD8	HDMOT 2022-A A3	3.06%	2/15/2027	446.25		
5/15/2023	5/15/2023	125,000.00	50117XAE2	KCOT 2021-2A A3	0.56%	11/17/2025	58.33		
5/15/2023	5/15/2023	185,000.00	448977AD0	HART 2022-A A3	2.22%	10/15/2026	342.25		
5/15/2023	5/15/2023	220,000.00	448979AD6	HART 2023-A A3	4.58%	4/15/2027	923.63		
5/15/2023	5/15/2023	100,000.00	89238JAC9	TAOT 2021-D A3	0.71%	4/15/2026	59.17		
5/15/2023	5/15/2023	195,000.00	14318UAD3	CARMX 2022-4 A3	5.34%	8/16/2027	867.75		
5/15/2023	5/15/2023	135,000.00	58770AAC7	MBART 2023-1 A3	4.51%	11/15/2027	507.37		
5/16/2023	5/16/2023	180,000.00	362583AD8	GMCAR 2023-2 A3	4.47%	2/16/2028	759.90		
5/16/2023	5/16/2023	80,000.00	362554AC1	GMCAR 2021-4 A3	0.68%	9/16/2026	45.33		
5/16/2023	5/16/2023	75,000.00	380146AC4	GMCAR 2022-1 A3	1.26%	11/16/2026	78.75		
5/18/2023	5/18/2023	38,963.44	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	12.01		
5/20/2023	5/20/2023	31,323.82	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	10.18		

## Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
5/20/2023	5/20/2023	41,497.99	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	11.76		
5/20/2023	5/20/2023	25,626.95	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	10.04		
5/20/2023	5/20/2023	125,000.00	92868KAC7	VALET 2021-1 A3	1.02%	6/22/2026	106.25		
5/24/2023	5/24/2023	240,000.00	40428HTA0	HSBC USA INC CORPORATE NOTES	3.75%	5/24/2024	4,500.00		
5/24/2023	5/24/2023	200,000.00	459058JM6	INTL BK RECON & DEVELOP NOTES	0.25%	11/24/2023	250.00		
5/25/2023	5/25/2023	1,921.04	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	0.46		
5/28/2023	5/28/2023	155,000.00	04636NAC7	ASTRAZENECA FINANCE LLC (CALLABLE) CORP	0.70%	5/28/2024	542.50		
5/31/2023	5/31/2023	725,000.00	91282CET4	US TREASURY N/B NOTES	2.62%	5/31/2027	9,515.63		
5/31/2023	5/31/2023	1,075,000.00	912828ZT0	US TREASURY NOTES	0.25%	5/31/2025	1,343.75		
5/31/2023	5/31/2023	600,000.00	91282CAZ4	US TREASURY NOTES	0.37%	11/30/2025	1,125.00		
5/31/2023	5/31/2023	300,000.00	91282CDK4	US TREASURY N/B NOTES	1.25%	11/30/2026	1,875.00		
5/31/2023	5/31/2023	700,000.00	91282CCF6	US TREASURY N/B NOTES	0.75%	5/31/2026	2,625.00		
5/31/2023	5/31/2023	625,000.00	91282CFZ9	US TREASURY N/B NOTES	3.87%	11/30/2027	12,109.38		
6/1/2023	6/1/2023	135,000.00	46647PCH7	JPMORGAN CHASE & CO (CALLABLE) CORP NOTE	0.82%	6/1/2025	556.20		
6/1/2023	6/25/2023	450,000.00	3137BSP72	FHMS K058 A2	2.65%	8/1/2026	994.87		
6/1/2023	6/25/2023	325,000.00	3137BLMZ8	FHLMC SERIES K049 A2	3.01%	7/1/2025	815.21		
6/1/2023	6/25/2023	240,000.00	3137BTUM1	FHMS K061 A2	3.34%	11/1/2026	669.40		

## Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
6/1/2023	6/25/2023	150,000.00	3137BM7C4	FHMS K052 A1	3.30%	9/1/2025	413.50		
6/1/2023	6/25/2023	300,000.00	3137BKRJ1	FHMS K047 A2	3.32%	5/1/2025	832.25		
6/1/2023	6/25/2023	182,373.41	3136ARTE8	FNA 2016-M3 A2	2.70%	2/1/2026	410.64		
6/1/2023	6/25/2023	700,000.00	3137BVZ82	FHMS K063 A2	3.43%	1/1/2027	2,000.83		
6/1/2023	6/25/2023	250,000.00	3137BN6G4	FHMS K053 A2	2.99%	12/1/2025	623.96		
6/1/2023	6/25/2023	250,000.00	3137BMTX4	FHMS K052 A2	3.15%	11/1/2025	656.46		
6/1/2023	6/25/2023	300,000.00	3137BRQJ7	FHMS K057 A2	2.57%	7/1/2026	642.50		
6/1/2023	6/25/2023	525,000.00	3137BNGT5	FHMS K054 A2	2.74%	1/1/2026	1,200.94		
6/4/2023	6/4/2023	275,000.00	3137EAFA2	FREDDIE MAC NOTES	0.25%	12/4/2023	343.75		
6/5/2023	6/5/2023	225,000.00	53522KAB9	LINDE INC/CT CORPORATE NOTES (CALLABLE)	4.70%	12/5/2025	5,287.50		
6/8/2023	6/8/2023	305,000.00	3130A0F70	FEDERAL HOME LOAN BANKS NOTES	3.37%	12/8/2023	5,146.88		
6/15/2023	6/15/2023	240,000.00	50117KAC4	KCOT 2023-1A A3	5.02%	6/15/2027	1,004.00		
6/15/2023	6/15/2023	95,000.00	14044CAC6	COPAR 2021-1 A3	0.77%	9/15/2026	60.96		
6/15/2023	6/15/2023		459058KJ1	INTL BK RECON & DEVELOP NOTES	3.12%	6/15/2027	4,298.25		
6/15/2023	6/15/2023	185,000.00	44933DAD3	HART 2022-C A3	5.39%	6/15/2027	830.96		
6/15/2023	6/15/2023	100,000.00	89238JAC9	TAOT 2021-D A3	0.71%	4/15/2026	59.17		
6/15/2023	6/15/2023	225,000.00	254683CY9	DCENT 2023-A1 A	4.31%	3/15/2028	808.13		

### Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
6/15/2023	6/15/2023	270,000.00	891941AD8	TAOT 2023-B A3	4.71%	2/15/2028	777.15		
6/15/2023	6/15/2023	18,678.35	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	5.29		
6/15/2023	6/15/2023	75,000.00	44935FAD6	HART 2021-C A3	0.74%	5/15/2026	46.25		
6/15/2023	6/15/2023	38,334.49	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/2025	15.97		
6/15/2023	6/15/2023	125,000.00	50117XAE2	KCOT 2021-2A A3	0.56%	11/17/2025	58.33		
6/15/2023	6/15/2023	195,000.00	14318UAD3	CARMX 2022-4 A3	5.34%	8/16/2027	867.75		
6/15/2023	6/15/2023	185,000.00	448977AD0	HART 2022-A A3	2.22%	10/15/2026	342.25		
6/15/2023	6/15/2023	220,000.00	448979AD6	HART 2023-A A3	4.58%	4/15/2027	839.67		
6/15/2023	6/15/2023	265,000.00	58768PAC8	MBART 2022-1 A3	5.21%	8/16/2027	1,150.54		
6/15/2023	6/15/2023	180,000.00	344928AD8	FORDO 2023-A A3	4.65%	2/15/2028	697.50		
6/15/2023	6/15/2023	325,000.00	14041NFZ9	COMET 2022-A1 A1	2.80%	3/15/2027	758.33		
6/15/2023	6/15/2023	120,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	81.00		
6/15/2023	6/15/2023	230,000.00	41285JAD0	HDMOT 2023-A A3	5.05%	12/15/2027	967.92		
6/15/2023	6/15/2023	30,000.00	63743HFE7	NATIONAL RURAL UTIL COOP CORPORATE NOTES	3.45%	6/15/2025	517.50		
6/15/2023	6/15/2023	95,000.00	254683CP8	DCENT 2021-A1 A1	0.58%	9/15/2026	45.92		
6/15/2023	6/15/2023	135,000.00	58770AAC7	MBART 2023-1 A3	4.51%	11/15/2027	507.37		
6/15/2023	6/15/2023	45,309.57	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	14.35		

## Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
6/15/2023	6/15/2023	78,133.52	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	33.86		
6/15/2023	6/15/2023	137,553.73	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	63.05		
6/15/2023	6/15/2023	170,000.00	50117EAC8	KCOT 2022-1A A3	2.67%	10/15/2026	378.25		
6/15/2023	6/15/2023	175,000.00	41284YAD8	HDMOT 2022-A A3	3.06%	2/15/2027	446.25		
6/16/2023	6/16/2023	75,000.00	380146AC4	GMCAR 2022-1 A3	1.26%	11/16/2026	78.75		
6/16/2023	6/16/2023	180,000.00	362583AD8	GMCAR 2023-2 A3	4.47%	2/16/2028	670.50		
6/16/2023	6/16/2023	80,000.00	362554AC1	GMCAR 2021-4 A3	0.68%	9/16/2026	45.33		
6/18/2023	6/18/2023	33,930.33	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	10.46		
6/20/2023	6/20/2023	22,268.15	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	7.24		
6/20/2023	6/20/2023	19,619.19	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	7.68		
6/20/2023	6/20/2023	125,000.00	92868KAC7	VALET 2021-1 A3	1.02%	6/22/2026	106.25		
6/20/2023	6/20/2023	29,075.26	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	8.24		
6/30/2023	6/30/2023	750,000.00	91282CEW7	US TREASURY N/B NOTES	3.25%	6/30/2027	12,187.50		
6/30/2023	6/30/2023	725,000.00	912828ZW3	US TREASURY NOTES	0.25%	6/30/2025	906.25		
6/30/2023	6/30/2023	1,900,000.00	912828YY0	US TREASURY NOTES	1.75%	12/31/2024	16,625.00		
6/30/2023	6/30/2023	325,000.00	91282CDQ1	US TREASURY N/B NOTES	1.25%	12/31/2026	2,031.25		
6/30/2023	6/30/2023	3,000,000.00	91282CGC9	US TREASURY N/B NOTES	3.87%	12/31/2027	58,125.00		



## Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>INTEREST</b>									
6/30/2023	6/30/2023	9,250,000.00	91282CGD7	US TREASURY N/B NOTES	4.25%	12/31/2024	196,562.50		
6/30/2023	6/30/2023	300,000.00	91282CBC4	US TREASURY NOTES	0.37%	12/31/2025	562.50		
<b>Total INTEREST</b>		<b>52,391,555.35</b>					<b>490,189.83</b>		<b>0.00</b>
<b>MATURITY</b>									
5/15/2023	5/15/2023	300,000.00	369550BD9	GENERAL DYNAMICS CORP NOTES	3.37%	5/15/2023	305,062.50		
6/1/2023	6/1/2023	100,000.00	46647PBQ8	JPMORGAN CHASE & CO CORP NOTES(CALLED,OM	1.51%	6/1/2023	100,757.00		
<b>Total MATURITY</b>		<b>400,000.00</b>					<b>405,819.50</b>		<b>0.00</b>
<b>PAYDOWNS</b>									
4/1/2023	4/25/2023	50,473.52	3136ARTE8	FNA 2016-M3 A2	2.70%	2/1/2026	50,473.52		2,854.91
4/15/2023	4/15/2023	4,215.81	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	4,215.81		
4/15/2023	4/15/2023	4,083.98	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/2025	4,083.98		
4/15/2023	4/15/2023	8,357.94	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	8,357.94		
4/15/2023	4/15/2023	1,571.87	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	1,571.87		
4/15/2023	4/15/2023	5,811.52	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	5,811.52		
4/18/2023	4/18/2023	5,845.41	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	5,845.41		
4/20/2023	4/20/2023	2,995.00	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	2,995.00		
4/20/2023	4/20/2023	11,373.36	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	11,373.36		

## Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>PAYDOWNS</b>									
4/20/2023	4/20/2023	7,265.97	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	7,265.97		
4/20/2023	4/20/2023	13,253.08	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	13,253.08		
4/25/2023	4/25/2023	5,774.51	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	5,774.51		
5/1/2023	5/25/2023	9,396.90	3136ARTE8	FNA 2016-M3 A2	2.70%	2/1/2026	9,396.90		
5/15/2023	5/15/2023	5,143.82	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	5,143.82		
5/15/2023	5/15/2023	1,410.68	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	1,410.68		
5/15/2023	5/15/2023	7,095.24	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	7,095.24		
5/15/2023	5/15/2023	3,571.06	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/2025	3,571.06		
5/15/2023	5/15/2023	3,794.68	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	3,794.68		
5/18/2023	5/18/2023	5,033.11	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	5,033.11		
5/20/2023	5/20/2023	9,055.67	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	9,055.67		
5/20/2023	5/20/2023	6,007.76	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	6,007.76		
5/20/2023	5/20/2023	12,422.73	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	12,422.73		
5/25/2023	5/25/2023	1,921.04	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	1,921.04		
6/1/2023	6/25/2023	241.92	3136ARTE8	FNA 2016-M3 A2	2.70%	2/1/2026	241.92		
6/15/2023	6/15/2023	1,315.97	50117XAE2	KCOT 2021-2A A3	0.56%	11/17/2025	1,315.97		
6/15/2023	6/15/2023	7,369.54	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	7,369.54		

## Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>PAYDOWNS</b>									
6/15/2023	6/15/2023	1,457.84	14316NAC3	CARMX 2021-1 A3	0.34%	12/15/2025	1,457.84		
6/15/2023	6/15/2023	3,728.82	14316HAC6	CARMX 2020-4 A3	0.50%	8/15/2025	3,728.82		
6/15/2023	6/15/2023	5,384.04	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	5,384.04		
6/15/2023	6/15/2023	3,877.19	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	3,877.19		
6/18/2023	6/18/2023	5,037.93	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	5,037.93		
6/20/2023	6/20/2023	600.33	92868KAC7	VALET 2021-1 A3	1.02%	6/22/2026	600.33		
6/20/2023	6/20/2023	14,496.20	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	14,496.20		
6/20/2023	6/20/2023	10,546.55	89238EAC0	TLOT 2021-A A3	0.39%	4/22/2024	10,546.55		
6/20/2023	6/20/2023	5,842.45	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	5,842.45		
<b>Total PAYDOWNS</b>		<b>245,773.44</b>					<b>245,773.44</b>		<b>2,854.91</b>
<b>SELL</b>									
4/20/2023	4/24/2023	230,000.00	742718FY0	PROCTER & GAMBLE CO/THE CORPORATE NOTES	4.10%	1/26/2026	233,294.11		1,130.73
4/25/2023	4/26/2023	50,000.00	912828X70	US TREASURY NOTES	2.00%	4/30/2024	49,192.08		-1,167.32
5/10/2023	5/10/2023	40,000.00	912828XT2	US TREASURY NOTES	2.00%	5/31/2024	39,241.35		-1,156.31
5/10/2023	5/10/2023	250,000.00	912828X70	US TREASURY NOTES	2.00%	4/30/2024	243,631.96		-5,880.64
5/10/2023	5/10/2023	170,000.00	20030NCR0	COMCAST CORP (CALLABLE) CORPORATE NOTES	3.70%	4/15/2024	168,765.70		-5,259.13
5/19/2023	5/23/2023	1,180,000.00	912828XT2	US TREASURY NOTES	2.00%	5/31/2024	1,157,586.79		-34,943.46

## Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>SELL</b>									
5/19/2023	5/23/2023	75,000.00	9128286Z8	US TREASURY NOTES	1.75%	6/30/2024	73,025.31		-2,455.52
5/22/2023	5/23/2023	125,000.00	9128286Z8	US TREASURY NOTES	1.75%	6/30/2024	121,689.31		-4,112.08
5/22/2023	5/23/2023	100,000.00	9128286Z8	US TREASURY NOTES	1.75%	6/30/2024	97,351.46		-3,402.51
6/1/2023	6/5/2023	175,000.00	9128286Z8	US TREASURY NOTES	1.75%	6/30/2024	170,310.96		-6,114.93
6/1/2023	6/5/2023	500,000.00	912828YH7	US TREASURY NOTES	1.50%	9/30/2024	480,395.43		-20,814.90
6/1/2023	6/5/2023	200,000.00	91282CCL3	US TREASURY N/B NOTES	0.37%	7/15/2024	190,456.19		-9,827.05
6/5/2023	6/5/2023	500,000.00	912828YM6	US TREASURY NOTES	1.50%	10/31/2024	478,018.86		-21,432.66
6/12/2023	6/13/2023	305,000.00	3130A0F70	FEDERAL HOME LOAN BANKS NOTES	3.37%	12/8/2023	302,196.67		-3,849.31
6/12/2023	6/13/2023	250,000.00	91282CGD7	US TREASURY N/B NOTES	4.25%	12/31/2024	252,352.60		-2,357.96
6/12/2023	6/13/2023	200,000.00	459058JM6	INTL BK RECON & DEVELOP NOTES	0.25%	11/24/2023	195,494.39		-4,467.60
6/12/2023	6/13/2023	75,000.00	912828YM6	US TREASURY NOTES	1.50%	10/31/2024	71,654.04		-3,291.14
6/12/2023	6/13/2023	275,000.00	3137EAF A2	FREDDIE MAC NOTES	0.25%	12/4/2023	268,480.44		-6,493.49
6/12/2023	6/13/2023	350,000.00	912828YM6	US TREASURY NOTES	1.50%	10/31/2024	334,385.53		-16,961.98
6/23/2023	6/26/2023	500,000.00	91282CGD7	US TREASURY N/B NOTES	4.25%	12/31/2024	504,491.75		-5,697.20
6/27/2023	6/28/2023	100,000.00	912828YY0	US TREASURY NOTES	1.75%	12/31/2024	96,087.99		-387.95

### Quarterly Portfolio Transactions

Trade Date	Settle Date	Par (\$)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount (\$)	Yield at Market	Realized G/L (BV)
<b>SELL</b>									
6/29/2023	6/30/2023	1,550,000.00	912828YY0	US TREASURY NOTES	1.75%	12/31/2024	1,473,408.20		-8,802.69
<b>Total SELL</b>		<b>7,200,000.00</b>					<b>7,001,511.12</b>		<b>-167,745.10</b>

---

## Portfolio Holdings

### Managed Account Detail of Securities Held

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
<b>U.S. Treasury</b>											
US TREASURY N/B NOTES DTD 12/31/2022 4.250% 12/31/2024	91282CGD7	9,250,000.00	AA+	Aaa	1/31/2023	2/1/2023	9,245,302.74	4.28	1,068.27	9,246,310.74	9,121,367.65
US TREASURY NOTES DTD 12/31/2019 1.750% 12/31/2024	912828YY0	350,000.00	AA+	Aaa	2/24/2023	2/27/2023	331,269.53	4.82	16.64	334,720.61	332,718.75
US TREASURY NOTES DTD 01/31/2020 1.375% 01/31/2025	912828Z52	100,000.00	AA+	Aaa	2/19/2020	2/20/2020	99,859.38	1.40	573.55	99,954.86	94,296.88
US TREASURY N/B NOTES DTD 01/31/2023 4.125% 01/31/2025	91282CGG0	2,000,000.00	AA+	Aaa	2/6/2023	2/7/2023	1,987,890.63	4.45	34,412.98	1,990,299.12	1,968,750.00
US TREASURY NOTES DTD 02/29/2020 1.125% 02/28/2025	912828ZC7	775,000.00	AA+	Aaa	3/2/2020	3/4/2020	785,837.89	0.84	2,914.15	778,616.60	726,441.45
US TREASURY N/B NOTES DTD 04/15/2022 2.625% 04/15/2025	91282CEH0	200,000.00	AA+	Aaa	6/30/2023	6/30/2023	191,843.75	5.03	1,104.51	191,856.20	191,812.50
US TREASURY NOTES DTD 04/30/2020 0.375% 04/30/2025	912828ZL7	300,000.00	AA+	Aaa	10/4/2021	10/6/2021	296,988.28	0.66	189.54	298,452.50	276,000.00
US TREASURY NOTES DTD 04/30/2020 0.375% 04/30/2025	912828ZL7	400,000.00	AA+	Aaa	6/3/2020	6/5/2020	399,875.00	0.38	252.72	399,953.28	368,000.00
US TREASURY NOTES DTD 05/31/2020 0.250% 05/31/2025	912828ZT0	325,000.00	AA+	Aaa	6/30/2020	6/30/2020	324,873.05	0.26	68.82	324,950.52	297,375.00
US TREASURY NOTES DTD 05/31/2020 0.250% 05/31/2025	912828ZT0	425,000.00	AA+	Aaa	5/4/2021	5/6/2021	418,824.22	0.61	89.99	422,090.82	388,875.00
US TREASURY NOTES DTD 05/31/2020 0.250% 05/31/2025	912828ZT0	325,000.00	AA+	Aaa	6/10/2021	6/10/2021	321,039.06	0.56	68.82	323,089.14	297,375.00
US TREASURY NOTES DTD 06/30/2020 0.250% 06/30/2025	912828ZW3	725,000.00	AA+	Aaa	6/28/2021	6/29/2021	711,774.41	0.71	4.93	718,396.25	662,128.87
US TREASURY NOTES DTD 07/31/2020 0.250% 07/31/2025	91282CAB7	400,000.00	AA+	Aaa	7/1/2021	7/7/2021	392,281.25	0.73	417.13	396,044.47	363,875.00
US TREASURY NOTES DTD 08/31/2020 0.250% 08/31/2025	91282CAJ0	700,000.00	AA+	Aaa	8/4/2021	8/9/2021	691,824.22	0.54	584.92	695,633.70	635,031.25
US TREASURY NOTES DTD 10/31/2020 0.250% 10/31/2025	91282CAT8	100,000.00	AA+	Aaa	8/26/2021	8/27/2021	98,066.41	0.72	42.12	98,919.17	90,250.00

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
<b>U.S. Treasury</b>											
US TREASURY NOTES DTD 10/31/2020 0.250% 10/31/2025	91282CAT8	475,000.00	AA+	Aaa	8/11/2021	8/12/2021	466,112.30	0.70	200.07	470,080.33	428,687.50
US TREASURY NOTES DTD 11/30/2020 0.375% 11/30/2025	91282CAZ4	300,000.00	AA+	Aaa	12/1/2020	12/3/2020	299,343.75	0.42	95.29	299,682.13	270,750.00
US TREASURY NOTES DTD 11/30/2020 0.375% 11/30/2025	91282CAZ4	300,000.00	AA+	Aaa	10/4/2021	10/6/2021	294,796.88	0.80	95.29	296,969.42	270,750.00
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	300,000.00	AA+	Aaa	1/7/2021	1/11/2021	298,804.69	0.46	3.06	299,398.06	270,421.86
US TREASURY N/B NOTES DTD 01/15/2023 3.875% 01/15/2026	91282CGE5	2,000,000.00	AA+	Aaa	2/6/2023	2/7/2023	1,986,562.50	4.12	35,752.76	1,988,365.86	1,962,812.40
US TREASURY N/B NOTES DTD 01/15/2023 3.875% 01/15/2026	91282CGE5	750,000.00	AA+	Aaa	1/26/2023	1/27/2023	749,794.92	3.88	13,407.29	749,824.24	736,054.65
US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026	91282CBH3	200,000.00	AA+	Aaa	2/25/2021	2/26/2021	196,812.50	0.70	312.85	198,326.56	179,531.24
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	725,000.00	AA+	Aaa	9/2/2021	9/7/2021	718,542.97	0.70	1,211.62	721,157.38	651,253.87
US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026	91282CBQ3	300,000.00	AA+	Aaa	3/1/2021	3/3/2021	296,800.78	0.72	501.36	298,292.46	269,484.36
US TREASURY N/B NOTES DTD 04/15/2023 3.750% 04/15/2026	91282CGV7	250,000.00	AA+	Aaa	4/21/2023	4/24/2023	249,023.44	3.89	1,972.34	249,084.53	244,726.55
US TREASURY N/B NOTES DTD 05/31/2021 0.750% 05/31/2026	91282CCF6	700,000.00	AA+	Aaa	6/3/2021	6/8/2021	696,964.84	0.84	444.67	698,221.98	628,687.50
US TREASURY NOTES DTD 08/15/2016 1.500% 08/15/2026	912828A7	200,000.00	AA+	Aaa	9/8/2022	9/13/2022	185,492.19	3.50	1,127.07	188,440.36	182,812.50
US TREASURY N/B NOTES DTD 09/30/2021 0.875% 09/30/2026	91282CCZ2	225,000.00	AA+	Aaa	10/7/2021	10/12/2021	223,444.34	1.02	494.88	223,982.05	201,304.69
US TREASURY N/B NOTES DTD 10/31/2021 1.125% 10/31/2026	91282CDG3	225,000.00	AA+	Aaa	11/15/2021	11/17/2021	223,611.33	1.25	426.46	224,065.01	202,359.37
US TREASURY N/B NOTES DTD 10/31/2021 1.125% 10/31/2026	91282CDG3	275,000.00	AA+	Aaa	11/3/2021	11/4/2021	274,108.40	1.19	521.23	274,403.97	247,328.13
US TREASURY NOTES DTD 11/15/2016 2.000% 11/15/2026	912828U24	3,000,000.00	AA+	Aaa	1/31/2023	2/1/2023	2,811,445.31	3.80	7,663.04	2,831,895.93	2,775,000.00
US TREASURY N/B NOTES DTD 11/30/2021 1.250% 11/30/2026	91282CDK4	300,000.00	AA+	Aaa	12/2/2021	12/7/2021	300,386.72	1.22	317.62	300,265.33	270,281.25



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
<b>U.S. Treasury</b>											
US TREASURY N/B NOTES DTD 12/31/2021 1.250% 12/31/2026	91282CDQ1	325,000.00	AA+	Aaa	1/3/2022	1/6/2022	323,273.44	1.36	11.04	323,786.66	292,500.00
US TREASURY NOTES DTD 02/15/2017 2.250% 02/15/2027	912828V98	1,000,000.00	AA+	Aaa	2/6/2023	2/7/2023	938,828.13	3.91	8,453.04	944,824.56	929,843.80
US TREASURY NOTES DTD 02/15/2017 2.250% 02/15/2027	912828V98	5,000,000.00	AA+	Aaa	1/26/2023	1/27/2023	4,731,445.31	3.69	42,265.19	4,759,570.97	4,649,219.00
US TREASURY N/B NOTES DTD 03/31/2022 2.500% 03/31/2027	91282CEF4	600,000.00	AA+	Aaa	4/14/2022	4/18/2022	592,851.56	2.76	3,770.49	594,587.27	562,312.50
US TREASURY N/B NOTES DTD 04/30/2022 2.750% 04/30/2027	91282CEN7	325,000.00	AA+	Aaa	5/4/2022	5/6/2022	320,886.72	3.03	1,505.77	321,838.20	307,023.44
US TREASURY N/B NOTES DTD 05/31/2022 2.625% 05/31/2027	91282CET4	375,000.00	AA+	Aaa	6/9/2022	6/10/2022	367,309.57	3.07	833.76	368,944.21	352,382.81
US TREASURY N/B NOTES DTD 05/31/2022 2.625% 05/31/2027	91282CET4	350,000.00	AA+	Aaa	6/1/2022	6/6/2022	344,818.36	2.95	778.18	345,928.71	328,890.63
US TREASURY N/B NOTES DTD 06/30/2022 3.250% 06/30/2027	91282CEW7	750,000.00	AA+	Aaa	6/1/2023	6/5/2023	733,623.05	3.83	66.24	733,909.59	721,289.10
US TREASURY N/B NOTES DTD 11/30/2022 3.875% 11/30/2027	91282CFZ9	625,000.00	AA+	Aaa	12/28/2022	12/29/2022	622,265.63	3.97	2,051.31	622,545.61	616,210.94
US TREASURY N/B NOTES DTD 12/31/2022 3.875% 12/31/2027	91282CGC9	3,000,000.00	AA+	Aaa	1/26/2023	1/27/2023	3,035,507.81	3.61	315.90	3,032,448.49	2,958,750.00
US TREASURY N/B NOTES DTD 01/31/2023 3.500% 01/31/2028	91282CGH8	2,000,000.00	AA+	Aaa	1/31/2023	2/1/2023	1,987,109.38	3.64	29,198.90	1,988,168.88	1,942,500.00
US TREASURY N/B NOTES DTD 05/31/2023 3.625% 05/31/2028	91282CHE4	1,500,000.00	AA+	Aaa	6/29/2023	6/30/2023	1,466,484.38	4.13	4,605.53	1,466,503.03	1,467,421.80
<b>Security Type Sub-Total</b>		<b>42,750,000.00</b>					<b>42,034,001.02</b>	<b>3.29</b>	<b>200,211.34</b>	<b>42,134,799.76</b>	<b>40,734,887.24</b>
<b>Supranational</b>											
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	330,000.00	AAA	Aaa	9/15/2021	9/23/2021	329,755.80	0.52	449.17	329,899.74	310,993.65
INTL BK RECON & DEVELOP NOTES DTD 07/19/2022 3.125% 06/15/2027	459058KJ1	275,000.00	AAA	Aaa	7/12/2022	7/19/2022	274,857.00	3.14	381.94	274,884.69	262,020.00
<b>Security Type Sub-Total</b>		<b>605,000.00</b>					<b>604,612.80</b>	<b>1.72</b>	<b>831.11</b>	<b>604,784.43</b>	<b>573,013.65</b>

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
<b>Negotiable CD</b>											
CREDIT AGRICOLE CIB NY CERT DEPOS DTD 08/19/2022 4.100% 08/16/2024	22536AZR8	250,000.00	A+	Aa3	8/17/2022	8/19/2022	250,000.00	4.07	8,997.22	250,000.00	249,950.55
TORONTO DOMINION BANK NY CERT DEPOS DTD 10/31/2022 5.600% 10/27/2025	89115B6K1	325,000.00	A	A1	10/27/2022	10/31/2022	325,000.00	5.58	12,285.00	325,000.00	324,780.40
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 11/03/2022 5.530% 11/03/2025	65558UYF3	325,000.00	AA-	Aa3	11/2/2022	11/3/2022	325,000.00	5.53	2,895.57	325,000.00	322,169.90
<b>Security Type Sub-Total</b>		<b>900,000.00</b>					<b>900,000.00</b>	<b>5.14</b>	<b>24,177.79</b>	<b>900,000.00</b>	<b>896,900.85</b>
<b>Municipal</b>											
SAN JUAN USD, CA TXBL GO BONDS DTD 10/29/2020 0.499% 08/01/2023	798306WM4	125,000.00	NR	Aa2	10/16/2020	10/29/2020	125,000.00	0.50	259.90	125,000.00	124,668.75
NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 0.897% 01/01/2025	646140DN0	70,000.00	AA-	A1	1/22/2021	2/4/2021	70,000.00	0.90	313.95	70,000.00	65,639.70
NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.870% 03/15/2025	650036DT0	340,000.00	NR	NR	12/16/2020	12/23/2020	340,000.00	0.87	870.97	340,000.00	314,353.80
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	255,000.00	AA	Aa3	9/3/2020	9/16/2020	255,000.00	1.26	1,603.95	255,000.00	236,265.15
CA ST MUNICIPAL BONDS DTD 03/15/2023 4.846% 03/01/2027	13063D3N6	265,000.00	AA-	Aa2	3/9/2023	3/15/2023	265,000.00	4.85	3,781.23	265,000.00	266,038.80
<b>Security Type Sub-Total</b>		<b>1,055,000.00</b>					<b>1,055,000.00</b>	<b>1.97</b>	<b>6,830.00</b>	<b>1,055,000.00</b>	<b>1,006,966.20</b>
<b>Joint Powers Authority</b>											
CAMP Pool		106,144.39	AAA	NR			106,144.39		0.00	106,144.39	106,144.39
<b>Security Type Sub-Total</b>		<b>106,144.39</b>					<b>106,144.39</b>		<b>0.00</b>	<b>106,144.39</b>	<b>106,144.39</b>

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
<b>Federal Agency</b>											
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	290,000.00	AA+	Aaa	4/22/2020	4/24/2020	289,402.60	0.67	347.40	289,783.51	268,212.01
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	395,000.00	AA+	Aaa	7/21/2020	7/23/2020	393,032.90	0.48	658.33	394,190.08	360,421.31
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	795,000.00	AA+	Aaa	8/25/2020	8/27/2020	791,279.40	0.47	1,043.44	793,396.72	722,813.21
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	295,000.00	AA+	Aaa	9/23/2020	9/25/2020	294,112.05	0.44	301.15	294,603.25	267,524.29
<b>Security Type Sub-Total</b>		<b>1,775,000.00</b>					<b>1,767,826.95</b>	<b>0.50</b>	<b>2,350.32</b>	<b>1,771,973.56</b>	<b>1,618,970.82</b>
<b>Corporate</b>											
CHEVRON USA INC CORPORATE NOTES DTD 08/12/2020 0.426% 08/11/2023	166756AJ5	35,000.00	AA-	Aa2	8/10/2020	8/12/2020	35,000.00	0.43	57.98	35,000.00	34,832.84
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 01/08/2019 3.350% 01/08/2024	89236TFS9	150,000.00	A+	A1	1/11/2019	1/15/2019	149,883.00	3.37	2,414.79	149,987.71	148,112.70
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/08/2021 0.350% 02/08/2024	63743HEU2	65,000.00	A-	A2	2/1/2021	2/8/2021	64,955.15	0.37	90.37	64,990.91	62,910.51
MERCK & CO INC (CALLABLE) CORP NOTES DTD 03/07/2019 2.900% 03/07/2024	58933YAU9	250,000.00	A+	A1	3/13/2019	3/15/2019	251,002.50	2.81	2,295.83	250,123.77	245,168.00
JOHN DEERE CAPITAL CORP CORP NOTES DTD 06/07/2019 2.600% 03/07/2024	24422EUX5	130,000.00	A	A2	6/4/2019	6/7/2019	129,777.70	2.64	1,070.33	129,967.97	127,297.69
CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	105,000.00	A-	A2	3/16/2021	3/18/2021	104,947.50	0.77	225.31	104,987.50	101,266.10
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	245,000.00	AA	A1	5/10/2021	5/12/2021	244,642.30	0.50	150.06	244,896.87	234,570.35
HSBC USA INC CORPORATE NOTES DTD 05/24/2022 3.750% 05/24/2024	40428HTA0	240,000.00	A-	A1	5/17/2022	5/24/2022	239,990.40	3.75	925.00	239,995.69	235,643.28

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
<b>Corporate</b>											
ASTRAZENECA FINANCE LLC (CALLABLE) CORP DTD 05/28/2021 0.700% 05/28/2024	04636NAC7	155,000.00	A	A3	5/25/2021	5/28/2021	154,986.05	0.70	99.46	154,995.77	148,488.92
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 09/09/2021 0.750% 08/09/2024	02665WDY4	110,000.00	A-	A3	9/7/2021	9/9/2021	109,927.40	0.77	325.42	109,972.39	104,457.32
BMW US CAPITAL LLC CORPORATE NOTES DTD 08/12/2021 0.750% 08/12/2024	05565EBU8	70,000.00	A	A2	8/9/2021	8/12/2021	69,993.70	0.75	202.71	69,997.65	66,367.49
WALT DISNEY COMPANY/THE (CALLABLE) DTD 09/06/2019 1.750% 08/30/2024	254687FK7	325,000.00	A-	A2	9/3/2019	9/6/2019	323,674.00	1.84	1,911.63	324,689.63	311,708.80
NESTLE HOLDINGS INC CORP NOTES (CALLABLE) DTD 09/14/2021 0.606% 09/14/2024	641062AU8	245,000.00	AA-	Aa3	9/7/2021	9/14/2021	245,000.00	0.61	441.29	245,000.00	231,510.06
BANK OF NY MELLON CORP DTD 10/24/2019 2.100% 10/24/2024	06406RAL1	110,000.00	A	A1	1/21/2020	1/28/2020	110,484.00	2.00	429.92	110,134.49	105,098.51
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	300,000.00	A-	A1	10/16/2020	10/21/2020	300,000.00	0.81	452.25	300,000.00	294,904.50
ADOBE INC (CALLABLE) CORP NOTE DTD 02/03/2020 1.900% 02/01/2025	00724PAB5	175,000.00	A+	A2	1/26/2022	1/28/2022	177,077.25	1.50	1,385.42	176,068.74	166,192.25
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 02/06/2020 1.800% 02/06/2025	69371RQ66	80,000.00	A+	A1	10/22/2020	10/29/2020	83,608.80	0.73	580.00	81,354.74	75,534.96
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	45,000.00	A-	A2	1/31/2022	2/7/2022	44,998.65	1.88	337.50	44,999.28	42,501.96
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	50,000.00	A+	A1	5/20/2020	5/26/2020	50,488.50	1.58	345.00	50,168.03	47,348.65
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	20,000.00	A+	A1	5/20/2020	5/26/2020	20,195.40	1.58	138.00	20,067.21	18,939.46

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
<b>Corporate</b>											
JPMORGAN CHASE & CO CORP NOTES (CALLABLE DTD 02/16/2021 0.563% 02/16/2025	46647PBY1	60,000.00	A-	A1	2/9/2021	2/16/2021	60,000.00	0.56	126.68	60,000.00	57,884.46
AMERICAN EXPRESS CO CORP NOTES (CALLABLE DTD 03/04/2022 2.250% 03/04/2025	025816CQ0	85,000.00	BBB+	A2	3/1/2022	3/4/2022	84,914.15	2.29	621.56	84,952.06	80,390.03
ROCHE HOLDINGS INC (CALLABLE) CORPORATE DTD 03/10/2022 2.132% 03/10/2025	771196BT8	425,000.00	AA	Aa2	3/3/2022	3/10/2022	425,000.00	2.13	2,793.81	425,000.00	404,051.33
HSBC USA INC CORPORATE NOTES DTD 03/17/2023 5.625% 03/17/2025	40428HVL3	275,000.00	A-	A1	3/9/2023	3/17/2023	274,532.50	5.72	4,468.75	274,600.29	274,166.75
BURLINGTN NORTH SANTA FE CORP NOTES (CAL DTD 03/09/2015 3.000% 04/01/2025	12189LAV3	110,000.00	AA-	A3	3/5/2021	3/9/2021	118,429.30	1.07	825.00	113,325.76	105,895.24
AMAZON.COM INC CORPORATE NOTES DTD 04/13/2022 3.000% 04/13/2025	023135CE4	95,000.00	AA	A1	4/11/2022	4/13/2022	94,848.95	3.06	617.50	94,910.14	91,575.16
HOME DEPOT INC (CALLABLE) CORPORATE NOTE DTD 03/28/2022 2.700% 04/15/2025	437076CM2	25,000.00	A	A2	3/24/2022	3/28/2022	24,956.25	2.76	142.50	24,974.32	23,930.10
BANK OF NY MELLON (CALLABLE) CORP NOTES DTD 04/24/2020 1.600% 04/24/2025	06406RAN7	115,000.00	A	A1	3/11/2021	3/15/2021	117,725.50	1.01	342.44	116,171.78	107,813.54
BANK OF NY MELLON CORP (CALLABLE) CORP N DTD 04/26/2022 3.350% 04/25/2025	06406RBC0	300,000.00	A	A1	4/19/2022	4/26/2022	299,958.00	3.36	1,842.50	299,974.53	287,956.50
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	125,000.00	BBB+	A3	4/27/2021	5/4/2021	125,000.00	0.98	204.38	125,000.00	119,627.50
CINTAS CORPORATION NO. 2 CORP NOTE (CALL DTD 05/03/2022 3.450% 05/01/2025	17252MAP5	70,000.00	A-	A3	4/26/2022	5/3/2022	69,984.60	3.46	402.50	69,990.57	67,579.26
USAA CAPITAL CORP CORPORATE NOTES DTD 05/26/2022 3.375% 05/01/2025	90327QD89	150,000.00	AA	Aa1	5/23/2022	5/26/2022	149,509.50	3.49	843.75	149,693.15	143,954.55

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
<b>Corporate</b>											
JPMORGAN CHASE & CO (CALLABLE) CORP NOTE DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	135,000.00	A-	A1	5/24/2021	6/1/2021	135,000.00	0.82	92.70	135,000.00	128,284.02
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 05/04/2022 3.450% 06/15/2025	63743HFE7	30,000.00	A-	A2	4/27/2022	5/4/2022	29,991.90	3.46	46.00	29,994.91	28,863.75
IBM CORP CORPORATE NOTES DTD 07/27/2022 4.000% 07/27/2025	459200KS9	240,000.00	A-	A3	7/20/2022	7/27/2022	240,000.00	4.00	4,106.67	240,000.00	234,581.76
COLGATE-PALMOLIVE CO CORPORATE NOTES DTD 08/09/2022 3.100% 08/15/2025	194162AM5	25,000.00	AA-	Aa3	8/1/2022	8/9/2022	24,977.00	3.13	292.78	24,983.80	24,066.28
WALMART INC CORPORATE NOTES DTD 09/09/2022 3.900% 09/09/2025	931142EW9	125,000.00	AA	Aa2	9/6/2022	9/9/2022	124,912.50	3.93	1,516.67	124,936.05	122,303.75
NESTLE HOLDINGS INC CORP NOTE DTD 09/13/2022 4.000% 09/12/2025	641062BA1	150,000.00	AA-	Aa3	9/6/2022	9/13/2022	149,950.50	4.01	1,816.67	149,963.65	146,601.30
HOME DEPOT INC NOTES (CALLABLE) DTD 09/19/2022 4.000% 09/15/2025	437076CR1	35,000.00	A	A2	9/12/2022	9/19/2022	34,987.40	4.01	412.22	34,990.69	34,317.64
LOCKHEED MARTIN CORP NOTES (CALLABLE) DTD 10/24/2022 4.950% 10/15/2025	539830BU2	55,000.00	A-	A3	10/19/2022	10/24/2022	54,843.25	5.05	574.75	54,879.30	54,848.81
PNC FINANCIAL SERVICES CORP NOTE (CALLAB) DTD 10/28/2022 5.671% 10/28/2025	693475BH7	105,000.00	A-	A3	10/25/2022	10/28/2022	105,000.00	5.67	1,042.05	105,000.00	104,093.64
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 10/31/2022 5.450% 10/30/2025	63743HFF4	30,000.00	A-	A2	10/20/2022	10/31/2022	29,959.80	5.50	277.04	29,968.72	29,965.44
LINDE INC/CT CORPORATE NOTES (CALLABLE) DTD 12/05/2022 4.700% 12/05/2025	53522KAB9	225,000.00	A	A2	11/28/2022	12/5/2022	224,757.00	4.74	763.75	224,803.12	223,310.70
NATIONAL AUSTRALIA BK/NY CORPORATE NOTES DTD 01/12/2023 4.966% 01/12/2026	63253QAA2	305,000.00	AA-	Aa3	1/4/2023	1/12/2023	305,000.00	4.97	7,110.35	305,000.00	302,818.64
CITIGROUP INC CORP NOTES (CALLABLE) DTD 01/25/2022 2.014% 01/25/2026	17327CAN3	60,000.00	BBB+	A3	1/18/2022	1/25/2022	60,000.00	2.01	523.64	60,000.00	56,386.20

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
<b>Corporate</b>											
STATE STREET CORP NOTES (CALLABLE) DTD 01/26/2023 4.857% 01/26/2026	857477BZ5	50,000.00	A	A1	1/23/2023	1/26/2023	50,000.00	4.86	1,045.60	50,000.00	49,260.85
STATE STREET CORP (CALLABLE) CORPORATE N DTD 02/07/2022 1.746% 02/06/2026	857477BR3	75,000.00	A	A1	2/2/2022	2/7/2022	75,000.00	1.75	527.44	75,000.00	69,879.83
GOLDMAN SACHS GROUP INC CORP NOTES (CALL DTD 02/12/2021 0.855% 02/12/2026	38141GXS8	140,000.00	BBB+	A2	2/12/2021	2/17/2021	140,285.60	0.81	462.18	140,116.12	129,136.70
PEPSICO INC CORP NOTES (CALLABLE) DTD 02/15/2023 4.550% 02/13/2026	713448FQ6	295,000.00	A+	A1	2/13/2023	2/15/2023	294,828.90	4.57	5,070.72	294,850.17	294,135.06
JPMORGAN CHASE & CO CORP NOTES (CALLABLE) DTD 02/24/2022 2.595% 02/24/2026	46647PCV6	100,000.00	A-	A1	2/16/2022	2/24/2022	100,000.00	2.60	915.46	100,000.00	94,813.50
COMMONWEALTH BK AUSTR NY CORPORATE NOTES DTD 03/13/2023 5.316% 03/13/2026	20271RAR1	500,000.00	AA-	Aa3	3/6/2023	3/13/2023	500,000.00	5.32	7,974.00	500,000.00	500,692.00
NATIONAL RURAL UTIL COOP CORP NOTES (CAL DTD 02/09/2023 4.450% 03/13/2026	63743HFH0	65,000.00	A-	A2	2/2/2023	2/9/2023	64,953.85	4.47	1,140.93	64,959.66	63,965.01
CITIGROUP INC CORP NOTES (CALLABLE) DTD 03/17/2022 3.290% 03/17/2026	172967NL1	65,000.00	BBB+	A3	3/10/2022	3/17/2022	65,000.00	3.29	617.79	65,000.00	62,083.00
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 03/30/2023 4.450% 03/30/2026	69371RS49	350,000.00	A+	A1	3/27/2023	3/30/2023	349,765.50	4.47	3,937.01	349,785.40	347,148.20
STATE STREET CORP NOTES (CALLABLE) DTD 10/29/2020 2.901% 03/30/2026	857477BM4	200,000.00	A	A1	2/17/2022	2/22/2022	204,026.00	2.38	1,466.62	202,269.07	190,964.60
JPMORGAN CHASE & CO (CALLABLE) CORPORATE DTD 04/26/2022 4.080% 04/26/2026	46647PCZ7	100,000.00	A-	A1	4/19/2022	4/26/2022	100,000.00	4.08	736.67	100,000.00	97,250.50
UNITEDHEALTH GROUP INC (CALLABLE) CORPOR DTD 05/19/2021 1.150% 05/15/2026	91324PEC2	250,000.00	A+	A3	5/17/2021	5/19/2021	249,565.00	1.19	367.36	249,749.55	226,056.25

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
<b>Corporate</b>											
MORGAN STANLEY CORP NOTES DTD 07/25/2016 3.125% 07/27/2026	61761J3R8	175,000.00	A-	A1	12/2/2021	12/6/2021	184,782.50	1.86	2,339.41	181,479.32	163,832.38
TRUIST FIN CORP NOTES (CALLABLE) DTD 07/28/2022 4.260% 07/28/2026	89788MAH5	105,000.00	A-	A3	7/25/2022	7/28/2022	105,000.00	4.26	1,901.03	105,000.00	100,711.28
HERSHEY COMPANY CORP NOTES (CALLABLE) DTD 08/09/2016 2.300% 08/15/2026	427866AX6	350,000.00	A	A1	1/26/2023	1/30/2023	326,788.00	4.34	3,041.11	329,516.71	326,659.55
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 1.197% 10/24/2026	06051GJK6	225,000.00	A-	A1	12/2/2021	12/6/2021	219,908.25	1.68	501.24	221,541.72	202,479.98
TRUIST FINANCIAL CORP NOTES (CALLABLE) DTD 10/28/2022 5.900% 10/28/2026	89788MAJ1	110,000.00	A-	A3	10/26/2022	10/28/2022	110,000.00	5.90	1,135.75	110,000.00	108,998.56
STATE STREET CORP NOTES (CALLABLE) DTD 11/04/2022 5.751% 11/04/2026	857477BX0	45,000.00	A	A1	11/1/2022	11/4/2022	45,000.00	5.75	409.76	45,000.00	45,054.18
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 01/10/2020 2.350% 01/08/2027	02665WDJ7	250,000.00	A-	A3	2/6/2023	2/8/2023	230,772.50	4.51	2,823.26	232,695.25	229,256.50
TARGET CORP CORP NOTES (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	155,000.00	A	A2	1/28/2022	2/1/2022	154,446.65	2.03	1,393.71	154,604.18	141,829.03
TARGET CORP CORP NOTES (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	45,000.00	A	A2	1/19/2022	1/24/2022	44,923.50	1.99	404.62	44,945.52	41,176.17
PNC FINANCIAL SERVICES CORP NOTES (CALLA DTD 01/24/2023 4.758% 01/26/2027	693475BL8	40,000.00	A-	A3	1/19/2023	1/24/2023	40,000.00	4.76	830.00	40,000.00	39,086.12
MORGAN STANLEY CORPORATE NOTES (CALLABLE) DTD 01/19/2023 5.050% 01/28/2027	61747YEZ4	200,000.00	A-	A1	1/17/2023	1/19/2023	199,996.00	5.05	4,545.00	199,996.44	198,369.20
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 03/07/2022 2.350% 03/08/2027	24422EWD7	125,000.00	A	A2	3/8/2022	3/10/2022	124,690.00	2.40	922.05	124,771.24	114,460.63



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
<b>Corporate</b>											
BMW US CAPITAL LLC (CALLABLE) CORP NOTES DTD 04/01/2022 3.450% 04/01/2027	05565ECA1	150,000.00	A	A2	4/1/2022	4/5/2022	150,480.00	3.38	1,293.75	150,358.86	142,292.10
BANK OF NY MELLON CORP NOTES (CALLABLE) DTD 04/26/2023 4.947% 04/26/2027	06406RBQ9	325,000.00	A	A1	4/19/2023	4/26/2023	325,000.00	4.95	2,902.93	325,000.00	320,821.80
NORTHERN TRUST CORP NOTE (CALLABLE) DTD 05/10/2022 4.000% 05/10/2027	665859AW4	150,000.00	A+	A2	5/11/2022	5/13/2022	151,750.50	3.74	850.00	151,346.31	144,224.40
APPLE INC CORP NOTES (CALLABLE) DTD 05/11/2017 3.200% 05/11/2027	037833CR9	250,000.00	AA+	Aaa	5/23/2022	5/25/2022	247,552.50	3.42	1,111.11	248,095.49	238,694.25
INTEL CORP NOTES (CALLABLE) DTD 08/05/2022 3.750% 08/05/2027	458140BY5	225,000.00	A	A2	8/5/2022	8/9/2022	224,340.75	3.82	3,421.88	224,458.71	215,052.75
HOME DEPOT INC CORP NOTES (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027	437076BT8	250,000.00	A	A2	2/6/2023	2/8/2023	234,095.00	4.34	2,080.56	235,449.62	232,472.25
CITIGROUP INC CORP (CALLABLE) NOTES DTD 01/10/2017 3.887% 01/10/2028	172967LD1	175,000.00	BBB+	A3	6/12/2023	6/14/2023	165,800.25	5.19	3,231.07	165,893.84	165,774.35
HONEYWELL INTL CORP NOTES (CALLABLE) DTD 11/02/2022 4.950% 02/15/2028	438516CJ3	225,000.00	A	A2	6/1/2023	6/5/2023	231,572.25	4.26	4,207.50	231,470.84	228,051.23
TEXAS INSTRUMENTS INC CORP NOTE (CALLABL DTD 11/18/2022 4.600% 02/15/2028	882508BV5	115,000.00	A+	Aa3	5/11/2023	5/18/2023	117,764.60	4.04	1,998.44	117,693.17	115,137.20
WELLS FARGO CORP NOTES (CALLABLE) DTD 03/24/2022 3.526% 03/24/2028	95000U2V4	250,000.00	BBB+	A1	6/1/2023	6/5/2023	235,302.50	4.91	2,375.15	235,520.36	233,372.75
JPMORGAN CHASE & CORP NOTES (CALLABLE) DTD 04/25/2017 3.540% 05/01/2028	46647PAF3	250,000.00	A-	A1	6/12/2023	6/14/2023	234,055.00	5.03	1,475.00	234,207.03	233,826.00
HERSHEY COMPANY CORP NOTES CALLABLE DTD 05/04/2023 4.250% 05/04/2028	427866BH0	325,000.00	A	A1	5/8/2023	5/10/2023	326,979.25	4.11	2,186.98	326,921.78	321,451.98

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
<b>Corporate</b>											
GENERAL DYNAMICS CORP NOTES (CALLABLE) DTD 05/11/2018 3.750% 05/15/2028	369550BC1	275,000.00	A-	A3	6/1/2023	6/5/2023	266,582.25	4.45	1,317.71	266,703.44	263,219.28
<b>Security Type Sub-Total</b>		<b>13,240,000.00</b>					<b>13,165,877.50</b>	<b>3.31</b>	<b>118,645.73</b>	<b>13,159,910.99</b>	<b>12,749,810.12</b>
<b>Agency CMBS</b>											
FHMS K047 A2 DTD 07/30/2015 3.329% 05/01/2025	3137BKRJ1	300,000.00	AA+	Aaa	5/19/2022	5/24/2022	301,921.88	3.10	832.25	301,200.06	289,627.10
FHLMC SERIES K049 A2 DTD 10/01/2015 3.010% 07/01/2025	3137BLMZ8	325,000.00	AA+	Aaa	8/11/2022	8/16/2022	320,416.99	3.53	815.21	321,809.35	311,333.64
FHMS K052 A1 DTD 12/01/2015 3.308% 09/01/2025	3137BM7C4	150,000.00	AA+	Aaa	8/5/2022	8/10/2022	148,910.16	3.56	413.50	149,226.97	144,265.71
FHMS K052 A2 DTD 02/10/2016 3.151% 11/01/2025	3137BMTX4	250,000.00	AA+	Aaa	7/21/2022	7/26/2022	247,109.38	3.53	656.46	247,932.50	239,308.88
FHMS K053 A2 DTD 03/29/2016 2.995% 12/01/2025	3137BN6G4	250,000.00	AA+	Aaa	8/4/2022	8/9/2022	247,119.14	3.36	623.96	247,895.31	238,249.59
FHMS K054 A2 DTD 04/20/2016 2.745% 01/01/2026	3137BNGT5	275,000.00	AA+	Aaa	4/11/2023	4/14/2023	263,613.28	4.37	629.06	264,507.71	260,239.61
FHMS K054 A2 DTD 04/20/2016 2.745% 01/01/2026	3137BNGT5	250,000.00	AA+	Aaa	3/1/2023	3/6/2023	235,429.69	4.96	571.88	237,081.56	236,581.46
FNA 2016-M3 A2 DTD 03/31/2016 2.702% 02/01/2026	3136ARTE8	182,131.49	AA+	Aaa	10/6/2022	10/12/2022	171,829.69	4.55	410.10	174,064.02	172,197.49
FHMS K057 A2 DTD 09/28/2016 2.570% 07/01/2026	3137BRQJ7	300,000.00	AA+	Aaa	5/18/2023	5/23/2023	285,257.81	4.26	642.50	285,764.37	281,108.73
FHMS K058 A2 DTD 11/09/2016 2.653% 08/01/2026	3137BSP72	450,000.00	AA+	Aaa	4/12/2023	4/17/2023	429,521.48	4.14	994.88	430,799.26	421,441.00
FHMS K061 A2 DTD 01/30/2017 3.347% 11/01/2026	3137BTUM1	240,000.00	AA+	Aaa	5/19/2023	5/24/2023	232,612.50	4.31	669.40	232,835.83	229,170.36
FHMS K063 A2 DTD 03/01/2017 3.430% 01/01/2027	3137BVZ82	700,000.00	AA+	Aaa	5/18/2023	5/23/2023	679,765.63	4.30	2,000.83	680,363.92	669,062.03

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
<b>Agency CMBS</b>											
FHLMC MULTIFAMILY STRUCTURED P DTD 07/01/2017 3.243% 04/01/2027	3137F1G44	600,000.00	AA+	Aaa	6/12/2023	6/15/2023	573,585.94	4.51	1,621.50	573,890.86	568,789.94
<b>Security Type Sub-Total</b>		<b>4,272,131.49</b>					<b>4,137,093.57</b>	<b>4.09</b>	<b>10,881.53</b>	<b>4,147,371.72</b>	<b>4,061,375.54</b>
<b>ABS</b>											
TLOT 2021-A A3 DTD 04/21/2021 0.390% 04/22/2024	89238EAC0	11,721.60	AAA	Aaa	4/13/2021	4/21/2021	11,720.24	0.39	1.40	11,721.23	11,692.09
GMALT 2021-2 A3 DTD 05/26/2021 0.340% 05/20/2024	380144AC9	14,579.06	AAA	NR	5/18/2021	5/26/2021	14,576.77	0.35	1.51	14,578.38	14,544.74
HAROT 2020-3 A3 DTD 09/29/2020 0.370% 10/18/2024	43813KAC6	28,892.40	AAA	NR	9/22/2020	9/29/2020	28,888.16	0.37	3.86	28,891.04	28,506.10
VZOT 2020-B A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	13,776.74	NR	Aaa	8/4/2020	8/12/2020	13,773.85	0.47	1.98	13,775.69	13,686.04
CARMX 2020-4 A3 DTD 10/21/2020 0.500% 08/15/2025	14316HAC6	34,605.67	AAA	NR	10/14/2020	10/21/2020	34,598.06	0.50	7.69	34,602.31	33,845.31
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	41,432.38	AAA	NR	4/20/2021	4/28/2021	41,428.02	0.38	7.00	41,430.18	40,373.43
KCOT 2021-2A A3 DTD 07/28/2021 0.560% 11/17/2025	50117XAE2	123,684.03	NR	Aaa	7/20/2021	7/28/2021	123,679.37	0.56	30.78	123,681.45	118,275.53
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	17,220.51	AAA	NR	1/20/2021	1/27/2021	17,217.10	0.34	2.60	17,218.79	16,722.12
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	72,749.48	AAA	NR	4/13/2021	4/21/2021	72,733.80	0.52	16.81	72,740.92	70,191.00
TAOT 2021-D A3 DTD 11/15/2021 0.710% 04/15/2026	89238JAC9	100,000.00	AAA	NR	11/9/2021	11/15/2021	99,997.87	0.71	31.56	99,998.65	95,890.71
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	75,000.00	AAA	NR	11/9/2021	11/17/2021	74,983.26	0.75	24.67	74,989.29	72,087.06
CARMX 2021-3 A3 DTD 07/28/2021 0.550% 06/15/2026	14317DAC4	130,184.19	AAA	Aaa	7/21/2021	7/28/2021	130,162.77	0.55	31.82	130,171.22	124,874.07
VALET 2021-1 A3 DTD 12/13/2021 1.020% 06/22/2026	92868KAC7	124,399.67	AAA	Aaa	12/7/2021	12/13/2021	124,394.79	1.02	38.77	124,396.46	119,780.15
COPAR 2021-1 A3 DTD 10/27/2021 0.770% 09/15/2026	14044CAC6	95,000.00	AAA	Aaa	10/19/2021	10/27/2021	94,998.20	0.77	32.51	94,998.82	90,737.17

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
<b>ABS</b>											
DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	95,000.00	AAA	Aaa	9/20/2021	9/27/2021	94,979.66	0.58	24.49	94,986.86	89,395.47
GMCAR 2021-4 A3 DTD 10/21/2021 0.680% 09/16/2026	362554AC1	80,000.00	AAA	Aaa	10/13/2021	10/21/2021	79,997.96	0.68	22.67	79,998.66	76,559.86
HART 2022-A A3 DTD 03/16/2022 2.220% 10/15/2026	448977AD0	185,000.00	AAA	NR	3/9/2022	3/16/2022	184,992.88	2.22	182.53	184,994.89	177,620.70
WOART 2021-D A3 DTD 11/03/2021 0.810% 10/15/2026	98163KAC6	120,000.00	AAA	NR	10/26/2021	11/3/2021	119,983.66	0.81	43.20	119,989.13	115,115.77
KCOT 2022-1A A3 DTD 03/23/2022 2.670% 10/15/2026	50117EAC8	170,000.00	NR	Aaa	3/15/2022	3/23/2022	169,975.69	2.67	201.73	169,982.47	161,075.10
GMCAR 2022-1 A3 DTD 01/19/2022 1.260% 11/16/2026	380146AC4	75,000.00	AAA	NR	1/11/2022	1/19/2022	74,993.48	1.26	39.38	74,995.43	71,606.58
HDMOT 2022-A A3 DTD 04/20/2022 3.060% 02/15/2027	41284YAD8	175,000.00	AAA	Aaa	4/12/2022	4/20/2022	174,970.86	3.06	238.00	174,978.09	170,045.52
COMET 2022-A1 A1 DTD 03/30/2022 2.800% 03/15/2027	14041NFZ9	325,000.00	AAA	NR	3/23/2022	3/30/2022	324,975.50	2.80	404.44	324,981.70	311,218.90
HART 2023-A A3 DTD 04/12/2023 4.580% 04/15/2027	448979AD6	220,000.00	AAA	NR	4/4/2023	4/12/2023	219,978.53	4.58	447.82	219,979.70	216,633.32
HART 2022-C A3 DTD 11/09/2022 5.390% 06/15/2027	44933DAD3	185,000.00	AAA	NR	11/1/2022	11/9/2022	184,999.11	5.39	443.18	184,999.23	184,549.08
KCOT 2023-1A A3 DTD 03/31/2023 5.020% 06/15/2027	50117KAC4	240,000.00	NR	Aaa	3/28/2023	3/31/2023	239,962.44	5.02	535.47	239,964.69	237,380.47
MBART 2022-1 A3 DTD 11/22/2022 5.210% 08/16/2027	58768PAC8	265,000.00	AAA	Aaa	11/15/2022	11/22/2022	264,947.58	5.21	613.62	264,954.28	263,132.12
CARMX 2022-4 A3 DTD 10/31/2022 5.340% 08/16/2027	14318UAD3	195,000.00	AAA	NR	10/26/2022	10/31/2022	194,954.27	5.35	462.80	194,960.62	194,349.30
MBART 2023-1 A3 DTD 01/25/2023 4.510% 11/15/2027	58770AAC7	135,000.00	AAA	NR	1/18/2023	1/25/2023	134,983.80	4.51	270.60	134,985.25	132,746.54
HDMOT 2023-A A3 DTD 02/23/2023 5.050% 12/15/2027	41285JAD0	230,000.00	NR	Aaa	2/13/2023	2/23/2023	229,976.84	5.05	516.22	229,978.53	228,096.31
TAOT 2023-B A3 DTD 05/23/2023 4.710% 02/15/2028	891941AD8	270,000.00	NR	Aaa	5/16/2023	5/23/2023	269,984.91	4.71	565.20	269,985.25	266,751.12
FORDO 2023-A A3 DTD 03/31/2023 4.650% 02/15/2028	344928AD8	180,000.00	AAA	NR	3/28/2023	3/31/2023	179,981.23	4.65	372.00	179,982.20	177,794.60

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
<b>ABS</b>											
GMCAR 2023-2 A3 DTD 04/12/2023 4.470% 02/16/2028	362583AD8	180,000.00	AAA	Aaa	4/4/2023	4/12/2023	179,995.05	4.47	335.25	179,995.27	176,857.16
DCENT 2023-A1 A DTD 04/11/2023 4.310% 03/15/2028	254683CY9	225,000.00	NR	Aaa	4/4/2023	4/11/2023	224,986.95	4.31	431.00	224,987.54	219,978.07
AMXCA 2023-1 A DTD 06/14/2023 4.870% 05/15/2028	02582JJZ4	255,000.00	AAA	NR	6/7/2023	6/14/2023	254,977.38	4.87	586.43	254,977.59	253,518.65
FORDO 2023-B A3 DTD 06/26/2023 5.230% 05/15/2028	344930AD4	200,000.00	AAA	NR	6/21/2023	6/26/2023	199,997.30	5.23	145.28	199,997.31	199,083.34
COMET 2023-A1 A DTD 05/24/2023 4.420% 05/15/2028	14041NGD7	415,000.00	AAA	NR	5/17/2023	5/24/2023	414,904.84	4.43	1,885.25	414,906.83	407,611.84
BACCT 2023-A1 A1 DTD 06/16/2023 4.790% 05/15/2028	05522RDG0	230,000.00	AAA	NR	6/8/2023	6/16/2023	229,947.93	4.79	459.04	229,948.37	228,171.29
DCENT 2023-A2 A DTD 06/28/2023 4.930% 06/15/2028	254683CZ6	455,000.00	AAA	Aaa	6/21/2023	6/28/2023	454,938.53	4.93	186.93	454,938.63	453,167.21
<b>Security Type Sub-Total</b>		<b>5,988,245.73</b>					<b>5,987,538.64</b>	<b>3.69</b>	<b>9,645.49</b>	<b>5,987,642.95</b>	<b>5,863,663.84</b>
<b>Managed Account Sub Total</b>		<b>70,585,377.22</b>					<b>69,651,950.48</b>	<b>3.30</b>	<b>373,573.31</b>	<b>69,761,483.41</b>	<b>67,505,588.26</b>
<b>Securities Sub Total</b>		<b>\$70,691,521.61</b>					<b>\$69,758,094.87</b>	<b>3.30%</b>	<b>\$373,573.31</b>	<b>\$69,867,627.80</b>	<b>\$67,611,732.65</b>
<b>Accrued Interest</b>											<b>\$373,573.31</b>
<b>Total Investments</b>											<b>\$67,985,305.96</b>

## Important Disclosures

This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation, as it was prepared without regard to any specific objectives or financial circumstances.

Investment advisory services are provided by PFM Asset Management LLC ("PFMAM"), 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 information contained is not an offer to purchase or sell any securities. Additional applicable regulatory information is available upon request.

PFMAM professionals have exercised reasonable professional care in the preparation of this performance report. Information in this report is obtained from sources external to PFMAM and is generally believed to be reliable and available to the public; however, we cannot guarantee its accuracy, completeness or suitability. We rely on the client's custodian for security holdings and market values. Transaction dates reported by the custodian may differ from money manager statements. While efforts are made to ensure the data contained herein is accurate and complete, we disclaim all responsibility for any errors that may occur. References to particular issuers are for illustrative purposes only and are not intended to be recommendations or advice regarding such issuers. Fixed income manager and index characteristics are gathered from external sources. When average credit quality is not available, it is estimated by taking the market value weights of individual credit tiers on the portion of the strategy rated by a NRSRO.

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.

The views expressed within this material constitute the perspective and judgment of PFMAM at the time of distribution and are subject to change. Any forecast, projection, or prediction of the market, the economy, economic trends, and equity or fixed-income markets are based upon certain assumptions and current opinion as of the date of issue and are also subject to change. Some, but not all assumptions are noted in the report. Assumptions may or may not be proven correct as actual events occur, and results may depend on events outside of your or our control. Changes in assumptions may have a material effect on results. Opinions and data presented are not necessarily indicative of future events or expected performance.

For more information regarding PFMAM's services or entities, please visit [www.pfmam.com](http://www.pfmam.com).

© 2023 PFM Asset Management LLC. Further distribution is not permitted without prior written consent.

## Important Disclosures

This information is for institutional investor use only, not for further distribution to retail investors, and does not represent an offer to sell or a solicitation of an offer to buy or sell any fund or other security. Investors should consider the Trust's investment objectives, risks, charges, and expenses before investing in the Trust. This and other information about the Trust is available in the Trust's current Information Sheet, which should be read carefully before investing. A copy of the Trust's information Statement may be available by calling 1-800-729-7665 or is available on the Trust's website at [www.camponline.com](http://www.camponline.com). While the Cash Reserve Portfolio seeks to maintain a stable net asset value of \$1.00 per share and the CAMP TERM Portfolio seeks to achieve a net asset value of \$1.00 per share at the stated maturity, it is possible to lose money investing in the Trust. An investment in the Trust is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Shares of the Trust are distributed by PFM Fund Distributors, Inc., member Financial Industry Regulatory Authority (FINRA) ([www.finra.org](http://www.finra.org)) and Securities Investor Protection Corporation (SIPC) ([www.sipc.org](http://www.sipc.org)). PFM Fund Distributors, Inc. is an affiliate of PFM Asset Management LLC.

- 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 AGENDA STAFF REPORT**

**TO:** Honorable Mayor and City Council Members

**FROM:** René Bobadilla, P.E., City Manager

**BY:** Travis Hickey, Director of Finance & Administrative Services and Debbie Ford, Human Resources Manager

**SUBJECT: ADOPT RESOLUTION NO. 9881 APPROVING CHANGES TO THE SALARY SCHEDULE AND APPROVAL OF RELATED PERSONNEL MODIFICATIONS**

**DATE:** August 15, 2023

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Adopt Resolution No. 9881 approving changes to the City's Fiscal Year 2023-2024 Salary Schedule;
- 2) Approve the classification specification changes for the following positions: Deputy Fire Marshall and Library Information Desk Assistant (Hourly).
- 3) Approve title changes and specification changes for Building Permit Clerk II to Building Permit Technician II and Computer Specialist I, II, III to Computer Specialist.
- 4) Adopt classification specifications for the following new positions: Assistant City Manager, Administrative Battalion Chief, Fire Marshall, Fire Equipment Mechanic, Assistant Director of Finance, Finance Analyst, Revenue & Budget Manager, Senior Account Clerk, Economic Development Director, Economic Development Manager, Building Permit Technician I, Senior Planner, Senior Code Enforcement Inspector, Electrician Supervisor, Assistant Director of Public Works, and Water Quality & Backflow/Cross Connection Specialist.

**Adopt Resolution No. 9881 Approving Changes to the Salary Schedule and Approval of Related Personnel Modifications**

Page 2 of 4

**FISCAL IMPACT**

The funding for each of these positions, with the exception of the Fire Equipment Mechanic and the Assistant City Manager, were included in the approved Fiscal Year 2023-24 Budget. The additional salary and benefit costs for the Fire Equipment Mechanic and Assistant City Manager are anticipated to range between \$275,000 - \$337,000 annually, depending on experience, CalPERS membership status, and benefit selections. Additional budget appropriations are not requested at this time due to current vacancies and anticipated dates of filling positions. Salary and benefits savings are anticipated to be adequate to cover additional costs from these positions.

**BACKGROUND**

On June 20, 2023, the City Council approved the City’s Fiscal Year 2023-2024 Budget. Along with that were several positions that had been reviewed for addition or reclassification to more accurately meet the current operational needs of the City, as well as reflect duties that were being performed. The Human Resources Office worked with Department staff to create new classification specifications. These classifications specifications have been reviewed by the appropriate bargaining groups, with no substantive changes.

**ANALYSIS**

N/A

**ENVIRONMENTAL**

N/A

**DISCUSSION**

The following is a list of title and specification changes, reclassifications and new classifications

- City Manager’s Office
  - Assistant City Manager
- Community Services
  - Library Information Desk Assistant
- Finance & Administrative Services
  - Accountant to Finance Analyst
  - Account Clerk Supervisor to Senior Account Clerk
  - Computer Specialist I, II, III to Computer Specialist
  - Senior Budget Analyst to Revenue & Budget Manager
  - Finance Manager to Assistant Director of Finance

**Adopt Resolution No. 9881 Approving Changes to the Salary Schedule and Approval of Related Personnel Modifications**

Page 3 of 4

- Fire-Rescue
  - Battalion Chief (1) to Administrative Battalion Chief
  - Deputy Fire Marshall to Fire Marshall
  - Fire & Environmental Safety Insp. II (1) to Deputy Fire Marshall
  - Fire Equipment Mechanic
- Planning
  - Building Permit Technician I
  - Building Permit Clerk II to Building Permit Technician II
  - Senior Planner
  - Director of Economic Development
  - Economic Development Manager
- Police Services
  - Code Enforcement Inspector I to Senior Code Enforcement Inspector
- Public Works
  - Electrician to Electrician Supervisor
  - Assistant Director of Public Works
  - Water Quality & Backflow/Cross Connection Specialist

**SUMMARY/NEXT STEPS**

Staff recommends that the City Council approve the updates to the current classification specifications along with the new classification specifications for positions approved in the Fiscal Year 2023-2024 Budget.

Upon approval of the City Council of the recommended action, City staff will coordinate the recruitments for the new vacancies and will process Personnel Action Forms for those employees being reclassified.

**ATTACHMENT(S):**

- A. Attachment A – Resolution 9881
- B. Attachment B – Assistant City Manager
- C. Attachment C – Library Information Desk Assistant
- D. Attachment D – Finance Analyst
- E. Attachment E – Senior Account Clerk
- F. Attachment F – Computer Specialist
- G. Attachment G – Revenue & Budget Manager
- H. Attachment H – Assistant Director of Finance
- I. Attachment I – Administrative Battalion Chief
- J. Attachment J – Fire Marshall
- K. Attachment K – Deputy Fire Marshall
- L. Attachment L – Fire Equipment Mechanic
- M. Attachment M – Building Permit Technician I

**Adopt Resolution No. 9881 Approving Changes to the Salary Schedule and Approval of Related Personnel Modifications**

Page 4 of 4

- N. Attachment N – Building Permit Technician II
- O. Attachment O – Senior Planner
- P. Attachment P – Director of Economic Development
- Q. Attachment Q – Economic Development Manager
- R. Attachment R – Senior Code Enforcement Inspector
- S. Attachment S – Electrician Supervisor
- T. Attachment T – Assistant Director of Public Works
- U. Attachment U – Water Quality & Backflow/Cross Connection Specialist

<u>ITEM STATUS:</u>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
<b>TABLED:</b>	<input type="checkbox"/>
<b>DIRECTION GIVEN:</b>	<input type="checkbox"/>

**RESOLUTION NO. 9881**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS, CALIFORNIA, APPROVING CHANGES TO THE FISCAL YEAR 2023-2024 SALARY SCHEDULE**

**WHEREAS**, the City Council considered proposed position adjustments, requiring changes to the salary schedule; and

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

1. The City Council approves and adopts the changes to the Fiscal Year 2023-2024 Salary Schedule attached hereto as Attachment "A" and incorporated herein by this reference.

**APPROVED and ADOPTED** this 15<sup>th</sup> day of August, **2023** by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Juanita Martin, Mayor

ATTEST:

\_\_\_\_\_  
Janet Martinez, CMC, City Clerk

CLASS	UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
01000	COUN	COUNCIL MEMBER	A- 1	970.840	448.080	5.601	2080.00
01400	CMGR	CITY MANAGER	A- 1	SEE PUBLICLY AVAILABLE EMPLOYMENT CONTRACT			
01600	D/H	ASST CITY MANAGER	A- 1	16753.551	7732.408	96.655	2080.00
			B- 2	17674.996	8157.690	101.971	
			C- 3	18647.121	8606.364	107.580	
			D- 4	19672.713	9079.714	113.496	
			E- 5	20754.712	9579.098	119.739	
01700	BAT	FIRE CHIEF	A- 1	12696.736	5860.032	73.250	2080.00
			B- 2	13396.444	6182.974	77.287	
			C- 3	14133.589	6523.195	81.540	
			D- 4	14912.049	6882.484	86.031	
			E- 5	15733.108	7261.434	90.768	
02400	D/H	DIR COMM SVCS	A- 1	11752.153	5424.071	67.801	2080.00
02410	D/H	DIR PLANNING	B- 2	12398.251	5722.270	71.528	
02420	D/H	ECONOMIC DEV DIR	C- 3	13079.838	6036.848	75.461	
			D- 4	13799.359	6368.935	79.612	
			E- 5	14556.810	6718.528	83.982	
02700	D/H	DIR POLICE SERVICES	A- 1	11087.288	5117.210	63.965	2080.00
			B- 2	12033.598	5553.968	69.425	
			C- 3	12340.430	5695.583	71.195	
			D- 4	13019.154	6008.840	75.111	
			E- 5	13735.205	6339.325	79.242	
02800	D/H	DIR PUBLIC WORKS	A- 1	13088.403	6040.801	75.510	2080.00
02810	D/H	DIR FINANCE	B- 2	13807.922	6372.887	79.661	
			C- 3	14567.825	6723.612	84.045	
			D- 4	15369.330	7093.537	88.669	
			E- 5	16214.888	7483.794	93.547	
02900	BAT	ADMN BATTALION CHIEF	A- 1	12193.791	5627.904	70.349	2080.00
			B- 2	12809.407	5912.034	73.900	
			C- 3	13456.344	6210.620	77.633	
			D- 4	14110.095	6512.352	81.404	
			E- 5	14819.687	6839.856	85.498	

CLASS UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS		
03000 BAT	BATTALION CHIEF	A- 1	11558.096	5334.506	47.630	2912.00		
		B- 2	12141.618	5603.824	50.034			
		C- 3	12754.828	5886.844	52.561			
		D- 4	13374.498	6172.845	55.115			
		E- 5	14047.096	6483.275	57.886			
03900 MT	TECHNOLOGY SVCS MGR	A- 1	10244.588	4728.271	59.103	2080.00		
		03910 MT	ASST DIR PUB WORKS	B- 2	10807.476		4988.066	62.351
		03920 MT	ASST DIR FINANCE	C- 3	11403.407		5263.111	65.789
		D- 4	12028.702	5551.709	69.396			
		E- 5	12690.711	5857.251	73.216			
04000 MT	UTILITY SERVICES MGR	A- 1	10074.448	4649.745	58.122	2080.00		
		04010 MT	MUNI SERVICES MGR	B- 2	10628.541		4905.480	61.319
		C- 3	11213.112	5175.282	64.691			
		D- 4	11829.833	5459.923	68.249			
		E- 5	12480.473	5760.218	72.003			
05000 MT	HUMAN RESOURCE MGR	A- 1	9711.065	4482.030	56.025	2080.00		
		05010 MT	FINANCE MANAGER	B- 2	10244.588		4728.271	59.103
		05020 MT	REVENUE & BUDGET MGR	C- 3	10808.702		4988.632	62.358
		D- 4	11403.407	5263.111	65.789			
		E- 5	12028.702	5551.709	69.396			
05100 MT	CITY CLERK	A- 1	9607.214	4434.099	55.426	2080.00		
		B- 2	10087.575	4655.804	58.198			
		C- 3	10591.954	4888.594	61.107			
		D- 4	11121.551	5133.024	64.163			
		E- 5	11677.629	5389.675	67.371			
05200 MT	ASST DIR OF PLANNING	A- 1	8863.985	4091.070	51.138	2080.00		
		05210 MT	MUNICIPAL AFFRS MGR	B- 2	9351.504		4316.079	53.951
		C- 3	9865.837	4553.463	56.918			
		D- 4	10408.457	4803.903	60.049			
		E- 5	10980.922	5068.118	63.351			
05400 MT	DIR PURCHASING SVCS	A- 1	8390.724	3872.642	48.408	2080.00		
		05410 MT	ASST DIR POLICE SVCS	B- 2	8853.272		4086.126	51.077
		05420 MT	ECONOMIC DEV MGR	C- 3	9340.294		4310.905	53.886



CLASS	UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
05440	MT	LIBRARY SVCS MANAGER	A- 1	8390.724	3872.642	48.408	2080.00
05450	MT	PARK & REC SVCS MGR	B- 2	8853.272	4086.126	51.077	
05460	MT	FAM & HUMAN SVCS MGR	C- 3	9340.294	4310.905	53.886	
			D- 4	9854.237	4548.109	56.851	
			E- 5	10396.323	4798.303	59.979	

CLASS	UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
12200	FIRE	ENVIRON PROGRAM MGR	A- 1	9847.556	4545.026	56.813	2080.00
12210	FIRE	FIRE MARSHAL	B- 2	10389.173	4795.003	59.938	
			C- 3	10960.576	5058.727	63.234	
			D- 4	11563.408	5336.958	66.712	
			E- 5	12199.395	5630.490	70.381	
12300	FIRE	FIRE&ENV SAF INSP II	A- 1	7985.000	3685.385	46.067	2080.00
			B- 2	8424.173	3888.080	48.601	
			C- 3	8887.502	4101.924	51.274	
			D- 4	9376.316	4327.530	54.094	
			E- 5	9892.014	4565.545	57.069	
12400	MT	CAPITAL IMPRVMTS MGR	A- 1	9335.882	4308.869	53.861	2080.00
			B- 2	9849.229	4545.798	56.822	
			C- 3	10391.071	4795.879	59.948	
			D- 4	10962.578	5059.651	63.246	
			E- 5	11565.521	5337.933	66.724	
12510	MISC	TRAFFIC ENGINEER	A- 1	8374.673	3865.234	48.315	2080.00
			B- 2	8835.278	4077.821	50.973	
			C- 3	9321.219	4302.101	53.776	
			D- 4	9833.888	4538.718	56.734	
			E- 5	10374.751	4788.347	59.854	
12800	FIRE	FIRE CAPTAIN	A- 1	9393.130	4335.291	37.662	2992.86
			B- 2	9887.575	4563.496	39.645	
			C- 3	10433.656	4815.534	41.834	
			D- 4	10974.575	5065.188	44.003	
			E- 5	11573.586	5341.655	46.405	
13110	FIRE	EPD-FPB SPECIALIST	A- 1	8937.417	4124.962	51.562	2080.00
13120	FIRE	DEPUTY FIRE MARSHAL	B- 2	9412.495	4344.228	54.303	
			C- 3	9908.231	4573.030	57.163	
			D- 4	10433.656	4815.534	60.194	
			E- 5	10988.777	5071.743	63.397	
13200	MISC	ASSOC CIVIL ENGINEER	A- 1	7911.043	3651.251	45.641	2080.00
13210	MISC	SENIOR PLANNER	B- 2	8350.341	3854.004	48.175	
			C- 3	8820.231	4070.876	50.886	
			D- 4	9310.926	4297.350	53.717	
			E- 5	9849.343	4545.851	56.823	

CLASS	UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
13420	CONF	SENIOR HR ANALYST	A- 1	8133.476	3753.912	46.924	2080.00
			B- 2	8580.817	3960.377	49.505	
			C- 3	9052.762	4178.198	52.227	
			D- 4	9550.665	4407.999	55.100	
			E- 5	10075.952	4650.439	58.130	
13680	MISC	ASSOCIATE PLANNER	A- 1	7105.867	3279.631	40.995	2080.00
			B- 2	7503.560	3463.182	43.290	
			C- 3	7911.043	3651.251	45.641	
			D- 4	8362.579	3859.652	48.246	
			E- 5	8820.231	4070.876	50.886	
13810	FIRE	FIRE ENGINEER	A- 1	8064.718	3722.178	32.336	2992.86
			B- 2	8486.866	3917.015	34.028	
			C- 3	8943.871	4127.940	35.861	
			D- 4	9393.130	4335.291	37.662	
			E- 5	10025.562	4627.182	40.198	
13900	CONF	SENIOR ACCOUNTANT	A- 1	7490.100	3456.969	43.212	2080.00
			B- 2	7896.360	3644.474	45.556	
			C- 3	8328.316	3843.838	48.048	
			D- 4	8782.299	4053.369	50.667	
			E- 5	9260.754	4274.194	53.427	
14000	MISC	SYSTEMS ANALYST	A- 1	7151.347	3300.622	41.258	2080.00
14020	CONF	HUMAN RESRCE ANALYST	B- 2	7544.671	3482.156	43.527	
			C- 3	7959.628	3673.674	45.921	
			D- 4	8397.409	3875.727	48.447	
			E- 5	8859.266	4088.892	51.111	
14300	CONF	ACCOUNTANT	A- 1	6281.110	2898.974	36.237	2080.00
14310	CONF	PUBLIC INFO OFFICER	B- 2	6615.173	3053.157	38.164	
			C- 3	6989.618	3225.978	40.325	
			D- 4	7377.522	3405.010	42.563	
			E- 5	7787.451	3594.208	44.928	
14400	MISC	CIVIL ENGR ASST I	A- 1	6474.452	2988.209	37.353	2080.00
14410	MISC	ASSISTANT PLANNER I	B- 2	6829.318	3151.993	39.400	
			C- 3	7204.983	3325.377	41.567	
			D- 4	7601.455	3508.364	43.855	
			E- 5	8019.950	3701.515	46.269	

CLASS	UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
14510	MISC	WATER UTILITY SUPV	A- 1	7272.287	3356.440	41.956	2080.00
			B- 2	7661.415	3536.038	44.200	
			C- 3	8068.898	3724.107	46.551	
			D- 4	8503.301	3924.600	49.058	
			E- 5	8960.955	4135.825	51.698	
14610	MISC	PUB WORKS INSPECTOR	A- 1	6379.005	2944.156	36.802	2080.00
			B- 2	6730.199	3106.246	38.828	
			C- 3	7099.748	3276.807	40.960	
			D- 4	7490.100	3456.969	43.212	
			E- 5	7901.255	3646.733	45.584	
14620	MISC	CIVIL ENGR TECH II	A- 1	6379.005	2944.156	36.802	2080.00
			B- 2	6730.199	3106.246	38.828	
			C- 3	7099.748	3276.807	40.960	
			D- 4	7490.100	3456.969	43.212	
			E- 5	7901.255	3646.733	45.584	
14630	MISC	FIRE MECHANIC	A- 1	6379.005	2944.156	36.802	2080.00
			B- 2	6730.199	3106.246	38.828	
			C- 3	7099.748	3276.807	40.960	
			D- 4	7490.100	3456.969	43.212	
			E- 5	7901.255	3646.733	45.584	
14740	MISC	COMPUTER SPECIALIST	A- 1	6276.217	2896.716	36.209	2080.00
			B- 2	6627.411	3058.805	38.235	
			C- 3	7000.630	3231.060	40.388	
			D- 4	7377.522	3405.010	42.563	
			E- 5	7787.451	3594.208	44.928	
14754	MISC	LIBRARIAN II	A- 1	6276.217	2896.716	36.209	2080.00
			B- 2	6627.411	3058.805	38.235	
			C- 3	7000.630	3231.060	40.388	
			D- 4	7377.522	3405.010	42.563	
			E- 5	7787.451	3594.208	44.928	
14755	MISC	LIBRARIAN II TECH	A- 1	6276.217	2896.716	36.209	2080.00
			B- 2	6627.411	3058.805	38.235	
			C- 3	7000.630	3231.060	40.388	
			D- 4	7377.522	3405.010	42.563	
			E- 5	7787.451	3594.208	44.928	
14760	MISC	WTR SYSTEMS OPERATOR	A- 1	6276.217	2896.716	36.209	2080.00
			B- 2	6627.411	3058.805	38.235	
			C- 3	7000.630	3231.060	40.388	
			D- 4	7377.522	3405.010	42.563	
			E- 5	7787.451	3594.208	44.928	
14810	FIRE	FIRE/ENV SFT INSP I	A- 1	6933.825	3200.227	40.003	2080.00
			B- 2	7297.879	3368.252	42.103	
			C- 3	7680.008	3544.619	44.308	
			D- 4	8082.793	3730.520	46.631	
			E- 5	8507.521	3926.548	49.082	
14820	MISC	SR CODE ENFCMT INSP	A- 1	6933.825	3200.227	40.003	2080.00
			B- 2	7297.879	3368.252	42.103	
			C- 3	7680.008	3544.619	44.308	
			D- 4	8082.793	3730.520	46.631	
			E- 5	8507.521	3926.548	49.082	
14910	MISC	CODE ENFORCMT INSP I	A- 1	6033.929	2784.890	34.811	2080.00
			B- 2	6358.201	2934.554	36.682	
			C- 3	6735.094	3108.505	38.856	
			D- 4	7105.867	3279.631	40.995	
			E- 5	7490.100	3456.969	43.212	
14980	MISC	MECHANIC II	A- 1	6033.929	2784.890	34.811	2080.00
			B- 2	6358.201	2934.554	36.682	
			C- 3	6735.094	3108.505	38.856	
			D- 4	7105.867	3279.631	40.995	
			E- 5	7490.100	3456.969	43.212	
15000	MISC	LIBRARIAN III	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	
15005	MISC	FLEET SEC SUPERVISOR	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	
15010	MISC	ELECTRICIAN SUPRVSR	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	
15021	MISC	GROUNDS MAINT SUPV	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	
15022	MISC	STREETS MAINT SUPV	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	
15023	MISC	FACILITY SEC SUPV	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	
15030	MISC	TRAF SGNL & LGT SUPV	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	
15040	MISC	COMMUNITY SVCS SUPVR	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	
15050	MISC	MUNICIPAL SVCS SUPV	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	
15060	MISC	YTH INTRVNTN PRG SUP	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	

CLASS	UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
15070	MISC	PSO SUPERVISOR	A- 1	6746.107	3113.588	38.920	2080.00
			B- 2	7111.985	3282.455	41.031	
			C- 3	7501.113	3462.052	43.276	
			D- 4	7911.043	3651.251	45.641	
			E- 5	8341.776	3850.050	48.126	
15110	MISC	BKFLW/XCONNECT SPLCST	A- 1	6295.017	2905.392	36.317	2080.00
			B- 2	6640.404	3064.802	38.310	
			C- 3	7006.447	3233.745	40.422	
			D- 4	7391.996	3411.690	42.646	
			E- 5	7798.202	3599.170	44.990	
15200	FIRE	FF/PARA II	A- 1	8043.942	3712.589	32.253	2992.86
			B- 2	8486.358	3916.781	34.026	
			C- 3	8953.108	4132.204	35.898	
			D- 4	9445.528	4359.474	37.872	
			E- 5	9965.033	4599.246	39.955	
15300	FIRE	FF/PARA I	A- 1	7623.975	3518.758	30.569	2992.86
			B- 2	8043.295	3712.290	32.250	
			C- 3	8485.676	3916.466	34.024	
			D- 4	8952.388	4131.871	35.895	
			E- 5	9444.771	4359.125	37.869	
15400	FIRE	FF/PARA TRAINEE	A- 1	7226.937	3335.509	28.977	2992.86
			B- 2	7624.419	3518.963	30.570	
			C- 3	8043.762	3712.506	32.252	
			D- 4	8486.168	3916.693	34.026	
			E- 5	8952.910	4132.112	35.897	
15530	MISC	PROGRAM COORDINATOR	A- 1	6193.008	2858.311	35.729	2080.00
			B- 2	6534.410	3015.882	37.699	
			C- 3	6892.948	3181.361	39.767	
			D- 4	7272.287	3356.440	41.956	
			E- 5	7671.204	3540.556	44.257	
15630	MISC	LEAD PSO	A- 1	5730.458	2644.827	33.060	2080.00
15640	MISC	WTR UTILITY LEAD WKR	B- 2	6046.165	2790.538	34.882	
			C- 3	6379.005	2944.156	36.802	
			D- 4	6730.199	3106.246	38.828	
			E- 5	7099.748	3276.807	40.960	

CLASS	UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
15700	MISC	LIBRARIAN I	A- 1	5850.379	2700.175	33.752	2080.00
15710	CONF	DEPUTY CITY CLERK	B- 2	6172.204	2848.710	35.609	
			C- 3	6511.162	3005.152	37.564	
			D- 4	6869.698	3170.630	39.633	
			E- 5	7246.589	3344.580	41.807	
15820	MISC	MGMT ANALYST II	A- 1	6518.505	3008.541	37.607	2080.00
15830	MISC	ELECTRICIAN	B- 2	6878.263	3174.583	39.682	
			C- 3	7257.602	3349.662	41.871	
			D- 4	7656.520	3533.778	44.172	
			E- 5	8077.464	3728.060	46.601	
16040	MISC	TRF SIG LGT TECH II	A- 1	5644.802	2605.293	32.566	2080.00
			B- 2	5954.390	2748.180	34.352	
			C- 3	6276.217	2896.716	36.209	
			D- 4	6628.634	3059.370	38.242	
			E- 5	6989.618	3225.978	40.325	
16110	MISC	MGMT ANALYST I	A- 1	5515.091	2545.427	31.818	2080.00
16120	MISC	FINANCE ANALYST	B- 2	5818.563	2685.491	33.569	
			C- 3	6137.942	2832.896	35.411	
			D- 4	6476.899	2989.338	37.367	
			E- 5	6831.766	3153.123	39.414	
16200	FIRE	FIREFIGHTER	A- 1	6850.739	3161.880	27.468	2992.86
			B- 2	7227.530	3335.783	28.979	
			C- 3	7625.045	3519.252	30.573	
			D- 4	8044.422	3712.810	32.254	
			E- 5	8486.866	3917.015	34.028	
16450	MISC	HUMN SVC CASE WKR II	A- 1	5429.435	2505.893	31.324	2080.00
16460	MISC	FACILITIES LEAD WKR	B- 2	5728.011	2643.697	33.046	
			C- 3	6043.720	2789.409	34.868	
			D- 4	6375.334	2942.462	36.781	
			E- 5	6726.528	3104.551	38.807	
16620	MISC	PUB WKS DEPT SECTY	A- 1	5105.162	2356.229	29.453	2080.00
16630	CONF	EXEC ASST TO CMGR/CC	B- 2	5385.383	2485.561	31.070	
16640	MISC	PROGRAM ASSIST PLAN	C- 3	5681.512	2622.236	32.778	
			D- 4	5994.772	2766.818	34.585	
			E- 5	6323.940	2918.742	36.484	

CLASS	UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
16810	MISC	SR ACCOUNT CLERK	A- 1	5105.162	2356.229	29.453	2080.00
			B- 2	5385.383	2485.561	31.070	
			C- 3	5681.512	2622.236	32.778	
			D- 4	5994.772	2766.818	34.585	
			E- 5	6323.940	2918.742	36.484	
17080	MISC	YTH INTRVNTN CSE WKR	A- 1	5135.753	2370.348	29.629	2080.00
17090	MISC	HUMAN SVCS CS WKR I	B- 2	5415.974	2499.680	31.246	
			C- 3	5708.433	2634.661	32.933	
			D- 4	6033.929	2784.890	34.811	
			E- 5	6358.201	2934.554	36.682	
17210	MISC	ACCOUNT CLERK III	A- 1	4971.781	2294.668	28.683	2080.00
17240	MISC	BUS DRIVER III	B- 2	5245.885	2421.178	30.265	
17250	MISC	MECHANIC I	C- 3	5533.448	2553.899	31.924	
17260	CONF	ACCOUNT CLERK III C	D- 4	5841.811	2696.220	33.703	
			E- 5	6156.297	2841.368	35.517	
17500	MISC	TRAF & LITE TECH I	A- 1	4897.138	2260.218	28.253	2080.00
17510	MISC	FACILITY SPECIALIST	B- 2	5170.018	2386.162	29.827	
17530	MISC	WATER UTILITY WORKER	C- 3	5452.685	2516.624	31.458	
17550	CONF	HR SPECIALIST	D- 4	5752.485	2654.993	33.187	
17560	MISC	MAINTENANCE WKR II	E- 5	6052.284	2793.362	34.917	
17570	MISC	COMMUNICATION SPCLST					
18010	MISC	ACCOUNT CLERK II	A- 1	4460.286	2058.594	25.732	2080.00
18020	MISC	MAINTENANCE WORKER	B- 2	4697.679	2168.160	27.102	
18030	MISC	BUS DRIVER II	C- 3	4965.662	2291.844	28.648	
18040	MISC	STOREKEEPER	D- 4	5234.870	2416.094	30.201	
18050	MISC	WATER METER READER	E- 5	5516.315	2545.992	31.825	
18060	MISC	ASST TRAF/LITE TECH					
18070	MISC	MECHANIC ASSISTANT					
18080	MISC	ELECTRICIAN ASSISTNT					
18085	MISC	BLDG PERMIT TECH II					
18510	MISC	COMM SVCS SPECIALIST	A- 1	4197.195	1937.167	24.215	2080.00
			B- 2	4423.578	2041.651	25.521	
			C- 3	4663.416	2152.346	26.904	
			D- 4	4916.716	2269.254	28.366	
			E- 5	5182.254	2391.810	29.898	

CLASS	UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
18810	MISC	ACCOUNT CLERK I	A- 1	4012.422	1851.887	23.149	2080.00
18815	MISC	ADMIN ASSISTANT II	B- 2	4235.131	1954.676	24.433	
18840	MISC	BLDG PERMIT TECH I	C- 3	4460.286	2058.594	25.732	
			D- 4	4697.679	2168.160	27.102	
			E- 5	4965.662	2291.844	28.648	
19615	MISC	ADMIN ASSISTANT I	A- 1	3606.162	1664.382	20.805	2080.00
19620	MISC	LIBRARY CLERK I	B- 2	3806.846	1757.006	21.963	
			C- 3	4016.093	1853.581	23.170	
			D- 4	4227.789	1951.287	24.391	
			E- 5	4460.286	2058.594	25.732	



CLASS	UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
52010	PART	COMM SVCS LEAD II B	A- 1			17.665	
			B- 2			18.555	
			C- 3			19.479	
			D- 4			20.447	
			E- 5			21.477	

CLASS UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
70400 NB	PUBLIC SAFETY OFCR	A- 1			21.421	
70410 NB	CODE ENFORCMT INSP I	B- 2			22.617	
		C- 3			23.919	
		D- 4			25.257	
		E- 5			26.604	
70545 NB	LITERACY INTERN N	A- 1			16.068	
70580 NB	ADMIN INTERN N	B- 2			16.882	
		C- 3			17.810	
		D- 4			18.789	
		E- 5			19.826	
70700 NB	HUMAN SVCS CS WKR I	A- 1			26.215	
		B- 2			27.691	
		C- 3			29.168	
		D- 4			30.744	
		E- 5			32.496	
72100 NB	INSTR LIFEGUARD III N	A- 1			22.617	
		B- 2			23.855	
		C- 3			25.231	
		D- 4			26.643	
		E- 5			28.066	
72300 NB	INSTR LIFEGUARD II N	A- 1			19.126	
72310 NB	COM SVCS LEAD III N	B- 2			20.178	
		C- 3			21.290	
		D- 4			22.459	
		E- 5			23.692	
72400 NB	INSTR LIFEGUARD I N	A- 1			18.132	
		B- 2			19.126	
		C- 3			20.178	
		D- 4			21.290	
		E- 5			22.459	
72540 NB	HERITAGE PK RANGER N	A- 1			16.068	
72560 NB	PSO APPRENTICE N	B- 2			16.068	
		C- 3			16.737	
		D- 4			17.579	
		E- 5			18.456	

CLASS UNIT	JOB TITLE	STEP	MONTHLY	BI-WEEKLY	HOURLY	ANNUAL HOURS
72600 NB	LIB INFO DESK ASST	A- 1			18.960	
		B- 2			20.004	
		C- 3			21.103	
		D- 4			22.266	
		E- 5			23.490	
72710 NB	ADMIN CLERK I NB	A- 1			16.068	
		B- 2			16.409	
		C- 3			17.313	
		D- 4			18.264	
		E- 5			19.269	
72800 NB	BUS DRIVER I NB	A- 1			18.210	
		B- 2			19.211	
		C- 3			20.267	
		D- 4			21.382	
		E- 5			22.559	
73000 NB	COMM SVCS LEAD II N	A- 1			16.068	
73010 NB	FINANCE OFFICE AIDE	B- 2			16.068	
		C- 3			16.492	
		D- 4			17.324	
		E- 5			18.187	
74410 NB	LIBRARY SVCS AIDE N	A- 1			16.068	
74420 NB	COMM SVCS LEAD I N	B- 2			16.068	
74430 NB	PUBLIC WORKS AIDE N	C- 3			16.068	
74440 NB	OFFICE AIDE N	D- 4			16.422	
74450 NB	AQUATICS AIDE N	E- 5			17.239	
78000 NB	LITERACY ASSISTANT N	A- 1			17.237	
78010 NB	COMPUTER TECHNICIAN	B- 2			18.184	
78020 NB	ENVIRONMENTAL INTERN	C- 3			19.183	
		D- 4			20.240	
		E- 5			21.352	
79800 NB	REC INSTRUCTOR	A- 1			33.912	
		K-11			28.534	
		N-14			23.777	
		P-16			20.608	
		V-22			16.450	
		X-24			16.068	

**CITY OF SANTA FE SPRINGS  
ASSISTANT CITY MANAGER**

**Bargaining Unit: EMC – Executive**

**Job Code:**

**FLSA Status: Exempt**

**Date Prepared: 8/15/23**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general direction of the City Manager, provides highly responsible and complex management assistance to the City Manager and City Council in coordinating and directing city-wide program and departmental activities, and operations; assists the City Manager in executing the long and short-term programs and activities in collaboration with the City Council and Department Directors; conducts special projects and provides guidance in the preparation of new or revised policies and procedures having citywide impact; serves as liaison to departments, other agencies and the community; serves as a member of the City’s Management Team.

**SUPERVISION RECEIVED:**

Receives general direction from the City Manager.

**SUPERVISION EXERCISED:**

Exercises direct supervision over professional, supervisory, technical, and clerical staff of the City Manager’s Office. Exercises direct and indirect supervision over assigned departments, professional, and support function staff.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Assists and participates in the development and implementation of goals, objectives, policies, and priorities for citywide government and the City Manager's Office; coordinates work plans; reviews agenda reports.
2. Supervises and/or conducts studies, surveys, and the collection of information on special projects, difficult operational and administrative problems; analyzes findings and prepares reports of practical solutions for review by the City Manager; manages the administration and implementation of special projects and develops community coalitions.
3. Administers contractual agreements for services provided by outside vendors, consultants, or agencies.
4. Manages the coordination and preparation of the budgets, funding mechanisms, and budget control activities; makes recommendations on and administers grants and other funding programs.
5. Responds to resident complaints and requests for information that cannot be handled at lower staff levels; makes recommendation on service improvements and problem resolution.
6. Coordinates assigned activities of the City Manager's Office with City departments and division and with outside agencies; assist in the of new programs and procedures.
7. Assists and advises the City Manager and City Council; relieves the City Manager of administrative detail; serves as Acting City Manager as assigned.
8. Establishes positive working relationships with representatives of community organizations, state/local agencies, legislators and associations, City management and staff, and the public.

### **C. Other Job Specific Duties**

1. Functions as a member of the City's management team and participates actively in addressing issues of concern to the City, which at times may not have direct impact on area of specialization.
2. Represents the City in City Council meetings, special commissions and boards, the community at large, and at professional meetings as required.
3. Reviews and approves City check distribution.
4. May be exposed to confidential and privileged information during the course of duties, which should be maintained as such.
5. Performs related duties as required.

### **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

#### **Knowledge of:**

- Modern and highly complex principles, practices, and techniques of municipal administration, organizations, and functions;
- Principles and practices of organization management and supervision;
- Research techniques, sources and availability of information;
- Methods of report presentation;

- Current social, political and economic trends, and operating problems of municipal government;
- Principles and practices of municipal budgeting and finance;
- Principles and techniques of labor relations;
- Principles and practices of economic and community development;
- Local and State legislative processes;
- Principles of effective public relations and interrelationships with community groups and agencies, private businesses and firms, and other levels of government;
- Methods and techniques of supervision, training, and motivation;
- Basic principles of mathematics;
- Applicable Federal, State, and local laws, codes, and regulations;
- Methods and techniques of scheduling work assignments;
- Office practices, methods, and equipment, including a computer and applicable software;
- Methods and techniques for report preparation and writing;
- Proper English, spelling, and grammar;
- Occupational hazards and standard safety practices.
- Word processing and other related software applications.

**Ability to:**

- Assist the City Manager in managing overall City operations;
- Provide effective leadership;
- Plan and coordinate a variety of program activities, including grand administration; research, analyze, interpret, summarize, and present administrative and technical information and data in an effective manner; develop comprehensive plans to meet future City needs/services;
- Prepare and analyze a grants budget; serve effectively as the administrative agency of the City Council;
- Plan, organize, train, motivate and evaluate assigned staff.
- Identify and respond to community issues, concerns and needs.
- Analyze problems and recommend and implement effective solutions;
- Research, analyze, and evaluate new service delivery methods, procedures and techniques.
- Prepare clear and concise administrative and financial reports.
- Interpret and apply federal, state, and local policies, procedures, laws, and regulations.
- Work collaboratively as a member of the City's Executive and Management teams.
- Communicate effectively orally and in writing; prepare clear and comprehensive reports and make effective presentations;
- Prepare clear and comprehensive reports and make effective presentations.
- Establish and maintain effective working relationships with those contacted in the course of work;

- Think clearly, logically and rationally under pressure, adhere to multiple deadlines and handle multiple projects;
- Meet and serve the public with professionalism, courtesy and tact.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Bachelor’s degree in Public Administration, Public Policy, Finance or a closely related field. Master’s degree in Public Administration, Public Policy, Finance, preferred.
- Five (5) years of recent increasingly responsible experience in municipal government including administrative analysis, budget preparation and control, including two (2) years of supervisory and leadership experience.
- A valid State of California driver’s license and an acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors.*
- *Noise level is quiet to moderate.*
- *Hazards are minimal.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit for extended periods.*
- *Stand, walk, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS  
LIBRARY INFORMATION DESK ASSISTANT**

**Job Code:**

**FLSA Status: Non-Exempt**

**Date Prepared:8/15/23**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under direct supervision, assists Librarians with the day-to-day operation of the Library including circulation, reference, material processing, special programming, public computer assistance and outreach.

**SUPERVISION RECEIVED:**

Receives direct supervision from a Librarian.

**SUPERVISION EXERCISED:**

None.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.  
Exhibits loyalty to the City and its representatives.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Provides general and specialized reference and information to patrons in person and over the telephone. Retrieves information from an on-line computer catalog or written documents.
2. Gives friendly and helpful service to library users.



3. Performs miscellaneous material collection related duties within context of library needs.
4. Provides research assistance to patrons, helping them to gain access to both print and computer generated information.
5. Assists patrons in the use of the online public access catalog, and the internet.
6. Fills requests for reserved materials.
7. Assists with basic clerical functions.
8. Performs other duties as assigned by Supervisor.

### **C. Other Job Specific Duties**

1. Provides referral and information services to patrons.
2. Provides general and specialized reference to patrons. Refers complex reference questions to Librarians.
3. Provides library assistance at the William C. Gordon Learning Center, or at any location set up to provide that assistance.
4. Assists in all library programming; may be needed to assist Literacy with small-group tutoring, outreach activities, and special events.
5. Assists at City events, as needed.
6. Performs related duties as required.

### **D. Desired Qualifications**

1. A proactive public service initiative with strong communication and interaction skills and the ability to relate to people of all ages.
2. Knowledge, interest and appreciation of literature and other sources of information available at the library.
3. Ability to provide research assistance.
4. Ability to assist in organizing activities and to perform routine tasks.
5. Ability to use computers and perform data entry.
6. Exhibits flexibility and possesses a high degree of patience and tolerance.

**REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

Library policies and procedures.  
Integrated library systems.  
Modern office procedures and equipment including computers.  
Word processing and other related software applications.

**Ability to:**

Operate computers.  
Follow written and oral instructions.  
Communicate effectively in the English language by phone or in person, in a group or individual setting, and in writing.  
Operate and use modern office equipment.  
Effectively organize and prioritize assigned work.  
Speak Spanish is highly desirable.  
Establish and maintain effective working relationships with other people.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Two (2) years of college coursework AND one (1) year of library experience is required.
- Enrollment in MLS degree program is highly desirable.
- A valid State of California driver's license and an acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- Work is primarily performed indoors.
- Noise level is moderate.
- Hazards are minimal.

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable*

*accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Stand, sit, walk, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *Hear and speak both in person and on the telephone.*
- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS  
FINANCE ANALYST**

**Bargaining Unit: EMC**

**Job Code:**

**FLSA Status: Non-Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under direct supervision, performs a variety of budget and accounting work involving the processing, maintenance, and review of budget, accounting, bookkeeping, and related areas.

**SUPERVISION RECEIVED:**

Receives direct supervision from the Revenue/Budget Manager.

**SUPERVISION EXERCISED:**

None.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Performs a variety of responsible staff functions and special assignments for the City.
2. Participates in the preparation and maintenance of budget and accounting activities as assigned.
3. Receives, sorts, and organizes a variety of financial documents.
4. Researches, analyzes, and reviews documents received for accuracy and completeness.
5. Assists in the preparation of the annual budget and audits.
6. Reviews and verifies document from other departments to ensure adherence to established City guidelines.

7. Reviews entries for accuracy and completeness.
8. Performs other related duties.

**C. Other Job Specific Duties:**

1. May perform general office clerical duties.
2. Inputs financial and statistical data to the City's computer systems.
3. Prepares financial and statistical reports for management and the public.
4. Maintains accurate records of all data control processing.
5. Performs related duties as required or assigned.

**REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

City budget procedures.  
Federal, state, and local laws, codes, and regulations.  
Principles and procedures of financial record keeping and reporting.  
Operating policies, procedures and typical financial transactions.  
English usage, spelling, grammar and punctuation.  
Modern office procedures and equipment including computers.  
Word processing and other related software applications.

**Ability to:**

Perform advanced research  
Speak effectively before audiences  
Coordinate department programs and administer projects.  
Make mathematical calculations quickly and accurately.  
Audit, tabulate, balance, and reconcile data.  
Read, analyze, and interpret policies and procedures.  
Maintain a variety of financial records and files.  
Prepare accurate and complete reports from data.  
Understand and follow oral and written instructions.  
Communicate effectively verbally and in writing.  
Work with accuracy and attention to detail.  
Effectively organize and prioritize assigned work.  
Establish and maintain effective working relationships with other people.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Bachelor's Degree from an accredited college or university with major coursework in finance, accounting, business administration, public administration or a related field.
- Two (2) years of administrative management, program or project management, or related experience.
- Valid California Driver's License and acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- Work is primarily performed indoors.
- Noise level is quiet to moderately quiet.
- Hazards are minimal.

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- Sit for extended periods of time.
- Stand, walk, and bend.
- Hear and speak both in person and on the telephone.
- Use hands and fingers to operate office equipment.
- See well enough to read documents and operate office equipment.
- Lift and move up to 25 pounds.

**CITY OF SANTA FE SPRINGS  
SENIOR ACCOUNT CLERK**

**Bargaining Unit:** SFSCEA

**Job Code:** 1680

**FLSA Status:** Non-Exempt

**Date Prepared:** 8/15/2023

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under direct supervision, supervises technical and administrative support staff performing customer account maintenance, billing, and bookkeeping records, payroll, providing customer service; and performs other duties as required within the scope of the classification.

**DISTINGUISHING CHARACTERISTICS:**

The Senior Account Clerk supervise subordinate staff in complex technical accounting activities. It is distinguished from the Account Clerk III position by the complexity of assignments and scope of supervisory responsibility.

**SUPERVISION RECEIVED:**

Receives direct supervision from the Revenue/Budget Manager and Assistant Director of Finance.

**SUPERVISION EXERCISED:**

Exercises direct supervision over subordinate staff; indirect supervision over clerical staff in the absence of the Revenue/Budget Manager and Assistant Director of Finance.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

## **B. Essential Job Specific Duties:**

1. Assigns work to staff and reviews completed work for accordance; trains new staff and provides training.
2. Oversees office operations to ensure quality customer service; performs more complex accounting assignments;
3. Receives and reconciles billing or service-related complaints; corresponds with customers verbally and in writing on a variety of issues;
4. Supervises and authorizes customer bills, credits, back billings or other adjustments such as debits, credits or refunds;
5. Reviews systems reports for accuracy or to identify data entry errors; audits records and files associated with various business transactions;
6. Verifies and reconciles accounts receivable and/or payable transactions, reconciles incorrectly posted or rejected payments; balances transactions at end of day; maintains internal cash controls; performs account maintenance; retrieves, tabulates and audits data and prepares periodic activity or statistical reports; researches account information, payment history and accuracy before preparing account for write-off and collection;
7. Supervises, coordinates and oversees the processes that verify, consolidate and deposit all funds accepted by the City;
8. Oversees and performs accounts payable functions
9. Creates and reviews reports and control systems for maintaining and improving customer service.
10. Interviews, trains, and motivates employees, prioritizes, assigns and evaluates work;
11. Trains employees for job enrichment and to ensure coverage;
12. Investigates and responds to complaints or disputes and intervenes in more difficult issues;
13. Interprets policies, interacts with the public, other agencies, vendors, and other departments;
14. Oversees maintenance of all fields and records associated with utility billing and customer accounts;
15. Reviews and approves invoices for payment;
16. May perform back-up duties for other positions within the work group; attends professional training to stay abreast of industry best practices;

## **C. Other Job Specific Duties**

1. Audits, codes, and batches accounts receivable and payable transactions; enters information into a computer; verifies reports generated by the computer.



2. Answers questions and provide information to the public when working at an office counter; refers public to the City staff member or department.
3. Performs general office clerical duties; answers the telephone; types letters and memoranda.
4. Performs bank reconciliations; researches discrepancies and makes corrections.
5. Participates in the maintenance of the fixed asset accounting system; performs physical inventory of City assets and prepares associated records and documentation.
6. Inputs financial and statistical data to the City's computer systems.
7. Prepares a wide variety of reports; maintains files and records.
8. Performs related duties as required.

**REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

- English usage, spelling, grammar and punctuation. Basic principles and practices of bookkeeping.
- Federal, state, and local laws, codes, and regulations.
- Advanced Principles and procedures of financial record keeping, reporting and budgeting.
- Operating policies, procedures and typical financial transactions. Office Management and public relations
- Modern office procedures and equipment including computers.
- Standard business software, including word processing, spreadsheet, presentation and database programs, as well as specialized accounting software.
- Modern and complex principles and procedures of financial record keeping and reporting. Techniques and methods of statistical data compilation, recording and reporting.
- Mathematical principals and arithmetic applied to financial and statistical record keeping.

**Ability to:**

- Select, supervise, train, and evaluate assigned staff. Audit, tabulate, balance, and reconcile data.

- Interpret and apply bookkeeping principles and procedures involved in maintaining the control of records and reports.
- Operate 10-key adding machine.
- Maintain a variety of financial records and files.
- Prepare accurate and complete financial reports from accounting data. Type at a speed necessary for successful job performance.
- Understand and follow oral and written instructions. Communicate effectively verbally and in writing.
- Utilize appropriate interpersonal skills when interacting with diverse communities or confrontational individuals
- Work with accuracy and attention to detail. Operate and use modern office equipment. Effectively organize and prioritize assigned work.
- Establish and maintain effective working relationships with other people.
- Ability to independently interpret and apply bookkeeping principles and procedures involved in maintaining the control of records.
- Design, establish, and maintain a variety of financial records and files.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- High School Diploma or an equivalent certificate or diploma recognized by the State of California supplemented by two (2) years college coursework with emphasis in accounting, public administration, business administration, or a related field. Bachelor's degree preferred.
- Four (4) years of progressively responsible bookkeeping or accounting experience, including one (1) year as an Account Clerk III.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors.*
- *Noise level is quiet to moderately quiet.*
- *Hazards are minimal.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit for extended periods of time.*
- *Stand, walk, and bend.*
- *Hear and speak both in person and on the telephone.*
- *Use hands and fingers to operate office equipment.*
- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS  
COMPUTER SPECIALIST**

**Bargaining Unit: SFSCEA**

**Job Code: 14740**

**FLSA Status: Non-Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under direct supervision, performs routine skilled technical work and provides technical support functions for City computer systems, applications, and system users; troubleshoots problems and provides basic system maintenance functions.

**SUPERVISION RECEIVED:**

Receives direct supervision from the Technology Services Manager.

**SUPERVISION EXERCISED:**

None.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Operates and maintains the City's communications network providing access to City computers and application systems; manages firewalls, routers, and switches.
2. Performs network troubleshooting to isolate and diagnose common network problems; identifies and take appropriate courses of action to resolve issues and maintain efficient operation.
3. Assists in designing and implementing new networks, including system topology, server configuration, and standard information technology structure.

4. Acts as liaison with City staff, external customers, and vendors, oversees technical support contracts and consultants to ensure systems and hardware are maintained.
5. Instructs all city personnel in all computer applications, provides basic and intermediate training on system operation, application usage and technique, and computing safety as needed.
6. Assists with and contributes to development of the City's long-range technology and cybersecurity planning efforts.
7. Assists staff in the use of business intelligence tools for querying, manipulating and reporting of enterprise data.
8. Develop and maintain leadership knowledge of the business and associated IT needs and stay up-to-date of technological changes, which could significantly impact City needs and responsibilities both technically and fiscally.
9. Maintains accurate records and logs of new equipment.
10. Provides emergency response to reduce downtime; corrects errors or initiates and monitors vendor activity surrounding critical system failures, off-hours scheduled maintenance downtime, or on a needed basis.
11. Works with outside vendors to coordinate maintenance, purchasing, and other IT related services as required.
12. Provides responsible administrative support to the Technology Services Manager in carrying out the functions of the department.

### **C. Other Job Specific Duties**

1. Assists the Technology Services Manager with the coordination and purchasing of all hardware and software acquisitions.
2. Recommends short-term and long-range information technology, communication and management information systems plans, policies, and procedures.
3. Assists the Technology Services Manager with the preparation and management of the division's budget.
4. Develops and maintains a variety of technical documentation and records.
5. Represents the division to other City departments, elected officials, and outside agencies.
6. Provides audio/visual support for all City meetings and/or events; including the running of hybrid meetings in the City's Council Chambers or other locations as assigned.
7. Performs system administration duties on various City information systems. Makes appropriate changes to City user accounts for personnel changes. This includes user's credentials, email, and security groups.
8. Administers the City's website content management system.
9. Performs related duties as required.

### **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

- Various types of computer and peripheral equipment.
- Principles and practices of system analysis and design.
- Principles, procedures, techniques, nomenclature, and operation of computer systems.
- Computer equipment maintenance procedures, hardware configurations, and operating principles.
- Capabilities, limitations, characteristics, and uses of computer information systems, related hardware, various software application programs and operating systems.
- Telecommunications and networking equipment, maintenance procedures, hardware and software configurations, and operating principles.
- Techniques of personal and group instruction and training.
- Procedures for maintaining the integrity and security of data in automated systems.
- Principles and practices of technical problem solving.
- Business system applications.
- Microsoft SQL (preferred).
- Web development (preferred).
- Virtual computing with VMware (preferred).
- Departmental policies and procedures.
- Modern office procedures and equipment including computers.
- Word processing and other related software applications.
- Computer network administration.
- Computer and network security.

**Ability to:**

- Troubleshoot, install, and configure software and hardware.
- Provide Help Desk assistance to users.
- Evaluate and interpret automated information systems from a user perspective.
- Analyze departmental data system needs and requirements; identify goals and objectives, and problems; examine alternatives; develop conclusions and recommendations; and implement solutions.
- Prepare clear and concise reports, documentation, and other written materials.
- Communicate complex concepts in writing.
- Read and comprehend written material on a wide variety of technical subjects.
- Maintain confidentiality of information.
- Follow written and oral instructions.
- Work independently in the absence of supervision.
- Communicate effectively verbally and in writing.
- Work with accuracy and attention to detail.
- Operate and use modern office equipment.
- Effectively organize and prioritize assigned work.
- Establish and maintain effective working relationships with other people.

- Perform system analysis, planning, design, and implementation of software applications.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Associate's degree in computer science, information systems technology, management information systems or a related field; Bachelor's degree preferred.
- Four (4) years of experience analyzing, installing, maintaining and troubleshooting computer hardware, software and network devices, which includes working with various operating structures and database structures, and software application design and implementation.
- A valid State of California driver's license and an acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors.*
- *Noise level is quiet to moderate.*
- *Hazards are minimal.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit for extended periods.*
- *Stand, walk, bend, kneel, and crouch.*
- *Push, pull, and reach overhead and above shoulders.*
- *Use hands and fingers to operate hand/power tools and office equipment.*
- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 60 pounds.*

**CITY OF SANTA FE SPRINGS  
REVENUE/BUDGET MANAGER**

**Bargaining Unit: EMC-Management**

**Job Code:**

**FLSA Status: Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general direction, administers and oversees finance, accounting, budget, treasury, and debt administration functions within the Finance & Administrative Services department; provides general and specific direction to subordinate employees; provides highly responsible and complex administrative support to the Director of Finance and Administrative Services and serves as a member of the City's Management Team.

**SUPERVISION RECEIVED:**

Receives general direction from the Director of Finance and/or Assistant Director of Finance.

**SUPERVISION EXERCISED:**

Exercises direct supervision over supervisory, technical, and clerical staff.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Performs a variety of responsible staff functions and special assignments for the City.
2. Conducts analyses and oversees the grant revenue claim processes
3. Exercises major responsibility in the research and design of budget format.
4. Sets up parameters for revenue estimates from the Finance Division and makes recommendations for fiscal guidelines in the budgetary process.
5. Writes and publishes instruction manual for budget preparation.



6. Works closely with department budget staff to insure adherence to established budget parameters.
7. Serves as administrative liaison to all departments during the preparation stages of budget preparation.
8. Makes recommendations to the City Manager as to overall City budget hearings and has major impact on the final budget.
9. Make cost and benefit assumptions, show budgetary recommendations, and represent the department or City in budgetary planning meetings and city council presentations.
10. Responsible for the implementation of City Council directives regarding development and revision of budget.
11. Assists departments in budget development and implementation throughout the year.
12. Assists in the preparation of Capital Improvement Programs.
13. Researches, analyzes data and makes recommendations to the City Manager concerning long range planning and budgeting.
14. Reviews alternative revenue sources and assists in coordination the activities necessary for implementation.
15. Analyze and monitor the status and impacts of federal and state legislation on local government revenues.
16. Provide advice and counsel to management and other employees in Budget and revenue matters.
17. Plan, organize and coordinate budgetary and staffing reviews, costing analyses, and submittals;
18. Conduct independent research and prepare policy recommendations related to a variety of special administrative assignments and special projects.
19. Provide administrative direction to staff that may be involved in the completion of various analyses.
20. Interviews, trains, and motivates employees; prioritizes, assigns, and evaluates work; drafts performance evaluations.
21. Recommends disciplinary action according to established City procedures.
22. Assists in developing and implementing departmental goals, objectives, policies, and priorities.
23. Performs other related duties.

**REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

City budget procedures.

Departmental operations as they affect budgeting.

City revenue sources; principles of administration, municipal finance and budgeting.

Organizational and management practices as applied to the analysis and evaluation of programs, policies, and operational needs.

Advanced principles, practices and theories of accounting and financial reporting.

Generally accepted government accounting practices and standards.

Mathematical principles applied to financial record keeping and analysis.

Principles of supervision, training, and performance evaluation.

Organizational and management practices as applied to the analysis and evaluation of programs, policies, and operational needs.

Modern and complex principles and practices of program development and administration.

Federal, state, and local laws, codes, and regulations.

English usage, spelling, grammar, and punctuation.

Modern office procedures and equipment including computers.

Word processing, spread sheet, and other related software applications.

**Ability to:**

Investigate and analyze budgetary problems.

Read, analyze, and interpret technical journals and reports, technical procedures, and government regulations.

Prepare business correspondence and procedure manuals.

Present information clearly and concisely to individuals and groups.

Plan, organize, direct, and coordinate the work of professional and technical staff.

Prepare and administer large complex budgets, allocate limited resources, in a cost effective manner.

Analyze problems.

Identify alternative solutions and project consequences of proposed actions.

Prepare clear and concise administrative and financial reports.

Interpret and apply federal, state, and local policies, procedures, laws, and regulations.

Make effective public presentations.

Communicate effectively verbally and in writing; work with accuracy and attention to detail.

Operate and use modern office equipment.

Effectively organize and prioritize assigned work.

Establish and maintain effective working relationships with others.

Interpret and apply federal, state, and local policies, procedures, laws, and regulations.

Provide professional leadership and direction.

Respond to common inquiries or complaints from customers, regulatory agencies, and members of the community.

Prepare business correspondence and procedure manuals.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Bachelor's degree from an accredited college or university with major coursework in finance, accounting, business administration, public administration or a related field. A Master's degree is desirable.
- Five (5) years of increasingly responsible experience in finance or a closely related field plus two (2) years of administrative and supervisory experience. Municipal experience highly preferred.
- Valid California Driver's License and acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- Work is primarily performed indoors.
- Noise level is quiet to moderately quiet.
- Hazards are minimal.

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- Sit for extended periods of time.
- Stand, walk, and bend.
- Push, pull, and reach overhead and above shoulders.
- See well enough to read documents and operate office equipment.
- Lift and move up to 25 pounds.

**CITY OF SANTA FE SPRINGS  
ASSISTANT DIRECTOR OF FINANCE**

**Bargaining Unit: EMC - Management**

**Job Code:**

**FLSA Status: Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general direction, manages the day-to-day operations and supervision of the City's Finance department; provides general and specific direction to subordinate employees; provides highly responsible and complex administrative support to the Director of Finance and Administrative Services, serves as a member of the City's Management Team.

**SUPERVISION RECEIVED:**

Receives supervision from the Director of Finance and Administrative Services.

**SUPERVISION EXERCISED:**

Exercises direct supervision over the Revenue & Budget Manager, supervisory, technical, and clerical staff.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Provide highly responsible and complex administrative support to the Director of Finance and Administrative Services in the areas of finance, accounting, budgeting treasury, and debt administration.

2. Assists in the development and implementation of departmental goals, objectives, policies, and priorities.
3. Directly supervises Department staff and may act as Department Director in the absence of the Director of Finance and Administrative Services.
4. Ensures compliance with legal record keeping requirements according to accepted accounting procedures; ensures that accounts receivable, accounts payable and payroll transactions are verified, processed and recorded.
5. Performs and oversees analysis and assists in the preparation of financial reports including the Comprehensive Annual Financial Report (CAFR), City/CC Budgets and special reports in compliance with federal, state and local laws, rules and regulations.
6. Takes a lead role in managing Finance and Administrative functions in the core areas of payroll, accounts payable, accounts receivable, preparation of City budget, financial statements, and the analysis and reconciliation of bank and ledger accounts;

### **C. Other Job Specific Duties**

1. Ensures Compliance with generally accepted accounting principles; Assists in managing the City's water utility billing and financial systems; Conducts internal audits of sub-account systems, and interfaces with independent auditors
2. Assists in managing the development and modification of computerized accounting systems; Ensures fulfilling of state and federal financial reporting requirements;
3. Assists in managing the City's treasury and investments; Assists in the forecast of additional funds;
4. Assists and participates in the development and administration of the Department budget; Monitors expenditures and implements adjustments;
5. Assists and participates in the development of the work assignments, projects and programs; Monitors work flow; reviews and evaluates work products, methods and procedures;
6. Assists in selection, training and evaluation of personnel; Provides or coordinates staff training; Works with employees to correct deficiencies;
7. Responds and resolves difficult and sensitive citizen inquiries and complaints.
8. Performs other duties as required.

### **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

Advanced principles, practices and theories of accounting and financial reporting.  
Generally accepted governmental accounting practices and standards.  
Mathematical principles applied to financial record keeping and analysis.  
Principles of supervision, training, and performance evaluation.  
Organizational and management practices as applied to the analysis and evaluation of programs, policies, and operational needs.  
Modern and complex principles and practices of program development and administration.  
Advanced principles and practices of budget preparation and administration.  
Federal, state, and local laws, codes, and regulations.  
English usage, spelling, grammar, and punctuation.  
Modern office procedures and equipment including computers.  
Word processing, spreadsheet, and other related software applications.

**Ability to:**

Provide professional leadership and direction.  
Read, analyze, and interpret technical journals and reports, technical procedures, and governmental regulations.  
Respond to common inquiries or complaints from customers, regulatory agencies, and members of the community.  
Prepare business correspondence and procedure manuals.  
Present information clearly and concisely to individuals and groups.  
Plan, organize, direct, and coordinate the work of supervisory and technical personnel.  
Select, supervise, train and evaluate staff.  
Develop, implement, and administer goals, objectives, and procedures for providing effective and efficient services.  
Prepare and administer large and complex budgets; allocate limited resources in a cost effective manner.  
Analyze problems; identify alternative solutions and project consequences of proposed actions; implement recommendations in support of goals.  
Research, analyze, and evaluate new service delivery methods, procedures and techniques.  
Prepare clear and concise administrative and financial reports.  
Interpret and apply federal, state, and local policies, procedures, laws, and regulations.  
Work collaboratively as a member of the City's Management team.  
Make effective public presentations.  
Communicate effectively verbally and in writing.  
Work with accuracy and attention to detail.  
Operate and use modern office equipment.  
Effectively organize and prioritize assigned work.  
Establish and maintain effective working relationships with others.  
Interpret and apply federal, state, and local policies, procedures, laws, and regulations.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Bachelors degree in Business Administration, Accounting, Public Administration or related field. A Master's degree and possession of a State Certified Accountant (CPA) license is desirable.
- Five (5) years of progressively responsible and professional work experience in municipal and or public accounting and financial work including at least two (2) years of supervisory experience.
- A valid State of California driver's license and an acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors.*
- *Noise level is quiet to moderate.*
- *Hazards are minimal.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit for extended periods of time.*
- *Walk, stand, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS  
ADMINISTRATIVE BATTALION CHIEF**

**Bargaining Unit: SFSFFA**

**Job Code:**

**FLSA Status: EXEMPT**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

**SUPERVISION RECEIVED:**

Receives direction from the Fire Chief.

**SUPERVISION EXERCISED:**

Exercises direct supervision over subordinate Fire Prevention and Environmental Protection staff, including Fire Marshal, Environmental Program Manager, and clerical staff.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

- Assists with the planning, organizing, coordinating, and directing of all activities and functions of the Department of Fire-Rescue.
- Manages Department's Environmental Division, Fire Prevention Division, Administrative Division, Grant Administration, and our fire apparatus maintenance program.
- Directs the preparation and maintenance of records and reports regarding training, emergency response, equipment maintenance and supplies, fire prevention, and other departmental activities.
- Directs the maintenance of apparatus, equipment, buildings, and grounds.
- Directs, trains, and evaluates subordinate personnel.

**C. Other Job Specific Duties**

- Ensures discipline and enforcement of all rules, regulations, and special orders.



- Inspects personnel, facilities, and equipment to ensure the standards of operations and procedures are maintained.
- Knowledge of contract administration, coordinating technical staff reports, developing policies and procedures, and preparing mid and new-fiscal year budgets.
- Participate in community risk reduction, emergency preparedness, employee evaluations, quality improvement programs, and maintain modern fire protection methods and new technology.
- Represents the City and Department at civic and other public functions.
- Performs requisite emergency medical service as required.
- Performs related duties as required.

**REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

- Departmental policies and procedures.
- National fire protection standards.
- Fire and life safety codes, ordinances, regulations, policies, and procedures.
- Principles and practices of fire prevention, training, and equipment maintenance.
- Fire protection and detection systems, strategies, and procedures.
- Personnel regulations and incident command requirements.
- Principles of supervision, training, and performance evaluation.
- Federal, state, and local laws, codes, and regulations.
- Principles of budget preparation.
- English usage, spelling, grammar, and punctuation.
- Modern office procedures and equipment including computers.
- Word processing and other related software applications.

**Ability to:**

- Provide administrative and professional leadership and direction.
- Direct departmental operations.
- Enforce compliance with codes, laws, and regulations.
- Effectively delegate authority and responsibility.
- Identify and respond to community needs and concerns, city council issues and directions.
- Plan, organize, direct, and coordinate the work of management, supervisory, professional, and technical staff.
- Prepare and present reports.
- Supervise, train, and evaluate assigned staff.
- Work collaboratively as a member of the City's Management Team.
- Make effective public presentations.
- Communicate effectively verbally and in writing.

- Work with accuracy and attention to detail.
- Operate and use modern office equipment.
- Effectively organize and prioritize assigned work.
- Establish and maintain effective working relationships with other people.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- High School Diploma, twenty-four (24) college units in Fire Science, and a State Chief Officer Certification or Bachelors Degree in Fire Science or related field.
- Ten (10) years experience with a municipal fire department, including two (2) years as a Battalion Chief.
- A valid State of California driver's license and an acceptable driving record.
- State Executive Chief Officer Certification (preferred).
- State of California Hazardous Materials Specialist certification.
- EMT-1 and CPR certifications, EMT-D preferred.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- Work is primarily performed indoors.
- Noise level is quiet to moderate.
- Occasionally works with and around machinery having moving parts.
- Occasional exposure to chemicals, fumes, gases, and odors.

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- Sit for extended periods of time.
- Stand, sit, walk, kneel, crouch, and bend.
- Push, pull, and reach overhead and above shoulders.
- Hear and speak both in person and on the telephone.
- Use hands and fingers to operate office equipment.
- See well enough to read documents and operate office equipment.
- Lift and move up to 50 pounds.

**CITY OF SANTA FE SPRINGS  
FIRE MARSHAL**

**Bargaining Unit: SFSFFA**

**Job Code:**

**FLSA Status: Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general direction, plans, organizes, coordinates, and directs the activities of the Fire Prevention Bureau; coordinates activities with the Environmental Programs Manager and other divisions, departments, outside agencies and the public; provides staff assistance to the Fire Chief.

**SUPERVISION RECEIVED:**

Receives direction from the Administrative Battalion Chief.

**SUPERVISION EXERCISED:**

Exercises direct supervision over Deputy Fire Marshal.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Plans, organizes, directs and supervises the Fire Prevention Division.
2. Interprets Federal, State, and local rules, regulations, and codes for code enforcement and recommends changes and revisions to codes and ordinances.
3. Evaluates and determines applicability of fire, building, electrical, life safety and mechanical code requirements, and alternate means and methods of fire protection, calculations and fire modeling.
4. Conducts and oversees plan reviews and inspections to ensure compliance with applicable codes, ordinances, and regulations.

5. Ensures the compliance of approved plans and national standards of highly complex fire alarm, fire sprinkler and standpipe, fire pumps, fixed fire extinguishing, smoke control, and clean agent systems, nonstructural building construction projects, and flammable and hazardous materials storage tanks and facilities.
6. Prepares and presents detailed technical reports for complicated and high-profile fire prevention topics, staff reports, and other necessary correspondence.
7. Ensures that Fire Prevention staff meet and respond to customer service objectives, goals and standards, and are following Department of Fire-Rescue policies and procedures.

### **C. Other Job Specific Duties**

1. Reviews plans for fire protection systems, flammable, and hazardous materials storage tanks and processes.
2. Researches, interprets, explains, and applies requirements and restrictions relative to fire and life safety codes, ordinances, regulations, policies, and procedures.
3. Manages special projects.
4. Attends City Council, Commission, and various committee meetings to present written and oral reports and answer questions (when requested).
5. Interprets policies and regulations and recommends changes and revisions to codes and ordinances.
6. Responds to emergency situations and functions in an appropriate position within the Incident Command System.
7. Assists the Fire Chief in development and administration of fire prevention budget.
8. Serves as a liaison for the Fire Prevention Bureau with other City departments, divisions, and outside agencies.
9. Maintains effective working relationships with representatives of other City departments, county, state and federal agencies involved with the fire service, the general public, community groups and organizations.
10. Represents the Department on matters relating to the development and enforcement of related codes and ordinances.
11. Issues notices and citations.
12. Interprets application and enforcement of fire safety and building standards.
13. Investigates complaints from public.
14. Schedules, trains, and evaluates staff.
15. Performs other related duties, as assigned.

### **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

#### **Knowledge of:**

- Fire and life safety codes, ordinances, regulations, policies, and procedures.
- National fire protection standards.
- Fire protection and detection systems, strategies, and procedures.
- Fire protection-engineering fundamentals.

- Construction techniques and industrial standards.
- Principles of supervision, training, and performance evaluation.
- Federal, state, and local laws, codes, and regulations.
- Principles of budget preparation.
- Modern office procedures and equipment including computers.
- Word processing and other related software applications.

**Ability to:**

- Perform fire and life safety inspections of facilities.
- Analyze and review plans for fire protection and detection and life safety systems.
- Interpret and explain policies, procedures, rules, and regulations.
- Analyze problems; identify alternative solutions and consequences of proposed actions.
- Develop and administer a budget.
- Prepare reports; maintain records.
- Supervise, train, and evaluate assigned staff.
- Work collaboratively as a member of the Fire Management Team.
- Make effective public presentations.
- Communicate effectively verbally and in writing.
- Work with accuracy and attention to detail.
- Operate and use modern office equipment.
- Effectively organize and prioritize assigned work.
- Establish and maintain effective working relationships with other people.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Bachelors degree with major course work in fire science, engineering, or a related field preferred; a graduate level degree in public/business administration preferred;
- Four (4) years of experience in fire prevention, including code enforcement involving fire and building code application and public contact;
- Two (2) of those years in development and plan review;
- Supervisory or management level experience preferred. Municipal experience highly preferred;
- A valid State of California driver's license and an acceptable driving record;
- Training/Certification:
  - Office of the California State Fire Marshal:
    1. Plans Examiner 1A – Building Plan Review
    2. Plans Examiner 1B – Fire Protection and Life Safety System Plan Review
    3. Plans Examiner 1C – Hazardous and Special Operations Plan Review

- Office of the California State Fire Marshal Training or ICC – Fire Sprinkler Plan Review, preferred
- Office of the California State Fire Marshal Training or ICC – Fire Alarm Plan Review, preferred
- Office of the California State Fire Marshal Certified Fire Inspector 1 & 2, preferred
- P.C. 832 – Arrest, Search, and Seizure, preferred

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors.*
- *Noise level is quiet to moderate.*
- *Utilizes hand tools.*
- *Occasionally works around machinery having moving parts.*
- *Occasional exposure to chemicals, fumes, gases, and odors.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit for extended periods of time.*
- *Stand, sit, walk, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *Hear and speak both in person and on the telephone.*
- *Use hands and fingers to operate office equipment.*
- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS  
DEPUTY FIRE MARSHAL**

**Bargaining Unit: SFSFFA**

**Job Code:**

**FLSA Status: Non-Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general direction, plans, organizes, coordinates, and directs the activities of the Fire Prevention Bureau; coordinates activities with the Environmental Programs Manager and other divisions, departments, outside agencies and the public; provides staff assistance to the Fire Chief.

**SUPERVISION RECEIVED:**

Receives direction from the Administrative Battalion Chief.

**SUPERVISION EXERCISED:**

None

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Responds to complaint investigations and makes appropriate decisions to mitigate the incident.
2. Assist emergency responders during emergency situations on weekends and after normal work hours.
3. Performs plan review of fire alarm, fire sprinkler and standpipe, fire pumps, fixed fire extinguishing, smoke control, clean agent, solar, medical gas, flammable and hazardous materials storage tanks and other facilities systems to assure compliance with City, State, and National standards.

4. Conducts testing of fire alarm, fire sprinkler and standpipe, fire pumps, fixed fire extinguishing, smoke control, clean agent, solar, medical gas, flammable and hazardous materials storage tanks and other facilities systems to assure compliance with approved plans.
5. Reviews special event applications and plans for occupant safety and hazards, fire department access and fire code compliance, and determines appropriate permits to issue.
6. Reviews, approves and permits the use of pyrotechnics in special event and film production activities.
7. Determines and enforces applicable sections of the Santa Fe Springs Municipal Code, California State Fire Code, International Fire and Building Codes, and National Fire Codes.
8. Collects, analyzes and evaluates data and prepares comprehensive reports and correspondence, as required.
9. Writes detailed inspection reports and maintains accurate records.
10. Issues notices and citations.
11. Interprets application and enforcement of fire safety and building standards
12. Investigates complaints from public.

### **C. Other Job Specific Duties**

1. Researches, interprets, explains, and applies requirements and restrictions relative to fire and life safety codes, ordinances, regulations, policies, and procedures.
2. Acts as liaison with water, city, county, and fire agencies regarding life safety and water supply issues.
3. Manages special projects.
4. Attends City Council, Commission, and various committee meetings to present written and oral reports and answer questions (when requested).
5. Establishes and maintains cooperative and professional working relationships with staff, the public, and other agencies.
6. Interprets policies and regulations and recommends changes and revisions to codes and ordinances.
7. ~~Assists in the development and administration of the fire prevention budget in conjunction with the Fire Marshal.~~
8. May serve as Fire Marshal in his/her absence.
9. Performs related duties as required.

### **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

#### **Knowledge of:**

- Fire and life safety codes, ordinances, regulations, policies, and procedures.
- National fire protection standards.
- Fire protection and detection systems, strategies, and procedures.
- Fire protection engineering fundamentals.



- Construction techniques and industrial standards.
- Principles of supervision, training, and performance evaluation.
- Federal, state, and local laws, codes, and regulations.
- Principles of budget preparation.
- Modern office procedures and equipment including computers.
- Word processing and other related software applications.

**Ability to:**

- Perform fire and life safety inspections of facilities.
- Analyze and review plans for fire protection and detection and life safety systems.
- Interpret and explain policies, procedures, rules, and regulations.
- Analyze problems; identify alternative solutions and consequences of proposed actions.
- Develop and administer a budget.
- Prepare reports; maintain records.
- Supervise, train, and evaluate assigned staff.
- Make effective public presentations.
- Communicate effectively verbally and in writing.
- Work with accuracy and attention to detail.
- Operate and use modern office equipment.
- Effectively organize and prioritize assigned work.
- Establish and maintain effective working relationships with other people.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

Education

- Bachelor's degree of Science with major course work in fire science, engineering, or a related field preferred; a graduate level degree in public/business administration preferred.

Experience

- Two (2) years of experience in fire prevention, including code enforcement involving fire and building code application and public contact;
- Municipal experience highly preferred;

Certification & License

- A valid State of California Driver's License and an acceptable driving record.
- Certificate of training to First Responder Operations (FRO) level OSHA training within one (1) year of appointment; Hazardous Materials Technician level certification or higher preferred.
- P.C. 832 Peace Officer's Standards and Training (P.O.S.T) certificate preferred.

- Office of the California State Fire Marshal Fire Inspector I/II certificate preferred.
- Office of the California State Fire Marshal Training or ICC - Fire Sprinkler Plan Review preferred.
- Office of the California State Fire Marshal Training or ICC - Fire Alarm Plan Review preferred.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors.*
- *Noise level is quiet to moderate.*
- *Utilizes hand tools.*
- *Occasionally works around machinery having moving parts.*
- *Occasional exposure to chemicals, fumes, gases, and odors.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit for extended periods of time.*
- *Stand, sit, walk, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *Hear and speak both in person and on the telephone.*
- *Use hands and fingers to operate office equipment.*
- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS  
FIRE EQUIPMENT MECHANIC**

**Bargaining Unit: SFSCEA**

**Job Code:**

**FLSA Status: Non-Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under direct supervision, performs highly skilled mechanical work in the servicing and repair of Fire-Rescue apparatus, equipment, and vehicles; and performs other related work as necessary.

**SUPERVISION RECEIVED:**

Receives direct supervision from the Administrative Battalion Chief or designated Battalion Chief.

**SUPERVISION EXERCISED:**

May assist in the supervision of assigned staff.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Inspects, diagnoses, and locates routine mechanical defects on Fire-Rescue apparatus, automobiles, trucks, and a variety of diesel and gasoline powered equipment.
2. Replaces or repairs faulty parts including wheel bearings, clutches, oil seals, shock absorbers, exhaust systems, steering mechanisms, and related parts and equipment.
3. Tunes up engines by replacing ignition parts and cleaning and adjusting carburetors, throttle body and port fuel injection systems, and propane fuel systems.
4. Diagnoses and repairs front and rear drive axles, drive train components, belts, gears, chain drives, and propeller shafts.

5. Repairs, adjusts, and replaces brake systems including wheel cylinders, master cylinders, disc pads, machine drums and rotors, hydraulic and air brakes.
6. Diagnoses and repairs Fire-Rescue apparatus, fire pumps and accessories.

### **C. Other Job Specific Duties**

1. Prepares and replaces components such as generators, distributors, relays, lights, and switches.
2. Performs basic welding, fabrication, and assembling of parts and equipment for automotive and heavy equipment; fabricates, modifies, and repairs body and chassis parts.
3. Fuels, greases, and lubricates automobiles, trucks, and heavy automotive equipment; ensures appropriate fluid levels.
4. Performs safety inspections on vehicles and equipment; performs repair work and reports safety and other priority repair work to supervisor.
5. Inspects and repairs or replaces electrical components, including gauges, sending units, lights, batteries, and charging systems.
6. Inspects cooling system for proper cooling and freeze protection; repairs leads.
7. Replaces or repairs tires, wheels, and tubes; installs and services batteries, spark plugs, light bulbs, fan belts, and other simple mechanical parts.
8. Services automotive equipment with gasoline and oil; keeps records of amounts used.
9. Changes various filters including air, compressor, oil, fuel, hydraulic, and water.
10. Maintains work, time, and material records.
11. Assists in general maintenance and cleanliness of Fire - Rescue automotive shop area.
12. Performs related duties as required.

### **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:** Knowledge of practices, techniques, materials, tools and equipment used in the diagnosis, repair and modification of a wide variety of technical equipment, including automobiles, light trucks, heavy equipment, and specialized types of fire apparatus, and their component systems; regulations, safety standards and Fire guidelines pertaining to maintenance and repair of fire equipment; current technology in repairing and diagnosing vehicles, equipment and their component systems; operation and repair characteristics of the entire range of city-owned light and heavy equipment; welding techniques and methods preventive maintenance practices and techniques.

**Ability to:** Ability to inspect and correctly diagnose malfunctions in gas and diesel-powered equipment; use with skill the tools and test equipment associated with the automotive and heavy equipment trade; use gas and electric welding and cutting apparatus; perform technical repairs and adjustments within the time frames established; perform preventative maintenance and replacement functions; read and interpret manuals, schematics, plans, and specifications; prepare and maintain a variety of shop time keeping and repair records; communicate effectively, both

orally and in writing; understand and follow oral and written instructions; establish and maintain effective working relationships with co-workers, management, vendors, and the general public.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position.*

- High School Diploma or an equivalent certificate or diploma recognized by the State of California supplemented by specialized training in automotive repair. Associates degree in automotive maintenance/repair preferred.
- Five (5) years of experience repairing gasoline and diesel powered automotive equipment. Three (3) years of experience repairing heavy equipment; including fire pump, pumping and hydraulic equipment.
- A valid state of California Class B Commercial Driver's License including air brake; and an acceptable driving record.
- Certified California Fire Mechanic I and/or a certified ASE Medium-Heavy Truck Mechanic preferred.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed in a heavy equipment shop.*
- *Noise level is loud.*
- *Exposure to odors, fumes, and gases.*
- *Works with hand and power tools.*
- *Works with and around machinery having moving parts.*

**ESSENTIAL PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Stand, walk, stoop, kneel, crouch, climb, squat, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *Hear and speak both in person and on the telephone.*
- *See well enough to read documents and operate and repair equipment.*
- *Lift and move up to 75 pounds.*

**CITY OF SANTA FE SPRINGS  
BUILDING PERMIT TECHNICIAN I**

**Bargaining Unit: SFSCEA**

**Job Code:**

**FLSA Status: Non-Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under direct supervision, coordinates and facilitates the building permit process for construction, alteration, and improvements to residential, commercial, or industrial projects; and to provide thoroughness and efficiency while delivering exceptional customer service in a courteous and professional manner.

**DISTINGUISHING CHARACTERISTICS:**

This is the entry level position within the Permit Technician series. Employees within this class are distinguished from the Building Permit Technician II position by the performance of the more routine tasks and duties assigned to positions within the series. An International Code Council (ICC) Permit Technician, Plans Examiner, or equivalent certification is desirable but is not required

**SUPERVISION RECEIVED:**

Receives direct supervision from the Building Permit Technician II or higher-level staff within the Building Department.

**SUPERVISION EXERCISED:**

None.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

## **B. Essential Job Specific Duties:**

1. Advises, assists and provides service to homeowners, contractors, architects, engineers, and developers, at the counter, on the telephone, and via e-mail
2. Receives plans and fees.
3. Reviews permit applications for completeness and verifies compliance with pertinent laws and codes, and City requirements.
4. Refers plans and applications to appropriate City personnel.
5. Refers applicants to appropriate City departments or outside agency as necessary.
6. Coordinates the plan approval and permit issuance process with other City departments and other regulatory agencies for compliance with required codes and laws.
7. Verifies State contractor licensing, business licenses, and insurance coverages.
8. Notify applicant when plans and/or permits are ready for pick-up or issuance.
9. Provides status updates as required.
10. Computes fees in accordance with established valuation tables and fee schedules. Computes other fees, including but not limited to the Heritage Artwork fee.
11. Verifies that all fees have been paid and maintain various activity logs.
12. Performs data entry, and issues building, electrical, plumbing, mechanical, sewer, grading, and other construction related permits via the computerized permitting system.

## **C. Other Job Specific Duties**

1. Compiles and prepares accurate statistical information, reports, and logs.
2. Maintains department records and files.
3. Files permits and plans; makes photocopies or microfilms permits and plans.
4. Retrieves information from files, storage, and microfilms as necessary.
5. Responds to Public Records Act Request.
6. Maintains adequate supply of permit applications and other forms.
7. Prepares reports, correspondence, and documentation; ensures accuracy and completeness of information.
8. Observes and complies with City and mandated safety rules, regulations and protocols.
9. Provides input into division policies, procedures, and work processes affecting technical support staff.
10. Performs related duties as required.

## **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

City planning and permit process.

Municipal codes.

Basic principles of building, electrical, plumbing, mechanical trades, and other construction methods and terminology.

Departmental and citywide policies and procedures.

Federal, state, and local laws, codes, and regulations relevant to building, engineering, land use, and/or urban planning.

Modern office procedures and equipment including computers.

Word processing and other related software applications relevant to work performed.

Recordkeeping principles and procedures.

Techniques for providing a high level of customer service.

**Ability to:**

Understand and explain City policies, procedures, fees, and basic planning and building codes and regulations to the general public, permit applicants, and City staff.

Interpret, apply, explain, and ensure compliance with applicable federal, state, and local laws, rules, regulations, policies, and procedures.

Review permit applications for accuracy and completeness.

Compile and maintain accurate logs, records, or other statistical information; prepare reports as requested.

Maintain permit files and plans.

Follow written and oral instructions.

Work independently in the absence of supervision or from brief instructions.

Communicate effectively verbally and in writing, using appropriate English grammar and syntax.

Work with accuracy and attention to detail.

Operate and use modern office equipment and software applications relevant to work performed.

Effectively organize and prioritize assigned work.

Establish, maintain, and foster a positive and effective working relationship with other people.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- High School Diploma or an equivalent certificate or diploma recognized by the State of California.
- Two (2) years of increasingly responsible administrative and technical experience working in building, construction, or related field.



**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- Work is primarily performed indoors.
- Noise level is quiet to moderate to loud.
- Hazards are minimal.

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- Sit for extended periods of time.
- Stand, walk, squat, stoop, and bend.
- Push, pull, and reach overhead and above shoulders.
- Hear and speak both in person and on the telephone.
- Use hands and fingers to operate office equipment.
- See well enough to read documents and operate office equipment.
- Lift and move up to 25 pounds.

**CITY OF SANTA FE SPRINGS  
BUILDING PERMIT TECHNICIAN II**

**Bargaining Unit: SFSCEA**

**Job Code: 18085**

**FLSA Status: Non-Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general supervision, coordinates and facilitates the building permit process for construction, alteration, and improvements to residential, commercial or industrial projects.

**DISTINGUISHING CHARACTERISTICS:**

This is the journey level position within the Permit Technician series. Employees within this class are distinguished from the Building Permit Technician I by the knowledge and performance of the more complex and specialized duties, working independently, and exercising judgement and initiative. An International Code Council (ICC) Permit Technician, Plans Examiner, or equivalent certification is required.

**SUPERVISION RECEIVED:**

Receives general supervision from the Director of Planning or higher level-staff within the Building Department.

**SUPERVISION EXERCISED:**

This position will directly oversee the Building Permit Technician I

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.  
Exhibits loyalty to the City and its representatives.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

## **B. Essential Job Specific Duties:**

1. Advises, assists and provides service to homeowners, contractors, architects, engineers, and developers, at the counter, on the telephone, and via e-mail.
2. Receives plans and fees; reviews permit applications for completeness and verifies compliance with pertinent laws and codes, and City requirements; refers plans and applications to appropriate City personnel; refers applicants to appropriate City departments or outside agency as necessary.
3. Coordinates the plan approval and permit issuance process with other City departments and other regulatory agencies for compliance with required codes and laws.
4. Verifies State contractor licensing, business licenses, and insurance coverages.
5. Notify applicants when plans and/or permits are ready for pick-up or issuance; provides status updates as required.
6. Computes fees in accordance with established valuation tables and fee schedules; computes and collects other fees, including but not limited to the Heritage Artwork fee; verify that all fees have been paid; and maintain monthly log.
7. Performs data entry, and issues building, electrical, plumbing, mechanical, sewer, grading, and other construction related permits via the computerized permitting system.

## **C. Other Job Specific Duties**

1. Compiles and prepares accurate statistical information, reports, and logs.
2. Maintains department records and files; files permits and plans; makes photocopies or microfilms permits and plans; retrieves information from files, storage, and microfilms as necessary.
3. Maintains adequate supply of permit applications and other forms.
4. Prepares reports, correspondence, and documentation; ensures accuracy and completeness of information.
5. Observes and complies with City and mandated safety rules, regulations and protocols.
6. Provides input into division policies, procedures, and work processes affecting technical support staff.

7. Performs related duties as required.

**REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

- City planning and permitted processes.
- Municipal codes.
- Basic principles of building, electrical, plumbing, mechanical trades, and other construction methods and terminology.
- Departmental and citywide policies and procedures.
- Federal, state, and local laws, codes, and regulations relevant to building, engineering, land use, and/or urban planning.
- Modern office procedures and equipment including computers.
- Word processing and other related software applications relevant to work performed.
- Recordkeeping principles and procedures
- Techniques for providing a high level of customer service.

**Ability to:**

- Understand and explain City policies, procedures, fees, and basic planning and building codes and regulations to the general public, permit applicants, and City staff.
- Interpret, apply, explain, and ensure compliance with applicable federal, state, and local laws, rules, regulations, policies, and procedures.
- Review permit applications for accuracy and completeness.
- Compile and maintain accurate logs, records or other statistical information; prepare reports as requested.
- Maintain permit files and plans.
- Follow written and oral instructions.
- Work independently in the absence of supervision or from brief instructions.
- Communicate effectively verbally and in writing, using appropriate English grammar and syntax.
- Work with accuracy and attention to detail.
- Operate and use modern office equipment and software applications relevant to work performed.
- Effectively organize and prioritize assigned work.
- Establish, maintain, and foster a positive and effective working relationships with other people.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- High School Diploma or an equivalent certificate or diploma recognized by the State of California.
- Three (3) years of increasingly responsible administrative and technical experience working in building, construction, or related field.
- Possession of a valid International Code Council (ICC) Permit Technician, Plans Examiner, or equivalent certification, to be maintained throughout employment.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors.*
- *Noise level is quiet to moderate.*
- *Hazards are minimal.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit for extended periods of time.*
- *Stand, walk, squat, stoop, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *Hear and speak both in person and on the telephone.*
- *Use hands and fingers to operate office equipment.*
- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS  
SENIOR PLANNER**

**Bargaining Unit:** SFSCEA

**Job Code:**

**FLSA Status:** Non-Exempt

**Date Prepared:** 8-15-2023

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general direction, the senior planner is responsible for performing professional planning duties in current and/or comprehensive planning; provides information and assistance to developers, the business community, and the public on planning, housing, zoning and development-related matters.

**SUPERVISION RECEIVED:**

Receives direction from the Director of Planning and/or higher-level staff within the Planning Department.

**SUPERVISION EXERCISED:**

Exercises direct supervision over subordinate planners and interns; has indirect supervision over clerical staff in the absence of both the Director of Planning and Assistant Director of Planning.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the mission of the City and its elected and appointed officials.
2. Exhibits loyalty to the City and its representatives.
2. Provides courteous and timely service to the public.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Manages complex planning projects or directs the work of others involved in the preparation and review of planning projects; ensures that planning activities are conducted in accordance with federal and state law, City ordinances, rules, and regulations.

2. Researches, interprets and explains relevant provisions of City zoning codes, the General Plan, and environmental standards and regulations.
3. Acts as a lead information source or analyst for all subordinate planners and interns; assists subordinate staff with answers to inquiries and questions.
4. Reviews and makes recommendations for various entitlements involving complex planning projects, including but not limited to: zone variances, zone changes, development plan review and subdivision proposals.
5. Serves as the lead information source to all subordinate planners and interns for the implementation of the California Environmental Quality Act.
6. Ensures compliance with all legal requirements involving entitlement processing, including the publishing and posting of public notices.
7. Prepares or coordinates the preparation of project reports and recommendations; reviews and edit reports drafts for subordinate planners and interns; participates or otherwise assists in the preparation of agenda items for the City Council and Planning Commission related to planning projects.
8. Assists in the employee selection, training and evaluation of all subordinate planners and interns.
9. Assists in the preparation and administration of the planning and development department budget.
10. Make presentations to the various committees and advisory boards as directed.
11. Evaluates and make recommendations on appropriate uses of various planning tools, subscriptions, and associations.
12. Maintains cooperative working relationships with other divisions/ departments, local businesses and agencies, civic and professional organizations, and the general public.
13. Attends conferences, meetings, or other public functions as requested.
14. Prepares necessary notices and meet required deadlines related to the scheduling of public hearings for own planning projects as well as subordinate planners and interns.
15. Reviews plans and technical documents for compliance with City regulations and ordinances; provides professional evaluations and reports as necessary.
16. Produces professional quality staff reports, presentations and recommendations on planning projects and issues.
17. Assists with developing solutions to various local and regional planning issues.
18. Resolves conflicts for all subordinate planners and interns.
19. Makes recommendation and assists in the development of ordinances and regulations.

### **C. Other Job Specific Duties**

1. Interprets provisions of local, state, and federal regulations and procedures related to planning and land use.
2. Trains and provides technical guidance to professional and technical staff; reviews staff work in conjunction with projects and assignments.
3. Reviews and processes business licenses as necessary.
4. Performs walk-through inspections as necessary.
5. Performs various other planning-related duties as necessary.

### **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

- General principles and practices of municipal planning.
- City Codes and Ordinances.
- California Environmental Quality Act.
- Applicable Federal, State and local laws, codes and regulations related to municipal planning.
- Department policies and procedures
- General research methods and techniques.
- Principles of supervision, training, and performance evaluation.
- Modern office procedures and equipment including computers.
- Customer service techniques and conflict resolution.
- Word processing, spreadsheet, presentation, and other related software applications.

**Ability to:**

- Understand and apply federal, state and local laws, regulations, policies, procedures and standards pertaining to the planning process.
- Interpret maps, site and building plans and specifications, graphs and statistical data.
- Administer and organize Planning Division projects.
- Effectively communicate the aims, concepts and principles of city planning.
- Administer ordinances and laws related to planning projects or requests from the public.
- Analyze projects for environmental impacts.
- Research, analyze and summarize planning data both manually and with computer applications
- Organize and conduct research studies.
- Supervise, train, and evaluate assigned staff.
- Make analysis and recommendations based on findings in studies, field observation, and public contacts.
- Prepare comprehensive, concise, and grammatically correct reports, e-mails and other correspondences.
- Work collaboratively as a member of the City's Management Team.
- Make public presentations of ideas and recommendations.
- Communicate effectively verbally and in writing.
- Exercise sound independent judgment within established guidelines.
- Work with accuracy and attention to detail.
- Operate and use modern office equipment.
- Effectively organize and prioritize assigned work.
- Establish and maintain effective working relationships with other people.

**EDUCATION AND EXPERIENCE:**



*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Bachelor's degree in Urban and Regional Planning or a related field.
- A Master's degree and/or certification by the American Institute of Certified Planners (AICP) are highly desirable.
- Five (5) years increasingly responsible professional experience in urban planning with a minimum of two (2) years in a supervisory role.
- A valid State of California – Class C Driver's License and an acceptable driving record at the time of appointment and throughout employment.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors.*
- *Noise level is quiet to moderate.*
- *Hazards are minimal.*
- *May be required to attend periodic evening meetings.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit and stand for extended periods of time.*
- *Walk and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS**  
**Director of Economic Development**

**Bargaining Unit: EMC**

**Job Code:**

**FLSA Status: Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general administrative direction is responsible for all activities of the Economic Development Department including business attraction and retention, expansion, public real estate acquisition and development; provides assistance to local businesses through coordination with the Chamber of Commerce, other non-profits and community-based organizations;; coordinates assigned activities with other departments, and various economic development entities; ensures compliance with all applicable federal, state, and local program guidelines and requirements. Provides highly responsible and complex administrative support to the City Manager.

**SUPERVISION RECEIVED:**

Receives general direction from the City Manager.

**SUPERVISION EXERCISED:**

Exercises direct supervision over Economic Development manager, professional, supervisory, technical, and clerical staff.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Develop and implement departmental goals, objectives, policies, and priorities.
2. Plan, supervise, coordinate and review all activities of consultants and City staff within the assigned department.
3. Advises the City Manager, City Council, the Planning Commission and other City departments/divisions on issues pertaining to applicable economic Development issues;
4. Serves as the City's representative in development and land use matters;
5. Represents the City in related issues before a variety of groups, the public and other agencies;
6. Resolve work problems and interpret administrative policies to subordinates, other departments, and the public.
7. Determine scope of projects, review plans of private contractors, make technical decisions, and establish technical criteria and standards.
8. Attend and participate in meetings and conferences with City boards and commissions, council, department, administrators, public officials, professional organizations, contractors, the City Manager's Office, and county, and Regional and State regulatory agencies regarding matters relating to areas of assigned responsibilities.
9. Prepare and administer the department budget, with responsibility for implementation. Coordinate department activities with other City departments and with State, regional and county agencies.
10. Prepare, review and edit a variety of complex reports, correspondences and special studies.
11. Investigate and resolve complex or sensitive citizen inquiries and complaints.
12. Supervise, train and evaluate assigned staff, either directly or through subordinate managers.
13. Initiate or approve and interpret departmental operating practices and procedures.
14. Makes oral and written presentations;
15. Attends a variety of City Council, Commission, other public meetings and civic functions and represents the City;

### **C. Other Job Specific Duties**

1. Oversees all Department functions.
2. Prepares and reviews meeting agendas and staff reports.
3. Selects, trains, motivates, and evaluates personnel; provides or coordinates staff training; works with employees to correct deficiencies.
4. Familiarity with City's Economic Development Element of the General Plan and ability to implement the City's Economic Development Strategic Plan

5. Communicates and coordinates with customers and clients such as developers, real estate brokers, business owners, and property owners.
6. Manages and participates in the development and administration of the Department budget; monitors and approves expenditures; implements adjustments.
7. Represents the Department to other City departments, elected officials, and outside agencies.
8. Makes informational presentations to City committees, civic organizations, business groups, and public gatherings.
9. Responds to, manages and resolves sensitive citizen inquiries and complaints.
10. Performs related duties as required.

**REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

- Municipal government and community development department organization, administration and operations;
- Principles, practices and methods used in contemporary urban and economic development planning and building;
- Special, social, political and economic trends and operating problems of community development organizations;
- Local, state, and federal economic development programs, issues, and trends;
- City Codes, Ordinances and Policies.  
Laws, codes, regulations, standards, rules and procedures governing environmental matters, zoning, land divisions, building and housing codes and general plan management;
- Negotiating and conflict resolution techniques;
- Effective methods of making oral and written presentations;
- Principles of supervision, training, and performance evaluation.
- Modern office procedures and equipment including computers and related applications.
- Practices and techniques for the development and implementation of economic development, marketing, and communication techniques.

**Ability to:**

- Plan, organize, direct, and coordinate the work of Economic Development staff and programs;
- Manage and direct a comprehensive economic development program and monitor and evaluate the effectiveness of various program performance and efforts. Select, supervise, train, motivate and evaluate staff.
- Identify and respond to community issues, concerns and needs.
- Develop, implement, and administer goals, objectives, and procedures for providing effective and efficient services.
- Prepare and administer large and complex budgets; allocate limited resources in a cost effective manner.
- Analyze problems and recommend and implement effective solutions;
- Research, analyze, and evaluate new service delivery methods, procedures and techniques.
- Prepare clear and concise administrative and financial reports.
- Interpret and apply federal, state, and local policies, procedures, laws, and regulations.
- Work collaboratively as a member of the City's Executive and Management teams.
- Communicate effectively orally and in writing; prepare clear and comprehensive reports and make effective presentations;
- Prepare clear and comprehensive reports and make effective presentations.
- Establish and maintain effective working relationships with those contacted in the course of work;
- Think clearly, logically and rationally under pressure, adhere to multiple deadlines and handle multiple projects;
- Meet and serve the public with professionalism, courtesy and tact.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Bachelor's degree with major course work in public administration, business administration, economics, urban planning, regional planning, or a related field; additional coursework and/or a Master's degree preferred.
- Six (6) years of recent increasingly responsible experience in community and economic development related experience, including two (2) years of administrative and supervisory experience. Municipal experience highly preferred.

- A valid State of California driver's license and an acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors with some travel to different sites, within and outside of the City or state.*
- 
- *Noise level is quiet to moderate.*
- *Hazards are minimal.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit for extended periods of time.*
- *Stand, walk, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS  
Economic Development Manager**

**Bargaining Unit: EMC-Management**

**Job Code:**

**FLSA Status: Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general supervision, provides highly responsible and complex administrative support to the Economic Development Director. Performs expert level professional economic development work; manages projects and programs including primary responsibility for the daily management and operations of the City's economic development program; provides competent advice to the City policymakers, advisory committees, management, and the general public; manages complex planning and development projects; responsible for recruitment, retention, and promotion of businesses and marketing of the community and housing programs to ensure compliance with all applicable federal, state, and local program guidelines and requirements.

**SUPERVISION RECEIVED:**

Receives general direction from the Economic Development Director.

**SUPERVISION EXERCISED:**

Exercises indirect supervision over clerical staff in the absence of the Economic Development Director.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Provide highly responsible and complex administrative support to the Economic Development Director.

2. Assists in the development and implementation of departmental goals, objectives, policies, and priorities.
3. Plan, supervise, coordinate and review the daily activities of consultants and City staff within the assigned department.
4. Plans, directs, coordinates, reviews and participates in data collection and analyses.
5. Monitors and ensures City compliance with applicable laws and guidelines.
6. Prepares and presents statistical and narrative reports and findings.
7. Organizes a variety of meetings and conducts public workshops and roundtables.
8. Attend and participate in a variety of City Council, Commission, department, administrators, professional organizations, contractors, the City Manager's Office, and county, and Regional and State regulatory agencies regarding matters relating to areas of assigned responsibilities.
9. Recommends, prepares and oversees the budget of assigned programs and assists in the preparation of the department budget.
10. Coordinate department activities with other City departments and with State, regional and county agencies.
11. Prepare, review and edit a variety of complex reports, correspondences and special studies.
12. Recommends departmental operating practices and procedures.
13. Makes oral and written presentations;
14. Act as the Economic Development Director as assigned.

### **C. Other Job Specific Duties**

1. Assists the director in all Department functions.
2. Prepares and reviews meeting agendas and staff reports.
3. Select, trains, motivates, and evaluates personnel; provides or coordinates staff training; works with employees to correct deficiencies.
4. Communicates and coordinates with customers and clients such as developers, real estate brokers, business owners, and property owners.
5. Participates in the development and administration of the Department budget; monitors and approves expenditures; implements adjustments.
6. Represents the Department to other City departments, elected officials, and outside agencies.
7. Makes informational presentations to City committees, civic organizations, business groups, and public gatherings.
8. Responds to, manages and resolves sensitive citizen inquiries and complaints.
9. Performs related duties as required.



## **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

### **Knowledge of:**

- Municipal government and community development department organization, administration and operations;
- Principles, practices and methods used in contemporary urban and economic development planning and building;
- Special, social, political and economic trends and operating problems of community development organizations;
- Local, state, and federal economic development programs, issues, and trends;
- City Codes, Ordinances and Policies.  
Laws, codes, regulations, standards, rules and procedures governing environmental matters, zoning, land divisions, building and housing codes and general plan management;
- Negotiating and conflict resolution techniques;
- Effective methods of making oral and written presentations;
- Principles of supervision, training, and performance evaluation.
- Modern office procedures and equipment including computers and related applications.
- Practices and techniques for the development and implementation of economic development, marketing, and communication techniques.

### **Ability to:**

- Plan, organize, direct, and coordinate the work of Economic Development staff and programs;
- Manage and direct a comprehensive economic development program and monitor and evaluate the effectiveness of various program performance and efforts.
- Select, supervise, train, motivate and evaluate staff.
- Identify and respond to community issues, concerns and needs.
- Develop, implement, and administer goals, objectives, and procedures for providing effective and efficient services.
- Prepare and administer large and complex budgets; allocate limited resources in a cost effective manner.
- Analyze problems and recommend and implement effective solutions;
- Research, analyze, and evaluate new service delivery methods, procedures and techniques.
- Prepare clear and concise administrative and financial reports.
- Interpret and apply federal, state, and local policies, procedures, laws, and regulations.

- Work collaboratively as a member of the City's Executive and Management teams.
- Communicate effectively orally and in writing; prepare clear and comprehensive reports and make effective presentations;
- Prepare clear and comprehensive reports and make effective presentations.
- Establish and maintain effective working relationships with those contacted in the course of work;
- Think clearly, logically and rationally under pressure, adhere to multiple deadlines and handle multiple projects;
- Meet and serve the public with professionalism, courtesy and tact.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Bachelor's degree with major course work in public administration, business administration, economics, urban planning, regional planning, or a related field; additional coursework and/or a Master's degree preferred.
- Five (5) years of recent increasingly responsible experience in community and economic development related experience; administrative and supervisory experience preferred. Municipal experience highly preferred.
- A valid State of California driver's license and an acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors.*
- *Noise level is quiet to moderate.*
- *Hazards are minimal.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit for extended periods of time.*
- *Stand, walk, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *See well enough to read documents and operate office equipment.*

- *Lift and move up to 25 pounds.*

**CITY OF SANTA FE SPRINGS  
SENIOR CODE ENFORCEMENT INSPECTOR**

**Bargaining Unit: SFSEA**

**Job Code:**

**FLSA Status: Non-Exempt**

**Date Prepared: 8-15-2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general supervision and direction, the Senior Code Enforcement Inspector supervises, coordinates, assigns, and reviews the enforcement activities of code enforcement inspectors; performs the complex duties of a code enforcement inspector, technical office and field work involving the inspection, investigation and enforcement of State and City codes and ordinances relating to public nuisances, zoning, illegal garage conversions, overgrown vegetation, illegal business operations, illegal land uses, poor landscaping and property maintenance, unpermitted construction, outdoor storage, and most importantly, assistance to the public. This position is required to perform extensive fieldwork, and may be required to work on weekends and evenings.

**SUPERVISION RECEIVED:**

Receives general supervision from the Director of Police Services and/or his designee.

**SUPERVISION EXERCISED:**

Exercises direct supervision of Code Enforcement Inspectors.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Provides leadership, supervises, and evaluates the work of Code Enforcement personnel; develops work schedules; monitors workflow.
2. Assists with developing and implementing divisional goals and objectives.
3. Participates in the selection of employees; assists in the planning and implementation of employee training, evaluates employee performance; works with employees to correct deficiencies.
4. Prepares and monitors the Code Enforcement budget.
5. Plan, organize, and direct code enforcement activities including field investigations, notice and citation issuance, and case closure or resolution for commercial, industrial and residential properties; monitor work flow; review and evaluate work methods and procedures; prepare quarterly progress reports.
6. Receives and investigates complaints; conducts on-site inspections of commercial, industrial, and residential buildings; issues correctives notices and administrative citations for violations related to public nuisances including zoning, abandoned vehicles, litter, weeds and debris accumulation.
7. Ability to effectively explain appropriate City and State codes and ordinances; understand the purpose and interpretation of occupancy, zoning, land use, building, business license, and public nuisance code provisions.
8. Ability to treat the public diplomatically and with respect, effectively defuse volatile situations; use discretion and exercise sound judgment; interpret regulations; maintain routine records and files; and communicate effectively orally and in writing.
9. Researches City codes for appropriate sections; answers inquiries from the general public regarding code and ordinance requirements, interpretations, policies and applicability.
10. Oversees and maintains the Departments Code Enforcement tracking system; develops and maintains written case information; keep records and chronological logs; researches property ownership, and zoning, building and parcel histories.
11. Photographs evidence, prepares diagrams and measurement, interviews potential witnesses, and composes letters and follows-up documentation to ensure remedial action has been taken.
12. Works with the City Attorney's Office to prepare and present cases for legal action; coordinates hearing requests; testifies at hearings and in court.
13. Reviews land use planning applications (Conditional Use Permits) and prepares conditions of approval relevant to public safety on behalf of Police Services.

14. Handles Regulatory and Conditional Use Permit applications and compliance reviews and tracks compliance of conditions.
15. Assist in the preparation of agendas; write staff reports, and recommendations for the Planning Commission and other special meetings.
16. Researches, drafts, and rewrites municipal codes; participates in the development of forms and processes utilized to address various issues.

**C. Other Job Specific Duties**

1. Provides information to City staff on policies and procedures related to Code Enforcement/Land uses.
2. Build and maintain positive working relationships with City staff, outside agencies, non-profit organizations, and community and professional groups.
3. Prepares staff reports, presentations, memoranda, and other materials and/or information for use at public meetings.
4. Attends a variety of meetings including Planning Commission and City Council meetings and make presentations with staff to Advisory Committees, residents, and business and agency representatives.
5. Process public records requests in coordination with the City Clerk or Deputy City Clerk and other City staff.
6. Performs related duties as required.

**REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

Customer service techniques and principles  
 Applicable laws, municipal codes, land use and development standards.  
 Fire, building, and vehicle codes.  
 Construction terminology.  
 Departmental policies and procedures.  
 Federal, state, and local laws and regulations.  
 Field inspection, investigative principles and practices.  
 Modern office procedures and equipment including computers.  
 Word processing and other related software applications.

**Ability to:**

Plan, organize, direct and coordinate the work of subordinate personnel.

Supervise, train and evaluate personnel.  
Provide excellent customer service.  
Effectively prioritize and manage assigned work.  
Develop, implement, and administer goals and objectives.  
Perform complex field inspections of properties.  
Follow written and oral instructions.  
Communicate effectively verbally and in writing.  
Work with accuracy and attention to detail.  
Operate and use modern office equipment.  
Establish and maintain effective working relationships with other people.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- High School Diploma or equivalent is required.
- A Bachelors degree in public administration, urban planning or a related field is highly desirable.
- A minimum of three (3) years of experience with a public agency as a code enforcement officer which has included municipal enforcement, inspection and investigation.
- Supervisory experience is highly desirable.
- Spanish bilingual skills are highly desirable.

**License and Certificates:**

- Possession of a valid POST certification in PC 832.
- A valid Class “C” California Driver’s License and an acceptable driving record.
- Certified Code Enforcement Officer (CCEO) from the California Association of Code Enforcement Officers is required.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is performed indoors and outdoors.*
- *Noise level is quiet to moderate.*
- *Hazards are minimal.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Sit for extended periods of time.*
- *Stand, walk, and bend.*
- *Push, pull, and reach overhead and above shoulders.*

- *See well enough to read documents and operate office equipment.*
- *Lift and move up to 25 pounds.*



**CITY OF SANTA FE SPRINGS  
ELECTRICIAN SUPERVISOR**

**Bargaining Unit: SFSCEA**

**Job Code:**

**FLSA Status: Non-Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general supervision, supervise and lead field crews in electrical installations and maintenance, plans and capital improvement projects involving electrical.

**SUPERVISION RECEIVED:**

Receives direct supervision from the Municipal Services Manager.

**SUPERVISION EXERCISED:**

Exercises supervision over subordinate staff.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Plans and schedules work activities for field work crews; assigns work
2. Provides verbal and written instructions, demonstrations, and training to maintenance staff.
3. Performs the tasks of subordinate personnel in electrical maintenance and construction.
4. Maintains work records, prepares estimates, and requisitions equipment.
5. Responds to service requests and complaints from the public and City personnel.
6. Manages contractor operations.
7. Provides support for special events.
8. Performs related duties as required.

9. Develops and implements safety practices and procedures.

### **C. Other Job Specific Duties**

1. Provides verbal and written instructions, demonstrations, and training to maintenance staff.
2. Maintains work records, prepares estimates, and requisitions equipment.
3. Responds to service requests and complaints from the public and City personnel.
4. Prepares correspondence; maintains records.
5. Performs related duties as required.

### **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

#### **Knowledge of:**

#### **Ability to:**

Standard practices, methods, tools, and materials of the electrical trade.  
Use of bench, hand and power tools, machines, and equipment of the electrical trade.  
Departmental policies and procedures.

#### **Ability to:**

Repair, maintain, install, and troubleshoot electrical systems of all City facilities  
Read, interpret, and work from plans, drawings, and sketches.  
Drive trucks of various sizes and weights.  
Follow written and oral instructions.  
Work independently in the absence of supervision.  
Communicate effectively verbally and in writing.  
Work with accuracy and attention to detail.  
Operate and use modern office equipment.  
Effectively organize and prioritize assigned work.  
Establish and maintain effective working relationships with other people.

### **EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- High School Diploma or an equivalent certificate or diploma recognized by the State of California.
- Five (5) years experience as a journeyman electrician, including experience with 480V.
- One (1) year in a supervisory position.

- C-10 Electrical Contractor's License preferred.
- A valid State of California driver's license and an acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is performed indoors and outdoors.*
- *Noise level is quiet to moderate.*
- *Works at heights.*
- *Works with high voltage.*
- *Occasional exposure to heat and cold.*
- *Utilizes hand and power tools.*
- *Works with and around machinery having moving parts.*
- *Exposure to dust.*
- *Occasional exposure to chemicals, fumes, gases, and odors.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- *Stand, sit, walk, stoop, kneel, crouch, climb, and bend.*
- *Push, pull, and reach overhead and above shoulders.*
- *Hear and speak both in person and on the telephone.*
- *See well enough to read documents and operate tools and equipment.*
- *Lift and move up to 75 pounds.*

**CITY OF SANTA FE SPRINGS  
ASSISTANT DIRECTOR OF PUBLIC WORKS**

**Bargaining Unit: EMC-Management**

**Job Code:**

**FLSA Status: Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under administrative direction of the Director of Public Works, this position supervises the activities of the Public Works Engineering and Maintenance & Utilities Divisions

**SUPERVISION RECEIVED:**

Receives general supervision from the Director of Public Works

**SUPERVISION EXERCISED:**

Exercises supervision over subordinate supervisory, technical, and clerical staff.

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Provides solutions to complex problems to Public Works Director / City Engineer and engineering staff
2. Performs a variety of high level engineering functions
3. Coordinates assigned activities with other City departments, officials, outside agencies, and the public
4. Fosters cooperative working relationships among City departments and with intergovernmental and regulatory agencies and various public and private groups
5. Performs engineering quality control and quality assurance on all plans, specifications and related documents
6. Delivers high profile and important community projects
7. Prepares department budgets

### **C. Other Job Specific Duties:**

1. Selects, trains, and evaluates personnel.
2. Provides or coordinates staff training.
3. Works with employees to correct deficiencies.
4. Manages and participates in the development and administration of the Department budget.
5. Directs the forecast of additional funds.
6. Monitors and approves expenditures.
7. Implements adjustments.
8. Represents the Department to other City departments, elected officials, and outside agencies.
9. Responds to and resolves difficult and sensitive citizen inquiries and complaints.
10. Performs related duties as required.

### **REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

#### **Knowledge of:**

Principles and practices of civil engineering.  
Principles and practices of modern survey and testing procedures.  
Principles and practices of street and drainage design.  
City Codes and Ordinances.  
City policies and procedures.  
Water and sewer operations.  
Water quality regulations.  
Capital project administration.  
Contract administration.  
Grant Administration  
Regulatory programs.  
SCADA systems  
Mechanical construction practices.  
Fleet, street, facility, grounds, signal and street lighting maintenance.  
Transportation, bus service, taxi service, and reporting.  
Safety standards and regulations.  
Capital project administration.  
Regulatory programs.  
Organizational and management practices as applied to the analysis and evaluation of programs, policies, and operational needs.  
Principles of supervision, training, and performance evaluation.  
Principles and practices of program development and administration.  
Advanced principles and practices of budget preparation and administration.  
Safety standards and regulations.

Federal, state, and local land use laws, codes, and regulations.  
English usage, spelling, grammar, and punctuation.  
Modern office procedures and equipment including computers.  
Word processing, spreadsheet, presentation and other related software applications.

**Ability to:**

Manage engineering projects.  
Ensure project compliance with appropriate federal, state, and local rules, laws, and regulations.  
Monitor phases of construction projects and prepare progress reports.  
Conduct comprehensive engineering studies and develop appropriate recommendations and reports.  
Develop, review and modify civil engineering plans, designs, and specifications.  
Perform technical research and solve difficult engineering problems.  
Prepare and maintain technical civil engineering records and prepare comprehensive reports.  
Plan, organize, direct, and coordinate the work of professional supervisory and technical personnel.  
Select, supervise, train and evaluate staff.  
Provide administrative and professional leadership and direction.  
Identify and respond to community issues, concerns and needs.  
Develop, implement, and administer goals, objectives, and procedures for providing effective and efficient services.  
Prepare and administer large and complex budgets.  
Allocate limited resources in a cost effective manner.  
Analyze problems.  
Identify alternative solutions and project consequences of proposed actions.  
Implement recommendations in support of goals.  
Research, analyze, and evaluate new service delivery methods, procedures and techniques.  
Prepare clear and concise administrative and financial reports.  
Interpret and apply federal, state, and local policies, procedures, laws, and regulations.  
Work collaboratively as a member of the City's Management team.  
Make effective public presentations.  
Communicate effectively verbally and in writing.  
Work with accuracy and attention to detail.  
Operate and use modern office equipment.  
Effectively organize and prioritize assigned work.  
Establish and maintain effective working relationships with other people.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- Bachelor's Degree in Civil Engineering or a related field.
- Five (5) years of increasingly responsible experience in public works or closely related field plus two (2) years of administrative and supervisory experience. Municipal experience highly preferred.
- A valid State of California driver's license and an acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- *Work is primarily performed indoors.*
- *Noise level is quiet to moderate.*
- *Hazards are minimal.*

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- Sit for extended periods of time.
- Walk, stand, and bend.
- Push, pull, and reach overhead and above shoulders.
- See well enough to read documents and operate office equipment.
- Lift and move up to 25 pounds.

**CITY OF SANTA FE SPRINGS  
WATER QUALITY & BACKFLOW/CROSS CONNECTION SPECIALIST**

**Bargaining Unit: SFSCEA**

**Job Code:**

**FLSA Status: Non-Exempt**

**Date Prepared: 8/15/2023**

***Disclaimer:** Job descriptions are written as a representative list of the ADA essential duties performed by a job class. They cannot include nor are they intended to include all duties performed by all positions occupying a class.*

**POSITION PURPOSE:**

Under general supervision performs a variety of technical and general water quality and cross-connection tasks and assists in the monitoring the City's water quality and cross connection programs.

**SUPERVISION RECEIVED:**

Receives direct supervision from the Water Utility Services Manager and/or the Water Utility Supervisor

**SUPERVISION EXERCISED:**

None

**EXAMPLES OF DUTIES AND RESPONSIBILITIES:**

**A. Held in Common:**

1. Supports the Mission of the City and its Elected and Appointed Officials.
2. Provides courteous and timely service to the public as the ultimate employer.
3. Works cooperatively with other City employees.
4. Exhibits integrity and displays ethical behavior.

**B. Essential Job Specific Duties:**

1. Locates and inspect backflow prevention assemblies.
2. Performs routine field-testing and backflow inspections.
3. Specifies and inspects device installation.
4. Completes reports of work performed daily.
5. Maintains, installs, and tests backflow prevention assemblies as needed.
6. Maintains backflow testing files and records using a computer database/software programs.
7. Performs site inspections.
8. Investigates cross-connection hazards.

Water Backflow & Cross Connection Specialist



9. Works with County Department of Public Health inspectors.
10. Responsible for developing a comprehensive Backflow prevention and Cross Connection Control Program.
11. Works with Recycled/Reclaimed water regulations and standards.
12. Investigate consumer complaints of water quality, pressure, volume, seepage, or leaks.
13. Perform routine and special water quality sampling.
14. Manage the City's Lead & Copper sampling program.
15. Manage Lead service line inventory and Lead sampling in schools.
16. Prepare and submit monthly, quarterly, and annual reports to governing agencies.
17. Responsible for developing a sampling program for a water treatment plant and ensuring compliance with regulatory agencies.

**C. Other Job Specific Duties:**

1. Assists in the administration and coordination of special events, trainings, programs or projects.
2. Develops or assist in developing reports, presentations, correspondence, informational brochures, flyers, and promotional materials regarding water conservation.
3. Completes monthly and annual Water Supply And Demand Reports
4. Inspects and approves private developer projects.
5. Maintains project inspection files and records.
6. Provides review of material submittals, Pay requests, Requests for information, Construction Change Orders, and tracks these items.
7. Disinfects and flush distribution mains.
8. Flushes fire hydrants and dead-end lines.
9. Reviews water utility plans.
10. Updates and maintain water utility atlas.
11. May develop, market, implement, and manage programs that promote water use efficiency.
12. May conduct water use evaluations at customer homes and businesses.
13. May manage water efficiency challenges due to state water efficiency regulations, weather, and drought conditions
14. May resolve wasteful water complaints and irrigation problems.
15. May maintain accurate records of response, description, and resolution of wasteful water calls.
16. Performs related duties as required.

**REPRESENTATIVE COMPETENCIES AND QUALIFICATIONS:**

*The requirements listed below are representative of the knowledge, skill and ability required to satisfactorily perform the jobs essential duties and responsibilities.*

**Knowledge of:**

Principles, construction, and operation of cross connection control devices.

Basic hydraulics as applied to a water distribution system.  
Common hand tools.  
Water Quality regulations and sampling requirements  
Knowledge and experience with ensuring compliance with new and forth-coming regulations and reporting requirements.  
Safety and traffic control practices.  
Use of hand and power tools and heavy equipment.  
Basic math.  
Basic vehicle maintenance.  
Safe work practices and regulations.  
Departmental policies and procedures.  
Confined space entry.

**Ability to:**

Perform construction project inspections.  
Prepare clear and concise oral and written reports.  
Compile data, creating and submitting reports to regulatory agencies.  
Attend to the needs and expectation of customers, as it relates to water quality and backflow prevention/cross connection control.  
Draw meaning and conclusions from quantitative or qualitative data.  
Understand, interpret, and ensure compliance with laws and regulations.  
Maintain water distribution system.  
May perform water construction and pipefitting tasks.  
Read maps, charts, blueprints, and pressure flow gauges.  
Safely and skillfully, operate hand and power tools, machinery, and equipment.  
May operate tapping and drilling machines for use on water mains.  
Take accurate measurements and maintain logs.  
Use protective equipment in a safe manner.  
Follow written and oral instructions.  
Work independently in the absence of supervision.  
Communicate effectively verbally and in writing.  
Work with accuracy and attention to detail.  
Operate and use modern office equipment and computer software.  
Effectively organize and prioritize assigned work.  
Establish and maintain effective working relationships with other people.

**EDUCATION AND EXPERIENCE:**

*The following requirements generally demonstrate possession of the minimum requisite knowledge and ability necessary to perform the duties of the position. A typical way to obtain these would be:*

- High School Diploma or an equivalent certificate or diploma recognized by the State of California.
- Three (3) years experience in water quality, water distribution/production, water treatment, cross connection, and water sampling.
- LA County/AWWA Backflow Tester Certification

- American Water Works Association (AWWA) or USC Foundation for Cross-Connection Control and Hydraulic Research (USCFCCCHR) Cross Connection Control Specialist Certification
- State Water Resources Control Board (SWRCB) Division of Drinking Water D-3 Distribution Operator Certificate.
- State Water Resources Control Board (SWRCB) Division of Drinking Water T-2 Treatment Operator Certificate.
- American Water Works Association (AWWA) Water Use Efficiency Practitioner (WUEP) Certification desirable
- Valid State of California driver's license and an acceptable driving record.

**WORKING CONDITIONS:**

*The work environment characteristics described are representative of those an employee encounters in performing the essential functions of this job.*

- Work is performed indoors and outdoors in the field.
- Work is performed under extreme temperatures and weather
- Noise level varies.
- Utilizes hand and power tools.
- Works with and around machinery having moving parts.
- Occasional exposure to chemicals, fumes, gases, odors, and high voltage.
- Works in confined spaces.
- Exposure to electrical hazards.
- Loose or unstable surfaces including slippery or wet surfaces.

**PHYSICAL DEMANDS:**

*The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable employees with disabilities to perform the essential duties.*

- Stand, sit, walk, climb, kneel, crouch, and bend.
- Repetitive motion, push, pull, and reach overhead and above shoulders.
- Hear and speak both in person and on the telephone.
- Vision to monitor, read documents, and operate equipment.
- Lift and move up to 75 pounds.



**CITY OF SANTA FE SPRINGS**  
**CITY COUNCIL AGENDA STAFF REPORT**

**TO:** Honorable Mayor and City Council Members  
**FROM:** René Bobadilla, P.E., City Manager  
**BY:** Yvette Kirrin, Interim Director  
**SUBJECT:** LOS NIETOS PARK PARKING LOT IMPROVEMENTS – FINAL PAYMENT  
**DATE:** August 15, 2023

---

**RECOMMENDATION:**

It is recommended that the City Council:

- 1) Approve the Final Payment to L.M.T. Enterprises, Inc. dba Tyner Paving Company of Alhambra, California for \$88,652.46 (Less 5% Retention) for the subject project.

**FISCAL IMPACT**

The total project cost breakdown is as follows:

<b>ITEM</b>	<b>ESTIMATED AMOUNT</b>
Construction	\$ 649,000
Design	\$ 71,000
Engineering	\$ 60,000
Inspection	\$ 50,000
Contingency	\$ 80,000
Total Project Cost:	\$ 910,000

<b>PROJECT FUNDING</b>	<b>AMOUNT</b>
California Natural Resources Agency Grant Fund	\$ (326,000)
UUT Capital Improvement Fund	\$ (584,000)
Total Funding:	\$ 910,000

The total project cost, including construction, design, engineering, and inspection is approximately \$910,000. The project has sufficient funds and the City will be reimbursed via the California Resources Grant Fund in the amount of \$326,000.

### **BACKGROUND**

District Member Ian Calderon of the 57<sup>th</sup> 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.

On March 7<sup>th</sup>, 2023, the City Council awarded a contract to L.M.T. Enterprises, Inc. dba Tyner Paving Company of Alhambra, California, in the amount of \$603,068.70 for the Los Nietos Park Parking Lot Improvement project. The project consists of the removal of the green belt adjacent to Charlesworth Road and expanding the parking lot in the vacated area. The expanded parking added 36 new parking stalls including infrastructure for future electric vehicle charging stalls. In addition, the distressed parking lot pavement was removed and replaced, new LED lighting was installed, and new curb and gutters, sidewalks, ADA Curb Ramps and Cross Gutters were constructed.

The attached payment detail represents the Final Payment (less 5% Retention) due, per terms of the contract, for the work that has been completed and found to be satisfactory.

### **ANALYSIS**

N/A

### **ENVIRONMENTAL**

N/A

### **DISCUSSION**

#### **Los Nietos Park Parking Lot Improvements – Final Payment**

The Los Nietos Parking Lot Improvements projects increased the total number of parking stalls, removed and replaced distressed asphalt pavement, improved the parking lot and walkway lighting and enhanced traffic circulation for community events.

### **SUMMARY/NEXT STEPS**

Upon the approval of the City Council of the recommended action, the Public Works Department will coordinate with the Finance Department to issue a final payment to L.M.T. Enterprises, Inc. dba Tyner Paving.

**ATTACHMENTS:**

A. Attachment A – Final Payment Detail

<b><u>ITEM STATUS:</u></b>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
<b>TABLED:</b>	<input type="checkbox"/>
<b>DIRECTION GIVEN:</b>	<input type="checkbox"/>

Payment Detail:

LOS NIETOS PARK PARKING LOT IMPROVEMENTS

Contractor: L.M.T. Enterprises, Inc. dba Tyner Paving Company

919 S. Fremont Avenue, Suite 368  
Alhambra, CA 91803

Final Payment: \$ 84,219.84

Item No.	Description	Contract				Completed This Period		Completed To Date	
		Quantity	Units	Unit Price	Total	Quantity	Amount	Quantity	Amount
<b>Contract Work</b>									
40.	Furnish and Install 2" PVC SCH 80 Conduit With Pull Rope for Future CCTV System.	530	LF	\$ 43.12	\$ 22,853.60	0	\$ -	400	\$ 17,248.00
41.	Furnish and Install LED Canopy Light, Pull Box, Conduit and Conductors Under Existing Fitness Court Canopy.	1	LS	\$ 13,800.00	\$ 13,800.00	10%	\$ 1,380.00	100%	\$ 13,800.00
42.	Furnish and Install Parking Lot Traffic Signing, Thermoplastic and Paint Markings and Striping, Pavement Markers and Repaint Curbs.	1	LS	\$ 17,080.00	\$ 17,080.00	100%	\$ 17,080.00	100%	\$ 17,080.00
43.	Install Bermuda Hybrid Turf.	3,100	SF	\$ 4.64	\$ 14,384.00	2820	\$ 13,084.80	2820	\$ 13,084.80
44.	Install/Modify Irrigation.	1	LS	\$ 11,500.00	\$ 11,500.00	10%	\$ 1,150.00	100%	\$ 11,500.00
45.	Install Perimeter Work Zone Chain Link Fence With Wind Screen.	1	LS	\$ 6,500.00	\$ 6,500.00	0%	\$ -	100%	\$ 6,500.00
46.	Furnish and Place CMB (Import).	275	CY	\$ 52.36	\$ 14,399.00	19	\$ 994.84	19	\$ 994.84
<b>Contract Total:</b>					<b>\$ 603,068.70</b>		<b>\$ 67,394.64</b>		<b>\$ 578,928.14</b>


Contract Change Order No. 1				\$ 48,150.00	0%	\$ -	100.00%	\$ 48,150.00
Contract Change Order No. 2				\$ 21,257.82	100%	\$ 21,257.82	100.00%	\$ 21,257.82

Total Completed Items this Period: \$ 88,652.46

Total Completed Items to Date: \$ 648,335.96

CONTRACT PAYMENTS:

Total Items Completed to Date:	\$	648,335.96
Less 5% Retention:	\$	32,416.79
Progress Payment No 1:	\$	77,554.68
Progress Payment No 2:	\$	113,420.55
Progress Payment No 3:	\$	340,724.10
Final Payment:	\$	84,219.84

Invoice Date	Invoice No.	Warrant Billing Period		Amount	Retention Amount
		Invoice Due Date	Invoice Pay Date		
03/30/2023	1	04/05/2023	04/13/2023	\$ 77,554.68	\$ 4,081.83
	2	05/03/2023	05/11/2023	\$ 113,420.55	\$ 5,969.50
	3	06/14/2023	06/22/2023	\$ 340,724.10	\$ 17,932.84
	4	08/23/2023	08/31/2023	\$ 84,219.84	\$ 4,432.62
		Amount	Account		
Finance Please Pay:		\$ 84,219.84	PW200101		
5% Retention Completed this Period:		\$ 4,432.62	270010		
Recommended by Project Manager:		Robert Garcia	Robert Garcia #2232 8-8-23		
Approved by Interim PW Director:		Yvette Kirrin			



**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

**TO:** Honorable Mayor and City Council Members  
**FROM:** René Bobadilla, P.E., City Manager  
**BY:** Yvette Kirrin, Interim Director  
**SUBJECT:** APPROVAL OF PARCEL MAP NO. 082986 – 10712 LAUREL AVENUE  
**DATE:** August 15, 2023

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Approve Parcel Map No. 082986;
- 2) Find that Parcel Map No. 082986 together with the provisions for its design and improvement, is consistent with the City's General Plans;
- 3) Authorize the City Engineer and City Clerk to sign Parcel Map No. 082986; and
- 4) Take such additional, related action that may be desirable.

**FISCAL IMPACT**

N/A

**BACKGROUND**

The 1.68-acre property, located at the northeast corner of Laurel Avenue and Florence Avenue, was acquired by the Community Development Commission (CDC) in February of 1989. The property was originally planned as part of the Santa Fe Springs Mall (now Gateway Plaza) development and before approval of Parcel Map No 23072, it consisted of four different parcels. Parcel Map No. 23072 combined the four parcels with the adjacent eight parcels into two parcels of 1.68 and 1.72 acres, respectively. The Redevelopment Agency eventually sold the 1.72-acre property to the Atlantic Richfield Company ("ARCO") for the development of the existing gasoline station and mini-market,



with a carwash and a lubrication and smog check certification business. The sale to ARCO was intended to improve the area and to encourage development on the vacant parcels adjacent to the subject property. Development in the general vicinity occurred on the other parcels; however, the subject parcel has remained undeveloped. There is an oil well (Chevron “Hokom”) located in the southern portion of the subject property

In 2005, the CDC sold the subject property to a private party to develop a ±30,734 sq. ft., two-story concrete tilt-up building for commercial/industrial use on the 1.68-acre property. The fully sprinkled building included ±7,192 sq. ft., of retail space, ±12,064 sq. ft., of office area and ±11,478 sq. ft. of industrial area (body shop). For various reasons, the private party was unable to fulfill its obligations and the CDC reacquired the property in 2010.

Pursuant to Assembly Bill 1X 26, as amended by AB 1484 and SB 107 (collectively, the Dissolution Law), the Santa Fe Springs Redevelopment Agency(RDA) and CDC were dissolved on February 1, 2012, and the Successor Agency to the Santa Fe Springs Redevelopment Agency (Successor Agency) succeeded to its interests. The Successor Agency was responsible for winding down the former RDA’s affairs.

On December 5, 2013, the Successor Agency received a Finding of Completion from the Department of Finance (DOF), which allowed the Successor Agency to prepare and submit a Long Range Property Management Plan (LRPMP) to the DOF for approval. The LRPMP governed the disposition and use of the former RDA’s real property. The LRPMP provided for the disposal of the subject property and other properties of the former RDA.

On June 27, 2018, both the Successor Agency and Oversight Board approved the sale of the property, via a Purchase and Sales Agreement, to Coast to Coast Commercial, LLC. Under the terms of the P&SA, Coast to Coast Commercial would develop the property with a Sonic restaurant and a multi-tenant or single-tenant pad. To develop the property the following entitlements are required:

- Development Plan Approval Case No. 968
- Development Plan Approval Case No. 969
- Conditional Use Permit Case No. 804
- Conditional Use Permit Case No. 807
- Tentative Parcel Map Case No. 82986

A full-sized copy of the parcel map is available in the office of the City Clerk.

### **ANALYSIS**

The request for approval is to subdivide a single parcel (APN: 8011-009-936) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres.

**ENVIRONMENTAL**

All environmental requirements have been confirmed to be met by the Planning Department.

**DISCUSSION**

N/A

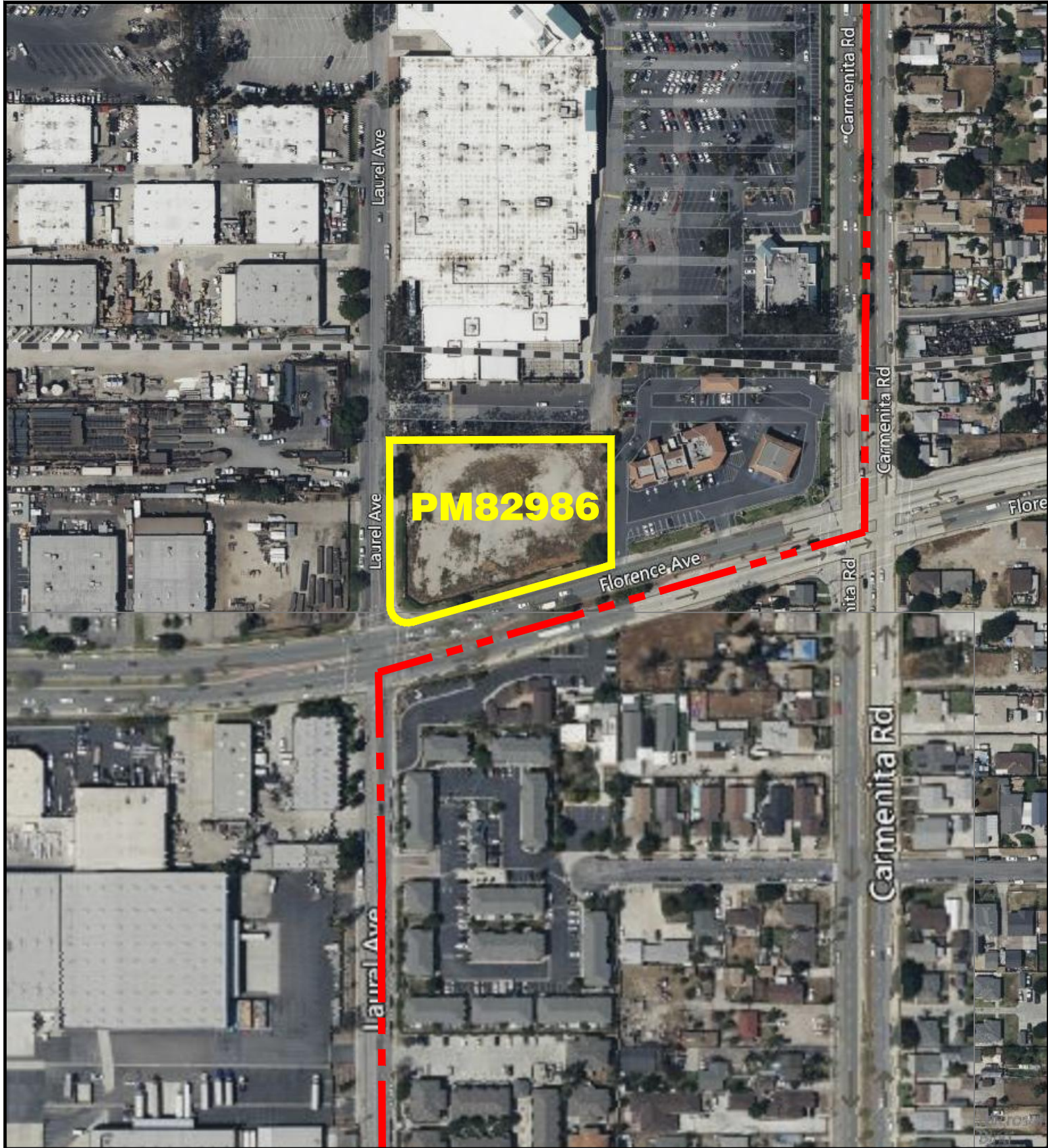
**SUMMARY/NEXT STEPS**

Upon the approval if the City Council of the recommended action, City staff will coordinate the signatures and transmittal of the Parcel Map.

**ATTACHMENT(S):**

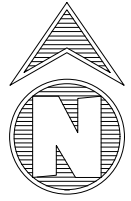
- A. Attachment A – Location Map
- B. Attachment B – Planning Commission Report

<b><u>ITEM STATUS:</u></b>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
<b>TABLED:</b>	<input type="checkbox"/>
<b>DIRECTION GIVEN:</b>	<input type="checkbox"/>



# LOCATION MAP

PARCEL MAP 82986  
10712 Laurel Avenue





**PUBLIC HEARING**

Categorical Exempt – CEQA Guidelines Section 15303, Class 3 & 15315 Class 15 Development Plan Approval (DPA) Case No. 968

Conditional Use Permit (CUP) Case No. 804

Tentative Parcel Map (TMP) Case No. 82986

DPA Case No 968: A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru, and appurtenant improvements, on 0.795 acre of a 1.683-acre property; and

CUP Case No. 804: A request for approval to establish, operate and maintain a 2,370 sq. ft. restaurant use (Sonic), with a drive-thru use within the C-4-PD, Community Commercial-Planned Development Zone, on 0.795 acres of a 1.683-acre property; and

Tentative Parcel Map (TMP) Case No. 82986: A request for approval to subdivide a single parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres.

The subject property is located at 10712 Laurel Avenue (APN: 8011-009-935), within the C-4-PD, Community Commercial-Planned Development, Zone.  
(Coast to Coast Commercial, LLC.)

**RECOMMENDATIONS:**

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, and Tentative Parcel Map Case No. 82986, 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 programs of the City's General Plan; 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 that the applicant's CUP request meets the criteria set forth in §155.329 and §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit approval; and
- Find that Tentative Tract Map No. 82986 meets the standards set forth in §66474 and §66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map; and

**RECOMMENDATIONS (CONT.):**

- Find that Tentative Parcel Map No. 82986, together with the provisions for its design and improvement, is consistent with the City’s General Plan; and
- Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Find and determine that Tentative Parcel Map No. 82986 is an exempt activity (Subdivision of certain properties in urban areas into four or fewer parcels) pursuant to Section 15315-Class 15 of the California Environmental Quality Act (CEQA) and is therefore, listed as a categorically exempt project; and.
- Approve Development Plan Approval Case No. 968, Conditional Use Permit Case No. 804, and Tentative Parcel Map Case No. 82986 subject to the conditions of approval as contained within Resolution No. 164-2020; and
- Adopt Resolution No. 164-2020, which incorporates the Planning Commission’s findings and actions regarding this matter.

**GENERAL INFORMATION**

- |    |                       |                                                                                                                                |
|----|-----------------------|--------------------------------------------------------------------------------------------------------------------------------|
| A. | Applicant:            | Coast to Coast Commercial, LLC<br>26400 La Alameda, Suite 100<br>Mission Viejo, CA 92691<br>949-680-4300                       |
| B. | Property Owner:       | Successor Agency to the<br>City of Santa Fe Springs Redevelopment Agency<br>11710 Telegraph Road<br>Santa Fe Springs, CA 90670 |
| C. | Location of Proposal: | 10712 Laurel Avenue<br>Santa Fe Springs, CA 90670                                                                              |
| D. | Existing Zone:        | C4-PD (Community Commercial-Planned<br>Development)                                                                            |
| E. | General Plan:         | Commercial                                                                                                                     |
| F. | CEQA Status:          | CEQA Exemption – Section 15303 and 15315                                                                                       |
| G. | Staff Contact:        | Wayne M. Morrell, Director of Planning<br><a href="mailto:waynemorrell@santafesprings.org">waynemorrell@santafesprings.org</a> |

**BACKGROUND/LOCATION**

The Community Development Commission (CDC) acquired the 1.68-acre property, located at the northeast corner of Laurel Avenue and Florence Avenue, in February of 1989. The property was originally planned as part of the Santa Fe Springs Mall (now Gateway Plaza) development and before approval of Parcel Map No 23072; it consisted of four different parcels. Parcel Map No. 23072 combined the four parcels with the adjacent eight parcels into two parcels of 1.68 and 1.72 acres, respectively. The Redevelopment Agency eventually sold the 1.72-acre property to the Atlantic Richfield Company ("ARCO") for the development of the existing gasoline station and mini-market, with a carwash and a lubrication and smog check certification business. The sale to ARCO was intended to improve the area and to encourage development on the vacant parcels adjacent to the subject property. Development in the general vicinity occurred on the other parcels; however, the subject parcel has remained undeveloped. There is an oil well (Chevron "Hokom") located in the southern portion of the subject property

In 2005, the CDC sold the subject property to a private party to develop a ±30,734 sq. ft., two-story concrete tilt-up building for commercial/industrial use on the 1.68-acre property. The fully sprinkled building included ±7,192 sq. ft., of retail space, ±12,064 sq. ft., of office area and ±11, 478 sq. ft. of industrial area (body shop). For various reasons, the private party was unable to fulfill its obligations and the CDC reacquired the property in 2010.

Pursuant to Assembly Bill 1X 26, as amended by AB 1484 and SB 107 (collectively, the Dissolution Law), the Santa Fe Springs Redevelopment Agency(RDA) and CDC were dissolved on February 1, 2012, and the Successor Agency to the Santa Fe Springs Redevelopment Agency (Successor Agency) succeeded to its interests. The Successor Agency was responsible for winding down the former RDA's affairs.

On December 5, 2013, the Successor Agency received a Finding of Completion from the Department of Finance (DOF), which allowed the Successor Agency to prepare and submit a Long Range Property Management Plan (LRPMP) to the DOF for approval. The LRPMP governed the disposition and use of the former RDA's real property. The LRPMP provided for the disposal of the subject property and other properties of the former RDA.

On June 27, 2018, both the Successor Agency and Oversight Board approved the sale of the property, via a Purchase and Sales Agreement, to Coast to Coast Commercial, LLC. Under the terms of the P&SA, Coast to Coast Commercial would develop the property with a Sonic restaurant and a multi-tenant or single-tenant pad.

**Sonic Drive-In**

SONIC, America's Drive-In (NASDAQ/SONC) is the nation's largest chain of drive-in restaurants. Sonic started as a hamburger and root beer stand in 1953 in Shawnee, Oklahoma, called Top Hat Drive-In, and then changed its name to SONIC in 1959. The first drive-in to adopt the Sonic name is still serving customers in Stillwater, Oklahoma. Throughout its 62-year history SONIC has enjoyed one of the highest customer frequency rates in the quick-service restaurant (QSR) industry.

Coast to Coast Commercial, LLC has acquired the franchise development rights to Sonic Drive-in restaurants for the Los Angeles and Orange County territories. More than a million customers eat at Sonic every day. For more than 60 years, Sonic Corp has built a dominate position in the drive-in restaurant business. Sonic currently operates more than 3,500 drive-in's specializing in made-to-order food, and is known for its specialty menu items and unique drink combinations with a wide variety of frozen favorite treats. You can order over a million drink combinations making Sonic your ultimate drink stop.

The new Sonic Drive-In restaurant will provide customers with a unique dining experience. Sonic's distinctive use of drive-in stall speakers allows customers to place food orders without ever leaving their cars. The Sonic Drive-in will provide indoor dining, drive-in stalls, handicap parking, outdoor patio dining, and drive-thru service as well.

**Carhops**

Personal carhop service is one of many reasons customers enjoy visiting Sonic Drive-In. Frequently seen spinning by on roller skates, smiling carhops personally deliver orders right to customers' cars and can provide correct change that is always carried with them. What's more, carhops check back to ensure a quality experience. Each customer receives a mint with a drink, dessert, or meal purchase -a tradition started by company founder Troy Smith Sr. to remind customers they are worth a mint at Sonic.

**Menu**

Sonic's award-winning menu offers a variety of unique menu items made after you order. Sonic has one of the most extensive and diverse menu's in the Quick Service Restaurant industry. Unique menu items include TOASTER Sandwiches (made with thick Texas toast), Extra-Long Chili Cheese Coney Hot *Dogs*, *hand*-battered Onion Rings, Tater Tots and a plethora of drink and dessert choices, such as Cherry Limeades. Sonic has more than a million drink combinations, making it Your Ultimate Drink Stop! Sonic's diverse menu and large assortment of snack foods and drinks help evenly spread the sonic day part. This evenly spread demand gives the sonic operation an edge when compared to other QSR's. Most other QSR's experience heavy lunch and dinner rush times, often creating longer wait times and therefore congestion.

For Coast to Coast Commercial, LLC. to develop the property the following entitlements are required:

**PROJECT DESCRIPTION:**

The overall proposed project requires approval of the following entitlement:

- a. Development Plan Approval Case No. 968 (Sonic-Pad 2)
- b. Conditional Use Permit Case No. 804 (Sonic-Pad 2)
- c. Tentative Parcel Map Case No. 82986
- d. Development Plan Approval Case No. 972 (Pad 1: 5,452 sq. ft. bldg. with drive-thru or 7,260 sq. ft. bldg.)
- e. Conditional Use Permit Case No. 807 (Pad 1: 5,452 sq. ft. Bldg. with drive-thru).
- f. Modification Permit Case No. 1329
- g. Modification Permit Case No. 1330

Please note that items d, e, f, and g will be the subject of a separate report, but a synopsis will be provided here.

**PROJECT DESCRIPTION:**

The proposed project requires approval of the following entitlement:

**DPA Case No 968:** A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru, and appurtenant improvements, on 0.795 acre of a 1.683-acre property; and

**CUP Case No. 804:** A request for approval to establish, operate and maintain a 2,370 sq. ft. restaurant use (Sonic), with a drive-thru within the C4-PD, Community Commercial-Planned Development Zone, on 0.795-acres of a 1.683-acre property; and

**Tentative Parcel Map (TMP) Case No. 82986:** A request for approval to subdivide a single parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres.

**DPA Case No. 972:** A request for approval to construct a 7,260 sq. ft. speculative, multi-tenant (Shops/Restaurants) commercial building (OPTION1) or (OPTION 2) to construct a 5,452 sq. ft. speculative multi-tenant (Shops/Restaurants) commercial building with a drive-thru on 0.888 acres of a 1.683-acre property

**CUP Case No. 807:** A request for approval to establish, operate and maintain a drive-thru use within the C4-PD, Community Commercial-Planned Development Zone, (OPTION 2) as part of a speculative, multi-tenant (Shops/Restaurants) or single tenant commercial building, on 0.888 acres of a 1.683-acre property



**MOD Case No. 1329:** A request for approval to allow portions of a 7,260 sq. ft. speculative, multi-tenant commercial building to encroach into the required front yard setback area

**MOD Permit Case No. 1330:** A request to allow a parking space to encroach into the minimum 15-foot wide landscape strip between the onsite parking areas and the property line adjoining the street

**NOTE: Again, DPA 972, CUP 807 and MOD 1329 and 1330 will be discussed under separate reports**

### **DEVELOPMENT PLAN APPROVAL (DPA) 968**

The applicant is seeking development plan approval to construct a 2,370 sq. ft. commercial building with a drive-thru, and appurtenant improvements, on 0.795-acre of a 1.683-acre property.

**Sheet A-1: Proposed Site Plan:** According to the plan, a 2,370 sq. ft. restaurant building, with a 555 sq. ft. dining area is proposed. An outdoor seating area of 695 sq. ft., with a minimum depth of 15'-0" is depicted south of the dining area. The drive-thru area is located to the north of the building and begins as a single lane, but then changes to a double lane, with the lane closest to the building having a width of 12'-0" and the other, a width of 10'-0". A canopy area with sixteen (16) parking spaces, eight (8) on each side of the canopy structure, is shown east of the building and east of the main drive aisles.

Entry to the PAD BLD 2 is from a 30-foot wide driveway on Florence Avenue. With the subdivision of the parcel, this driveway will be on a separate parcel than the parcel with the restaurant building. As a result, a reciprocal parking agreement will be required.

**Sheet A-5: Floor Plan Sheet (Sonic Building (2,370 sq. ft.)):** According to the floor plan, the 2,370 sq. ft. building is divisible into a dining area, service/kitchen area, and an electrical room. A pick-up window is on the west side of the building between the dining area and the service/kitchen area.

**Sheet A-8: Exterior Elevations (Sonic Building (2,370 sq. ft.)):** The building architecture is a contemporary style with simple, clean lines and the use of modern building materials such as steel, wood, brick veneer and glass. Mass and glazing are proportioned to provide emphasis in human scale, framing of building entrances. The metal awnings and contrast of materials soften and articulate the clean volumes. The proposed architecture is dynamic, inviting, attractive and provides a place for gathering.

**Driveways/Access:** A 30-foot wide driveway on Florence Avenue provides access to the site. Additional access will be also be possible via a proposed left turn lane from Florence Avenue, provided the County approves it. Additional access will be possible

from a single driveway on Laurel Avenue and from the shopping center to the north, provided Target approves this access. There is an existing driveway on Florence Avenue, but it is depicted on the site plan as an exit.

**Parking:** All parking is located east of the building, with seven parking spaces, including one ADA space being located against the building and the other remaining 16 spaces located under a canopy area. Four ADA path of travel is depicted, including access from the sidewalk on Florence Avenue, a path of travel from the trash enclosure area to the building, from the building to the parking area under the canopy and from the parking lot of the adjacent parcel to the outdoor seating area. Striping indicates that access to the drive-thru is possible only in one direction (north). This is further emphasized by the striping of DO NOT ENTER on the pavement at the entry to the northerly drive aisle. As proposed, the project is required to provide 17 parking stalls (1 stall per 35 sq. ft. of the public portion (555 sq. ft.) = 16 spaces plus 1 space per two employees on the largest shift (1) = 17 spaces).

**Other:** Four (4) bicycle parking spaces are provided west of the drive-thru menu board and north of the electrical room. There are also parking for six (6) clean air vehicles.

**Landscaping:** The majority of the landscaping is along the Florence Avenue street frontage with the remaining landscaping distributed throughout the site: at the north and south sides of the canopy; along the periphery of the patio area; at the drive-thru entry and along the length of the drive-thru aisle Ten-thousand-four hundred seventy two (10,472) square foot of landscaping is required: 11,853 sq. ft. is being provided.

**Loading area:** No loading/delivery areas are depicted.

**Trash Enclosure:** A single trash enclosure, of 171 sq. ft. is shown adjacent to the drive-thru aisle at the northwest corner of the parcel. Per Code, the minimum area of the trash enclosure should be 24 sq. ft.

**Gates/Fences/Walls:** The only wall proposed, is a screen wall between the most northerly wall of the building and the drive-thru aisle. Patio railing is provided for the patio area adjacent to the main driveway.

#### **DEVELOPMENT PLAN APPROVAL: PURPOSE**

Pursuant to §155.736 of the Zoning Ordinance, the purpose of the development plan approval is to assure compliance with the provisions of this chapter (Chapter 155) 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.

**CONDITIONAL USE PERMIT CASE NO. 804**

The applicant is requesting conditional use permit approval to establish, operate and maintain a 2,370 sq. ft. restaurant use (Sonic) with a drive-thru use within the C-4PD, Community Commercial-Planned Development Zone, on 0.795-acres of a 1.683-acre property; and

**CONDITIONAL USE PERMIT REQUIREMENTS**

Pursuant to §155.329(A) of the Zoning Ordinance, a conditional use permit shall be required for the establishment of any use, structure or improvement or the change of any use in a Planned Development Zone, except that development plan approval may be utilized in processing applications for fences, walls, signs, and similar types of improvements, or for additions or alterations which will not significantly affect the nature or appearance of existing uses, and further except that any use or change of use which would not significantly affect the nature or appearance of the premises involved shall be excluded from the requirements of this section.

Pursuant to §155.153 of the Zoning Ordinance, The following uses shall be permitted in the C-4 Zone only after a valid conditional use permit has first been issued:

- (K) Drive-in restaurants, ice cream, and refreshment stands with limited or no indoor customer seating area.

**TENTATIVE PARCEL MAP (TMP) CASE NO. 82986**

The applicant is requesting approval to subdivide a single parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels: Parcel 1 of 0.888-acres and Parcel 2 of 0.795-acres.

**SUBDIVISION MAP ACT: Local Agencies to Regulate and Control Design of Subdivisions**

Pursuant to Section 66411 of the Subdivision Map Act, regulations and control of the design and improvements of subdivision are vested in the legislative bodies of local agencies.

**MUNICIPAL CODE: ADVISORY AGENCY**

Pursuant to §154.03 of the Municipal Code, the Planning Commission shall constitute the advisory agency for tentative maps of subdivisions for which a parcel map or final map is to be filed for record in the office of the County Recorder.

**STREETS AND HIGHWAYS**

The subject site is located on the northeast corner of Laurel Avenue and Florence Avenue. Laurel Avenue is designated as a "Local Street" and Florence Avenue is designated as a "Major Arterial", within the Circulation Element of the City's General Plan.

**ZONING AND LAND USE**

The subject property is zoned C-4-PD (Community Commercial-Planned Develop). The property has a General Plan Land Use designation of Commercial. 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	C-4, Community Commercial	Commercial	<u>Gateway Plaza Shopping Center</u>
*South	R-2-DP, Two-Family Residence-Development Program	Residential	<u>South Whittier Community Resource Center:</u> 10750 Florence Avenue <u>Sunshine Terrace Apartments Community</u> 10800 Laurel Avenue
East	C-4-PD, Community Commercial-Planned Development	Commercial	<u>ARCO Gas Station/AMPM Mini Mart</u> (10717 Carmenita Road)
West	M-2, Heavy Manufacturing	Industrial	<u>Machine Shop; Engineering Company</u> (12636 Emmens Way/City maintenance facility)

**\*The properties to the south are located in the unincorporated area of South Whittier**

**LEGAL NOTICE OF PUBLIC HEARING**

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 through 65096 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 May 28, 2020. The legal notice was also posted at the City’s Town Center kiosk on May 28, 2020, and published in a newspaper of general circulation (Whittier Daily News) May 28, 2020, as required by the State Zoning and Development Laws and by the City’s Zoning Ordinance. Notices were also mailed to local groups associated with the blind, aged, and disabled in accordance with California Government Code Section 65090. 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.

Report Submitted By: Wayne M. Morrell

Date of Report: June 4, 2020

Planning and Development Department

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

### **CRITERIA FOR GRANTING A DEVELOPMENT PLAN APPROVAL**

The Commission should note that in accordance with Section 155.739 of the City's Zoning Ordinance, before granting a Development Plan Approval, the Commission shall give consideration to the following:

- 1) That the proposed development is in conformance with the overall objectives of this chapter.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) As a means of encouraging residential development projects to incorporate units affordable to extremely low-income households and consistent with the city's housing element, the city will waive Planning Department entitlement fees for projects with a minimum of 10% extremely low-income units. For purposes of

this section, extremely low income households are households whose income does not exceed the extremely low-income limits applicable to Los Angeles County, as published and periodically updated by the state's Department of Housing and Community Development pursuant Cal. Health and Safety Code § 50106.

### **COMMISSION'S CONSIDERATION FOR GRANTING A CONDITIONAL USE PERMIT**

The Commission should note that in accordance with § 155.716 of the City's Zoning Ordinance, before granting a conditional use permit, the Commission shall satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general. The Commission shall give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

### **COMMISSION CONSIDERATION FOR GRANTING A CONDITIONAL USE PERMIT: PD ZONE**

Pursuant to §155.330 (A) of the Zoning Ordinance, In considering an application for a conditional use permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

- (A) The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.
- (B) The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.
- (C) Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.
- (D) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

### **SUBDIVISION REQUIREMENTS**

The procedures set forth in Section 154.03 of the Subdivision Regulations states that the Planning Commission shall constitute the advisory agency for tentative maps of subdivisions for which a parcel map or final map is to be filed for record in the office of the County Recorder. Additionally, in consideration of a tentative map request, the

Planning Commission must follow the actions set forth in Section 154.07 of the Subdivision Regulations.

### **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 3, Section 15303 (C): *New Construction or Conversion of Small Structures*. Section 15303 (C): a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

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.

### **AUTHORITY OF PLANNING COMMISSION**

#### **Development Plan Approval**

The Planning Commission has the authority, subject to the procedures set forth in the City’s Zoning Ordinance, 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.

### **AUTHORITY OF PLANNING COMMISSION**

#### **Conditional Use Permit**

The Planning Commission has the authority, subject to the procedures set forth in the City’s Zoning Ordinance, to grant a conditional use permit 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 a conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall be binding upon the applicants, their successors, and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use, and maintenance of all land and structures within the development.

**AUTHORITY OF PLANNING COMMISSION**

**Parcel Map or Final Map**

Pursuant to §154.03 of the Municipal Code, the Planning Commission shall constitute the advisory agency for tentative maps of subdivisions for which a parcel map or final map is to be filed for record in the office of the County Recorder.

Pursuant to §154.07 of the Municipal Code:

(A) The Planning Commission, after receiving and hearing the results of investigations and reports on the design and improvement 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.

(B) A tentative map shall not be approved unless the Planning Commission finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan as required by § 66473.5 of the Subdivision Map Act.

(C) The Planning Commission shall deny approval of a tentative map if it makes any of the findings set forth in § 66474 of the Subdivision Map Act and may deny approval if it makes any of the findings set forth in § 66474.6 of said Act.

**STAFF REMARKS**

Based on the findings set forth in the attached Resolution (164-2020), Staff 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. Staff also finds that the applicants request meets the criteria set forth in §§155.329 and 155.716 of the City’s Zoning Ordinance, for the granting of a Conditional Use Permit approval; and finally, Staff finds that Tentative Tract Map No. 82986 meets the standards set forth in §§ 66474 and 66474.6 of the Subdivision Map Act for the granting of approval of a tentative or final map

**CONDITIONS OF APPROVAL**

Conditions of approval for DPA 968, CUP 804, and TPM 82986 are attached to Resolution 164-2020 as Exhibit A.

Wayne M. Morrell  
Director of Planning

**Attachments:**

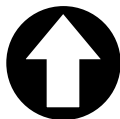
- |                                         |                                     |
|-----------------------------------------|-------------------------------------|
| 1. Aerial Photograph                    | 4. Resolution 164-2020              |
| 2. Public Hearing Notice                | a. Exhibit A—Conditions of Approval |
| 3. Radius Map for Public Hearing Notice | 5. Tentative Parcel Map No. 82986   |
|                                         | 6. Project Plans                    |

Report Submitted By: Wayne M. Morrell  
Planning and Development Department

Date of Report: June 4, 2020



**ATTACHMENT NO. 1**  
**Aerial Photograph**  
**CITY OF SANTA FE SPRINGS**  
**LOCATION AERIAL**



**NORTH**

**Development Plan Approval Case No. 968**  
**Conditional Use Permit Case No. 804**  
**Tentative Parcel Map Case No. 82986**

**10712 Laurel Avenue, Santa Fe Springs, CA 90670**

**Applicant: Coast to Coast Commercial, LLC**

Report Submitted By: Wayne M. Morrell  
 Planning and Development Department

Date of Report: June 4, 2020

## ATTACHMENT NO. 2 Public Hearing Notice

### Advertising Order Confirmation

**CITY OF SANTA FE SPRINGS  
NOTICE OF PUBLIC HEARING  
DEVELOPMENT PLAN APPROVAL CASE NOS. 968 & 972  
CONDITIONAL USE PERMIT CASE NOS. 804 & 807  
MODIFICATION PERMIT CASE NOS. 1329 & 1330  
TENTATIVE PARCEL MAP NO. 82986**

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

**DEVELOPMENT PLAN APPROVAL CASE NO. 968** - A request for approval to construct a 2,370 sq. ft. commercial building with a drive-thru (Sonic) and appurtenant improvements, on 0.795 acres of a 1.683-acre property.

**CONDITIONAL USE PERMIT CASE NO. 804** - A request for approval to establish, operate and maintain a restaurant use (Sonic), with a drive-thru and within the PD-Planned Development Zone, on 0.795 acres of a 1.683-acre property.

**DEVELOPMENT PLAN APPROVAL CASE NO. 971** - A request for approval to construct a 7,260 sq. ft. speculative, multi-tenant (Shops/Restaurants) commercial building (OPTION 1) or (OPTION 2) to construct a 3,452 sq. ft. speculative multi-tenant (Shops/Restaurants) commercial building with a drive-thru on 0.888 acres of a 1.683-acre property.

**CONDITIONAL USE PERMIT CASE NO. 807** - A request for approval to establish, operate and maintain a drive-thru use and within the PD-Planned Development Zone, as part of a speculative, multi-tenant (Shops/Restaurants) or single tenant (Restaurant) commercial building, on 0.888 acres of a 1.683-acre property.

**MODIFICATION PERMIT CASE NOS. 1329 & 1330** - A request for approval to allow portions of a 7,260 sq. ft. speculative, multi-tenant (Shops/Restaurants) commercial building (OPTION 1) to encroach into the required front yard setback area (MOD 1329) and to allow a parking space to encroach into the minimum 15 foot wide landscape strip (MOD 1330) between the onsite parking areas and the property line adjoining the street, on 0.888 acres of a 1.683-acre property.

**TENTATIVE PARCEL MAP NO. 82986** - A request for approval to subdivide one parcel (APN: 8011-009-935) of 73,303 sq. ft. into two parcels (Parcel 1 of 0.888 acres and Parcel 2 of 0.795 acres).

**PROJECT SITE:** 10712 Laurel Avenue (APN: 8011-009-935) within the C-4-PD (Community Commercial-Planned Development), Zone.

**APPLICANT:** Coast to Coast Commercial LLC

**THE HEARING** will be held on **Monday, June 8, 2020 at 6:00 p.m.** Governor Newsom issued Executive Order N-23-20 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=59F6bkY2oDZneYRnQ3BjYU125mJlQ0T09>

Zoom Meeting ID: 558 333 944  
Password: 554545

Telephonically  
Dial: 888-475-4499  
Meeting ID: 558 333 944

**CEQA STATUS:** The proposed project is categorically exempt pursuant to Section 15303 Class 3: New Construction or Conversion of Small Structures, Section 15303 (C): a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

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.

**Public Hearing Notice (Continued)**

**Advertising Order Confirmation**

Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.3.

**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 above-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 [teresacavalle@santafesprings.org](mailto:teresacavalle@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.

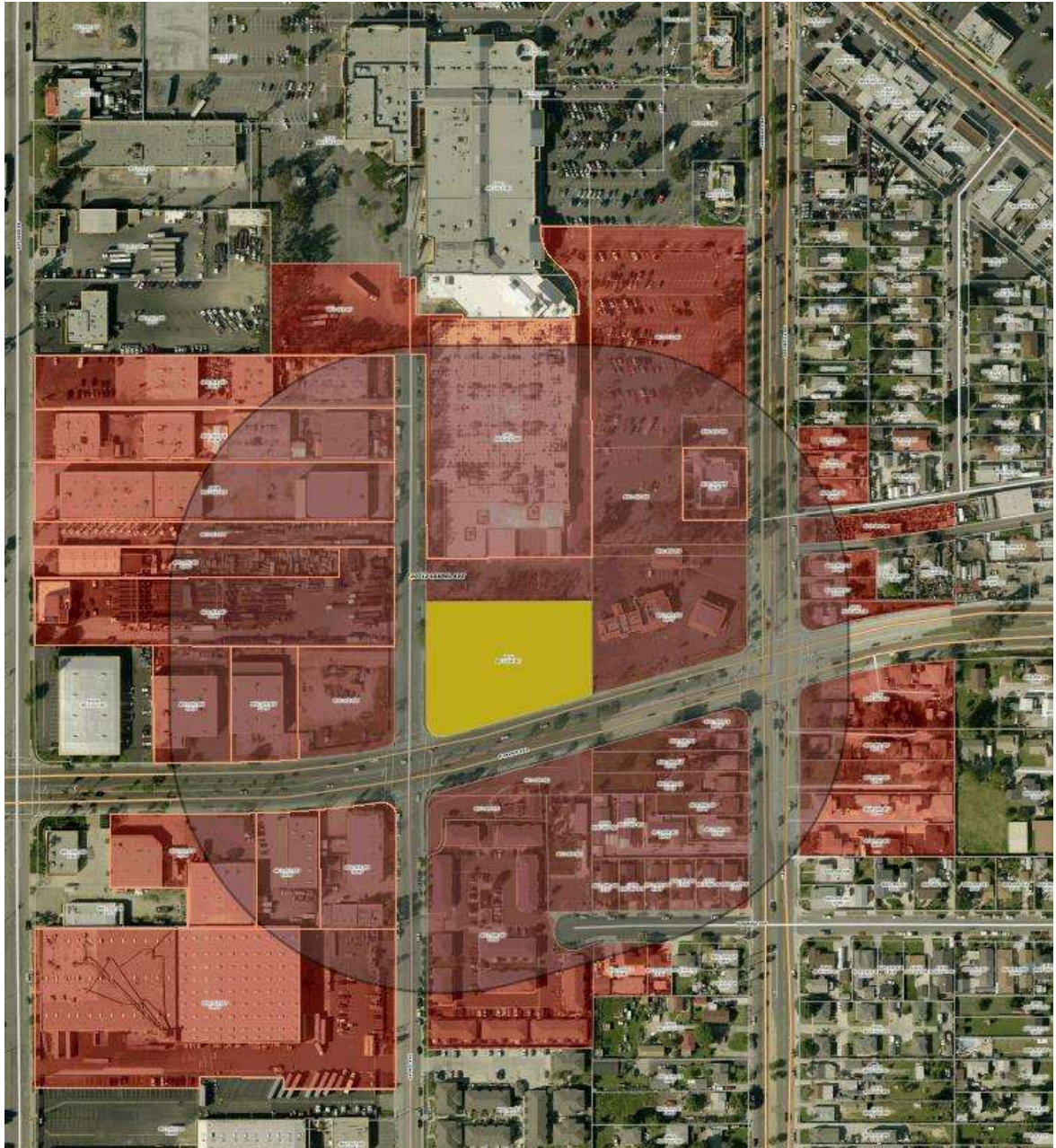
**FURTHER INFORMATION** on this item may be obtained by e-mail: [waynemorrell@santafesprings.org](mailto:waynemorrell@santafesprings.org).

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

Published: May 26, 2020      Whittier Daily News      Ad#11386904

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>
SGV Newspapers:Full Run	Legals CLS	General - 1076-	05/28/20

**ATTACHMENT NO. 3**  
**Radius Map for Public Hearing Notice**





**CITY OF SANTA FE SPRINGS**

**CITY COUNCIL AGENDA STAFF REPORT**

**TO:** Honorable Mayor and City Council Members

**FROM:** René Bobadilla, P.E., City Manager

**BY:** Cuong Nguyen, Assistant Director of Planning

**SUBJECT: PUBLIC HEARING TO CONSIDER THE TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN UPDATED ZONING MAP, TO ENSURE THAT THE CITY'S ZONING ORDINANCE AND ZONING MAP ARE ALIGNED WITH THE CITY'S 2040 GENERAL PLAN.**

**DATE:** August 15, 2023

---

**RECOMMENDATION(S):**

It is recommended that the City Council:

- 1) Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Targeted Zoning Ordinance Update, updated Zoning Map and related Environmental Documents, and thereafter, close the Public Hearing; and
- 2) Find and determine that the proposed Targeted Zoning Ordinance Update project, including an updated Zoning Map, are consistent with the goals, policies and program of the City's 2040 General Plan; and
- 3) Find and determine that the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope and analysis of the original Program Environmental Impact Report (*State Clearinghouse Number: 2021050193*) prepared for the 2040 General Plan and Target Zoning Ordinance Updates. The project does not expand the proposed uses, increase intensity, or diverge from original Program EIR conclusions; therefore, no further environmental review is necessary; and
- 4) Waive Further Reading and Introduce Ordinance No. 1131 by title, adopting several targeted Zoning Ordinance updates to ensure consistency between the City's Zoning Ordinance and the City's 2040 General Plan; and

5) Waive Further Reading and Introduce Ordinance No. 1132 by title, adopting an updated Zoning Map to ensure consistency between the City's Zoning Map and the 2040 General Plan land use map; and

6) Take such additional, related action that may be desirable.

### **FISCAL IMPACT**

Adoption of the two proposed ordinances (Ordinance Nos. 1131 and 1132), which implements targeted zoning text amendments to the City's Zoning Ordinance and changes to the zoning map, is not expected to have any immediate fiscal impact. However, future developments, particularly under the four new zone classifications (R-4, MU, MU-TOD, MU-DT), may lead to an increase in sales and property tax revenue in the coming years.

### **PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION**

On July 25, 2023, the Planning Commission conducted a duly noticed public hearing to review and consider the Targeted Zoning Ordinance Updates (TZOU), including an updated Zoning Map. After evaluating the written and oral reports, along with public input received prior to and during the Planning Commission meetings on July 10, 2023 and July 25, 2023, the Commissioners, with Commissioner Ayala absent, voted 4-0 to approve and adopt Resolution No. 242-2023 recommending that the City Council approve and find that the TZOU project is within the scope and analysis of the original Program Environmental Impact Report (*State Clearinghouse Number: 2021050193*) prepared for the 2040 General Plan and Target Zoning Ordinance Updates (*State Clearinghouse Number: 2021050193*) prepared for the 2040 General Plan and Target Zoning Ordinance Updates. (See Attachment E)

#### July 10, 2023 Planning Commission Meeting

On July 10, 2023, due to an error in notifying the affected property owners about the proposed actions, staff recommended that the Planning Commission continue the matter to a later date and allow staff sufficient time to properly notify approximately 271 property owners who had received notices containing incorrect ownership information. Given the meeting was duly noticed, and there were property owners in the audience and participating on Zoom, the Planning Commission opened the public hearing. Public comments were received, and subsequently, the matter was continued to Tuesday, July 25, 2023.

During the meeting, two individuals provided public comments. Below is an overview of their input:

- The property owner at 12060 Florence Avenue attended in-person and voiced his opposition to the rezoning of his property. While he understood the rationale behind the rezoning, he still expressed concerns that the proposed zone change

to multi-family would reduce the value of his property without any possibility of reimbursement for the loss.

- The Executive Director of Acquisitions and Development for The Orden Company participated via Zoom and commended the city and consulting team for their exception work. He expressed gratitude to the staff for updating the definition of service stations, thereby enabling more environmentally friendly fuel uses.

After the public comments, the Assistant Director of Planning acknowledged the receipt of a total of seven phone calls, e-mails correspondence and/or written comments, which he briefly summarized for Commission and others in attendance. The Director of Planning added that they both had engaged with another property owner who had reservations about the implications of the zoning efforts on their property along Washington Boulevard. The Assistant Director confirmed their interaction with the Washington Boulevard property owners. He detailed the discussions, which included a background on the general plan and alignment efforts between the zoning documents and the general plan. Additionally, they shared a link to the current draft of the nonconforming provisions. He also emphasized that the property owners seemed supportive of the targeted zoning updates project but had expressed a desire to review and comment on the nonconforming provisions before their presentation to the approval body.

Following the discussion, a motion was made, seconded, and a unanimous vote was taken to adjourn the matter to a meeting scheduled for Tuesday, July 25, 2023.

#### July 25, 2023 Planning Commission Meeting

On July 25, 2023, a public hearing was conducted to review and consider the Targeted Zoning Ordinance Updates (TZOU). The Assistant Director of Planning began by recapping the previous Planning Commission meeting and acknowledging receipt of six written comments. He then introduced the Senior Project Manager from MIG, Inc. who delivered a comprehensive presentation detailing the proposed changes to the City's Zoning Ordinance and updated Zoning Map.

During the meeting, four individuals provided public comments, all of whom had previously submitted written comments.

- The owner and president of Western Allied Corporation at 12040 Florence Avenue shared a 63-year business history and voiced concerns about the of potential job loss due to the proposed changes.
- The property owner at 11126 Greenstone Avenue expressed concerns over potential property devaluation, citing an estimated loss of eight and a half percent.
- The property owner at 12060 Florence Avenue expressed understanding of the state housing mandates and the willingness to collaborate. He appreciate hearing that the nonconforming provision was still under review and is looking forward to actively participating in the process.
- A representative for the owners at 11130 Washington Boulevard thanked staff for the opportunity to be part of the Zoning Advisory Group (ZAG). He raised concerns about landscape requirements in the MU-TOD zone, particularly for irregular lots

with multiple frontages. He also conveyed that the City staff has been cooperative and expressed satisfaction with the direction the initiative are taking.

Following the public comments, the Assistant Director of Planning expressed gratitude for the valuable feedback. He affirmed that all comments are now an integral part of the comprehensive record and will play a pivotal role in finalizing the targeted zoning ordinance updates and forthcoming nonconforming situations provisions. He encourage individuals interested in participating in the nonconforming situations provisions project to connect with staff after the meeting.

After the deliberation, the Commissioners, with Commissioner Ayala absent, voted 4-0 to approve and adopt Resolution No. 242-2023.

*A Public Comments Matrix, detailing all comments received to date and staff responses, is provided as Attachment F.*

## **BACKGROUND**

### 2040 Comprehensive General Plan Update

The Santa Fe Springs General Plan serves as a long-range vision for the community's growth and provides a legal foundation for all land use decisions. Functioning as the City's "constitution" or blueprint, it establishes goals and policies to guide growth, land development, traffic, circulation, housing, conservation, fiscal sustainability, economic development, environmental justice, and other important topics over the next 20 years.

The City's General Plan was last comprehensively updated in 1993-1994, with only a few amendments since then. In September 2019, the City Council authorized the release of a Request for Proposal (RFP) to comprehensively update the General Plan, implement targeted updates to the Zoning Ordinance, and necessary environmental documents. The contract for this update was awarded to MIG, Inc. on February 13, 2020, initiating the comprehensive update process for the approximately 30-year-old General Plan. On February 8, 2022, after almost two years, the City Council adopted the 2040 General Plan, including the Environmental Impact Report and Statement of Overriding Considerations.

### Targeted Zoning Ordinance Updates

Following the completion of the General Plan update, the General Plan team has been diligently working on the Targeted Zoning Ordinance Update. These updates include various amendments to the existing zoning ordinance to ensure consistency with State Law, coherence with the City's two primary planning documents (The General Plan and Zoning Code), and implementation of the overall character and vision outlined in the 2040 General Plan. Additionally, they aim to comply with State housing law and key implementation measures identified in the 2021-2029 Housing Element.

The draft Targeted Zoning Ordinance Update project encompasses the following key components:



- Establishment of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments;
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers); and
- Updating the Zoning Map to ensure consistency with the General Plan land use map.

Detailed descriptions of the Targeted Zoning Ordinance Updates, including the changes to the existing Zoning Map, may be found within the July 10, Planning Commission staff report (see *Attachment C*).

## **ANALYSIS**

N/A

## **ENVIRONMENTAL**

Staff has determined that the Targeted Zoning Ordinance Update project was part of the environmental analysis conducted for the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. A link to the various environmental documents associated with the Program EIR are provided below:

CEQAnet (SCH Number: 2021050193)

- <https://ceqanet.opr.ca.gov/2021050193>
  - Notice of Preparation:
    - <https://files.ceqanet.opr.ca.gov/269870-1/attachment/Q->

[BP0zNRKsEOe3dOd\\_5UAYs3-YBklxMUD6LBIOkptkSNXyqNn2h9Ar7dYFqmnzoi3GjWMv8uW6vNOsOQO](https://files.ceqanet.opr.ca.gov/269870-1/attachment/NREm8J069iDysdJDUk-5e_ryZijGeUNLo8_QFymQgdvR_LFjx7DFPNfRMO8F1AXpyQKoGysobbzN203N0)

- Notice of Availability/Completion:
  - [https://files.ceqanet.opr.ca.gov/269870-1/attachment/NREm8J069iDysdJDUk-5e\\_ryZijGeUNLo8\\_QFymQgdvR\\_LFjx7DFPNfRMO8F1AXpyQKoGysobbzN203N0](https://files.ceqanet.opr.ca.gov/269870-1/attachment/NREm8J069iDysdJDUk-5e_ryZijGeUNLo8_QFymQgdvR_LFjx7DFPNfRMO8F1AXpyQKoGysobbzN203N0)
- Draft EIR with Appendices:
  - <https://cms5.revize.com/revize/santafespringsca/departments/planning/environmental%20documents/Environmental%20Impact%20Report%20With%20Appendices.pdf>
- Response to Comments, Errata, and Public Circulation
  - [https://www.reimaginesantafesprings.org/files/managed/Document/173/SFS\\_GPU\\_FEIR.pdf](https://www.reimaginesantafesprings.org/files/managed/Document/173/SFS_GPU_FEIR.pdf)
- Findings of Fact and Statement of Overriding Considerations
  - <https://www.reimaginesantafesprings.org/files/managed/Document/174/FindingsofFactandSOC.pdf>
- Mitigation Monitoring Report
  - [https://www.reimaginesantafesprings.org/files/managed/Document/175/SFS\\_EIR\\_MMRP.pdf](https://www.reimaginesantafesprings.org/files/managed/Document/175/SFS_EIR_MMRP.pdf)

The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

*The CEQA Consistency Findings are provided as Attachment G.*

## **DISCUSSION**

N/A

## **LEGAL NOTICE OF PUBLIC HEARING**

Legal notice of the Public Hearing for the proposed project was published in a newspaper of general circulation (*Whittier Daily News*) on August 3, 2023, as required by the State

Zoning and Development Laws and by the City's Zoning Ordinance. Said notice was posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, and the City's Library.

Additionally, on August 3, 2023, hard copy letters were mailed to the property owners of each of the parcels being considered for rezoning. These letters provided the property owners with a project background, CEQA status, including a copy of the proposed Zoning Map. All property owners were invited to attend the meeting telephonically or electronically, submit written comments to the City by 12:00pm on the day of the City Council meeting, or otherwise call the City to provide a comment or seek further information.

### **SUMMARY**

The Targeted Zoning Ordinance Updates, including an updated Zoning Map, implements the General Plan Implementation Plan Program A.1 (*Zoning Revisions Related to Housing Element*), Program A.16 (*Residential Electric Vehicle and Bicycle Parking Requirements*) and the Housing Element Program 11 (*Zoning Code Revisions*) and is necessary to create consistency between the City's 2040 General Plan (inclusive of the 2021-2029 Housing Element) and Zoning Ordinance (inclusive of the Zoning Map). Furthermore, the project is mandated by the State law requiring that the zoning code and zoning districts be consistent with the City's current General Plan. And lastly, the City's Housing Element requires the creation of more housing opportunities to meet the City's Regional Housing Needs Assessment (RHNA) numbers as mandated by the State of California. These changes will provide the foundation zoning for new development opportunities that allow for the redevelopment of older sites, while also providing needed housing and new commercial opportunities which will bring new economic growth to the City.

Staff is therefore recommending that the City Council find that the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope and analysis of the original Program EIR (*State Clearinghouse Number: 2021050193*) as it does not expand the proposed uses, increase intensity, or result in a change from original Program EIR conclusions and therefore no further environmental review is required; and waive the first reading and introduce both Ordinance No. 1131 to effectuate the proposed Targeted Amendments to the text of the City's Zoning Ordinance and Ordinance No. 1132 to effectuate the proposed changes to the existing Zoning Map.

### **ATTACHMENT(S):**

- A. Public Hearing Notice
- B. Notice to Property Owners with Zoning Map
- C. July 10, 2023 Planning Commission Staff Report
- D. July 25, 2023 Planning Commission Staff Report
- E. Planning Commission Resolution No. 242-2023
- F. Public Comments Matrix
- G. CEQA Findings of Consistency
- H. Ordinance 1131 (Targeted Amendments to City's Zoning Ordinance – Text Adoption)

- a. Exhibit A – Definitions Text Amendments
- b. Exhibit B – Establishment of Zones Text Amendments
- c. Exhibit C – Multi-Family Residential Zone Districts Text Amendments
- d. Exhibit D – Mixed-Use Zone Districts Text Amendments
- e. Exhibit E – Required Parking Text Amendments
- I. Ordinance 1132 (Targeted Amendments to City’s Zoning Ordinance – Map Adoption)
  - a. Exhibit A – Affected Properties List
  - b. Exhibit B – Updated Zoning Map

<b><u>ITEM STATUS:</u></b>	
<b>APPROVED:</b>	<input type="checkbox"/>
<b>DENIED:</b>	<input type="checkbox"/>
<b>TABLED:</b>	<input type="checkbox"/>
<b>DIRECTION GIVEN:</b>	<input type="checkbox"/>

**Attachment A – Public Hearing Notice**

# Whittier Daily News

Local. News. Matters.  
whittierdailynews.com

181 W. Huntington Drive Suite#209  
Monrovia, California 91016  
(626) 544-0885  
ealmeida@scng.com

City of Santa Fe Springs  
Attn: Linda Guerrero  
Santa Fe Springs, California 90670

<i>Account Number:</i>	5007848
<i>Ad Order Number:</i>	0011616719
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	Whittier Daily News
<i>Publication Dates:</i>	08/03/2023
<i>Total Amount:</i>	\$1062.42
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$1062.42
<i>Notice ID:</i>	yC2ltVNZ0ZjnXVxWSAYJ
<i>Invoice Text:</i>	NOTICE OF PUBLIC HEARING TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN UPDATED ZONING MAP, TO ENSURE THAT THE CITY'S ZONING ORDINANCE AND ZONING MAP ARE ALIGNED WITH THE CITY'S 2040 GENERAL PLAN NOTICE IS HEREBY GIVEN that the City Council of the City of Santa Fe Springs will hold a Public Hearing to consider the following: PROJECT: The City of Santa Fe Springs is proposing various targeted zoning ordinance updates to ensure compliance with State Law as well as coherence with and alignment and consistency between the City's two primary planning documents: The General Plan and Zoning Code. The zoning ordinance update utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan. The Targeted Zoning Ordinance Updates (TZOU) project encompasses the following key components: * Development of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT); * Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4); * Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre; * Incorporation of Objective Development Standards into the newly established zones; * Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments. * Update of the Zoning Map to ensure consistency with the General Plan; and * Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers).

**Whittier Daily News**

Local. News. Matters.  
whittierdailynews.com

Whittier Daily News  
181 W. Huntington Drive Suite#209  
Monrovia, California 91016  
(626) 544-0885

**FILE NO. 0011616719**  
**PROOF OF PUBLICATION**  
**(2015.5 C.C.P.)**  
**STATE OF CALIFORNIA**  
**County of Los Angeles County**

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of WHITTIER DAILY NEWS, a newspaper of general circulation for the City of Whittier, by the Superior Court of the County of Los Angeles County, State of California, on the date of October 10, 1960, Case Number 369393. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

**08/03/2023**

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Monrovia, California  
On this 3rd day of August, 2023.



Signature

**NOTICE OF PUBLIC HEARING**  
**TARGETED ZONING ORDINANCE UPDATES,**  
**INCLUDING AN UPDATED ZONING MAP, TO**  
**ENSURE THAT THE CITY'S ZONING ORDINANCE**  
**AND ZONING MAP ARE ALIGNED WITH THE CITY'S**  
**2040 GENERAL PLAN**

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

**PROJECT:** The City of Santa Fe Springs is proposing various targeted zoning ordinance updates to ensure compliance with State Law as well as coherence with and alignment and consistency between the City's two primary planning documents: The General Plan and Zoning Code. The zoning ordinance update utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan. The Targeted Zoning Ordinance Updates (TZOU) project encompasses the following key components:

- Development of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments.
- Update of the Zoning Map to ensure consistency with the General Plan; and
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers).

Changes to the existing Nonconforming Uses section is not part of this public hearing but the project is well underway and will be occurring at a later date.

**ENVIRONMENTAL DOCUMENT:** The TZOU project was included with and analyzed in the Program EIR for the Santa Fe Springs 2040 General Plan Update. The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. The impacts associated with the proposed changes in the TZOU project are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed TZOU project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

**PLANNING COMMISSION RECOMMENDATION:** On July 25, 2023, after receiving the written and oral reports, the comments from the public prior to and during the Planning Commission meetings held on July 10th and July 25th, the Commission members, with Commissioner Ayala being absent, voted 4-0 to approve and adopt Resolution No. 242-2023. The action by the Planning Commission makes a recommendation to the City Council to find that the TZOU project is within the scope of the 2040 General Plan Program EIR. The Planning Commission also recommended that the City Council approve two Ordinances (Ordinance Nos. 1131 & 1132) to effectuate the various text amendments to the City's Zoning Ordinance and proposed changes to

the existing zoning map.

**PROJECT LOCATION:** All lands within the City of Santa Fe Springs city and zoning boundaries.

**APPLICANT:** City of Santa Fe Springs

**THE HEARING** will be held before the City Council of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Tuesday, August 15, 2023 at 6:00 p.m.**

You may also 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/521620472?pwd=U3cyK1RuKzY1eKVGZFdkQXNZVzh4Zz09>

Zoom Meeting ID: 521 620 472  
Password: 659847

Telephonically

Dial: 888-475-4499

Meeting ID: 521 620 472

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing before the City Council and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

**PUBLIC COMMENTS** may be submitted in writing to the City Clerk at [cityclerk@santafesprings.org](mailto:cityclerk@santafesprings.org). Please submit your written comments by 12:00 p.m. on the day of the City Council meeting. You may also contact the City Clerk's Office at (562) 868-0511.

**FURTHER INFORMATION** on the above-described project and environmental document may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, California or by contacting Cuong Nguyen, Assistant Director of Planning, at (562) 868-0511 or e-mail at: [cuongnguyen@santafesprings.org](mailto:cuongnguyen@santafesprings.org).

**Whittier Daily News**

**Published: 8/3/23**



**Attachment B – Notice to Property Owners with Zoning Map**

**NOTICE OF PUBLIC HEARING  
TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN UPDATED ZONING  
MAP, TO ENSURE THAT THE CITY'S ZONING ORDINANCE AND ZONING MAP  
ARE ALIGNED WITH THE CITY'S 2040 GENERAL PLAN**

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

**PROJECT:** The City of Santa Fe Springs is proposing various targeted zoning ordinance updates to ensure compliance with State Law as well as coherence with and alignment and consistency between the City's two primary planning documents: The General Plan and Zoning Code. The zoning ordinance update utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan. The Targeted Zoning Ordinance Updates (TZOU) project encompasses the following key components:

- Development of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments.
- Update of the Zoning Map to ensure consistency with the General Plan; and
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers).

Changes to the existing Nonconforming Uses section is not part of this public hearing but the project is well underway and will be occurring at a later date.

**ENVIRONMENTAL DOCUMENT:** The TZOU project was included with and analyzed in the Program EIR for the Santa Fe Springs 2040 General Plan Update. The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. The impacts associated with the proposed changes in the TZOU project are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed TZOU project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

**PLANNING COMMISSION RECOMMENDATION:** On July 25, 2023, after receiving the written and oral reports, the comments from the public prior to and during the Planning Commission meetings held on July 10<sup>th</sup> and July 25<sup>th</sup>, the Commission members, with Commissioner Ayala being absent, voted 4-0 to approve and adopt Resolution No. 242-2023. The action by the Planning Commission makes a recommendation to the City Council to find that the TZOU project is within the scope of the 2040 General Plan Program EIR. The Planning Commission also recommended that the City Council approve two Ordinances (Ordinance Nos. 1131 & 1132) to effectuate the various text amendments to the City's Zoning Ordinance and proposed changes to the existing zoning map.

**PROJECT LOCATION:** All lands within the City of Santa Fe Springs city and zoning boundaries.

**APPLICANT:** City of Santa Fe Springs

**THE HEARING** will be held before the City Council of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Tuesday, August 15, 2023 at 6:00 p.m.**

You may also 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/521620472?pwd=U3cyK1RuKzY1ekVGZFdKQXNZVzh4Zz09>

Zoom Meeting ID: 521 620 472

Password: 659847

Telephonically

Dial: 888-475-4499

Meeting ID: 521 620 472

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing before the City Council and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

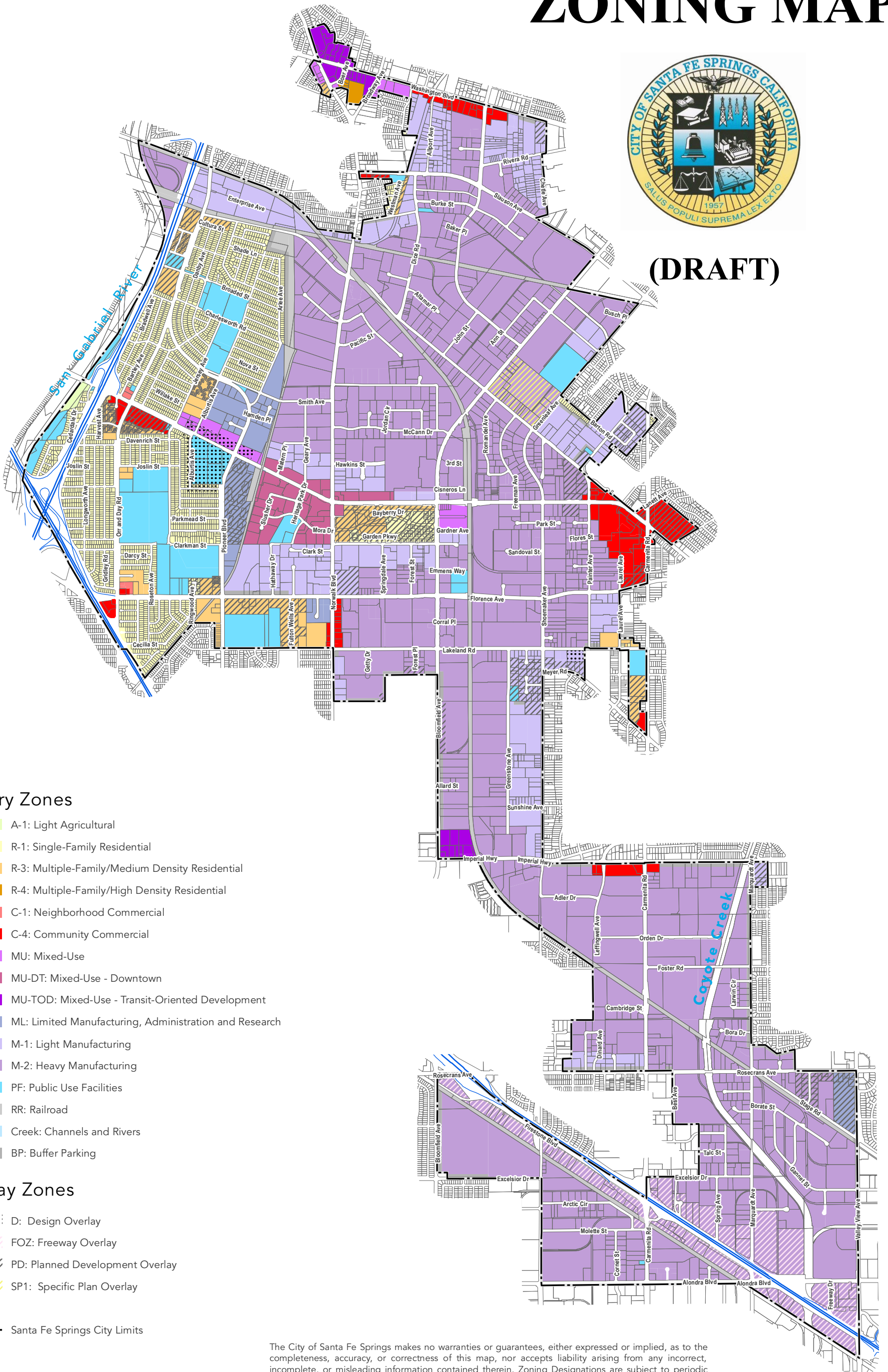
**PUBLIC COMMENTS** may be submitted in writing to the City Clerk at [cityclerk@santafesprings.org](mailto:cityclerk@santafesprings.org). Please submit your written comments by 12:00 p.m. on the day of the City Council meeting. You may also contact the City Clerk's Office at (562) 868-0511.

**FURTHER INFORMATION** on the above-described project and environmental document may be obtained at the City of Santa Fe Springs Planning Department, 11710 Telegraph Road, California or by contacting Cuong Nguyen, Assistant Director of Planning, at (562) 868-0511 or e-mail at: [cuongnguyen@santafesprings.org](mailto:cuongnguyen@santafesprings.org).

# City of Santa Fe Springs ZONING MAP



**(DRAFT)**



## Primary Zones

- A-1: Light Agricultural
- R-1: Single-Family Residential
- R-3: Multiple-Family/Medium Density Residential
- R-4: Multiple-Family/High Density Residential
- C-1: Neighborhood Commercial
- C-4: Community Commercial
- MU: Mixed-Use
- MU-DT: Mixed-Use - Downtown
- MU-TOD: Mixed-Use - Transit-Oriented Development
- ML: Limited Manufacturing, Administration and Research
- M-1: Light Manufacturing
- M-2: Heavy Manufacturing
- PF: Public Use Facilities
- RR: Railroad
- Creek: Channels and Rivers
- BP: Buffer Parking

## Overlay Zones

- D: Design Overlay
- FOZ: Freeway Overlay
- PD: Planned Development Overlay
- SP1: Specific Plan Overlay
- Santa Fe Springs City Limits

Source: City of Santa Fe Springs  
Revised: July 2023



The City of Santa Fe Springs makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of this map, nor accepts liability arising from any incorrect, incomplete, or misleading information contained therein. Zoning Designations are subject to periodic changes, which may not be reflected on this map. As such, you are advised to confirm the Zoning designations of any particular parcel prior to proceeding with a land use decision or development project. The City of Santa Fe Springs Planning Department may be contacted at:

City of Santa Fe Springs | Planning Department  
11710 Telegraph Road, Santa Fe Springs, CA 90670  
Tel: 562-868-0511  
Web: <https://www.santafesprings.org>

**Attachment C – July 10, 2023 Planning Commission Staff Report**



### **PUBLIC HEARING**

CEQA – Analyzed in the adopted Program EIR of the 2040 General Plan Targeted Zoning Ordinance Update (TZOU) Project

Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan.

### **RECOMMENDATIONS:**

- Open the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Targeted Zoning Ordinance Update, updated Zoning Map and related Environmental Documents, and thereafter, close the Public Hearing; and
- Find and determine that the proposed Targeted Zoning Ordinance Update project, including an updated Zoning Map, are consistent with the goals, policies and program of the City's 2040 General Plan; and
- Recommend that the City Council review and find the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope and analysis of the original Program EIR (*State Clearinghouse Number: 2021050193*) as it does not expand the proposed uses, increase intensity, or result in a change from original Program EIR conclusions; therefore, no further environmental review is required; and
- Adopt Resolution No. 242-2023, which incorporates the Planning Commission's findings and actions regarding this matter.
- Recommend that the City Council approve and adopt two Ordinances: Ordinance No. 1131 to effectuate the proposed Targeted Amendments to the text of the City's Zoning Ordinance; and Ordinance No. 1132 to effectuate the proposed changes to the existing Zoning Map.

### **BACKGROUND**

The Santa Fe Springs General Plan establishes a long-range vision for how the community will grow and a legal foundation for all land use decisions in the community. The General Plan is the City's "constitution," or blueprint, because it establishes goals and policies to guide growth, land development, traffic, circulation, housing, conservation, fiscal sustainability, economic development, environmental justice, and other important topics over the next 20 years.

The City of Santa Fe Springs' General Plan was last comprehensively updated in 1993-1994 and was only amended a handful of times since then. On September 26, 2019, the City of Santa Fe Springs City Council authorized the Director of Planning

Report Submitted By: Cuong Nguyen

Date of Report: July 6, 2023

Planning and Development Department

**ITEM NO. 10**

to release a competitive Request for Proposal (RFP) for the preparation of the 2040 Comprehensive General Plan Update, Targeted Zoning Ordinance Update, and the necessary environmental documents. On February 13, 2020, the Santa Fe Springs City Council awarded said contract to MIG, Inc. As such, the comprehensive update to the City's roughly 30-year-old General Plan began in the spring of 2020. On February 8, 2022, almost two years later, the comprehensive update was completed and the City Council adopted the 2040 General Plan, including the Environmental Impact Report and Statement of Overriding Considerations.

Since February of last year, the General Plan team has been diligently working on the Targeted Zoning Ordinance Update which are various amendments to the existing zoning ordinance to ensure consistency with State Law as well as coherence with and alignment between the City's two primary planning documents: The General Plan and Zoning Code. The Targeted Zoning Ordinance Update utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan, and to meet State housing law and key implementation measures identified in the 2021-2029 Housing Element. The draft Targeted Zoning Ordinance Update project encompasses the following key components:

- Establishment of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments;
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers); and
- Updating the Zoning Map to ensure consistency with the General Plan land use map.

As part of the Targeted Zoning Ordinance Update project, the team was concurrently working on the replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations. The replacement of the existing Nonconforming Uses section, however, will now move forward on a different timeline to allow Staff additional time to complete the new Nonconforming Situations sections and further collaborate with various stakeholders.



**DETAILED DESCRIPTION OF THE ZONING TEXT AMENDMENTS**

To implement the goals of the General Plan, including the 2021-2029 Housing Element, several text amendments to the City's Zoning Ordinance, Title 15 (Land Usage), Chapter 155 (Zoning), of the Santa Fe Springs Municipal Code are required. The proposed Targeted Zoning Ordinance Project includes the following Targeted Amendments to the text of the City's Zoning Ordinance:

**Definitions**

The existing Zoning Ordinance required a number of new definitions to better define uses that are proposed with the various new zone districts and also to conform to new state housing laws. As such, the following definitions have been added to Section 155.003 (Definitions) of the City's Zoning Ordinance:

- Animal Grooming
- Automated Teller Machines (ATMs)
- Automobile Sales and Rental
- Automobile Service, Major
- Automobile Service, Minor
- Automobile Washing/Detailing
- Boarding House
- Brewery, Winery, or Distillery
- Business Support Services
- Check Cashing Business (also "Payday Loan Business")
- Cigar Lounge or Bar
- Clinic/Urgent Care
- Cocktail Lounges and Bars
- College (also "University")
- Commercial Recreation
- Community Gardens
- Cultural Institutions
- Drive-Through or Drive-Up Establishments
- Dwelling, Single Unit (also "Dwelling, Single Family")
- Dwelling, Multi-Unit
- Dwelling, Two-Unit Dwelling
- Emergency Shelter, Permanent
- Emergency Shelter, Temporary Low Barrier Navigation Center
- Employee Housing, Large
- Employee Housing, Small
- Entertainment Venue, Indoor
- Family Day Care Home, Large

- Family Day Care Home, Small
- Financial Institutions
- Gymnasium and Fitness Centers, Large
- Gymnasium and Fitness Centers, Small
- Hospitals
- Hotel or Motel
- Kennel
- Laboratory – Medical Analytical Research, Testing
- Live/Work Unit
- Manufacturing – Light
- Mobile Home
- Mobile Home Parks
- Office, Business and Professional (Non-Medical and Dental Office)
- Office, Medical and Dental
- Park
- Personal Services, General
- Personal Services, Restricted
- Primary Street Frontage
- Religious Assembly Facilities
- Research and Development.
- Restaurant
- Retail Sales – General
- Retail Sales – Restricted
- Schools, K-12 – Private
- Service/Fueling Station, Automobile
- Single Room Occupancy (SRO)
- Supportive Housing
- Technical Trade Business or Professional Schools
- Transit Station
- Utility Facilities

In addition, the following existing definitions are being renamed and updated:

- Boardinghouse
- Clinic, Dental or Medical
- Dwelling, Single-Family
- Dwelling, Multiple
- Day Care, Large Family
- Day Care, Small Family
- Hospital

- Hotel
- Laboratory
- Motel
- Service Stations, Automobile
- Single Room Occupancy (SRO) Housing

*These changes to Section 155.003 (Definitions) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.*

### **Parking**

A review and update of the City's parking requirements was completed to ensure they adequately address the four new zone districts and new State housing laws. The Targeted Zoning Ordinance Update, therefore, included several changes to Section 155.481 of the City's Zoning Ordinance. The new provisions specify particular instances whereby parking is required for sites located within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resource Code. The new provisions also updates the existing parking requirements for residential uses, care services and facilities, and mixed-uses.

*These changes to Section 155.481 (Required Parking) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are detailed in the draft ordinance as part of Exhibit B of Attachment No.32.*

### **Multi-Family Residential Zones**

Part 4 of Chapter 155 of the Santa Fe Springs Municipal Code will be entirely replaced with new sections for the Multi-Family Residential zone districts, which will now include an R-3 and R-4 zone district. A description and purpose for both zone districts are provided below:

- The *Multiple-Family/Medium Density Residential (R-3) zone district* provides a suitable environment for those wishing to live in attached and detached housing on small lots, apartments, or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for medium density living, and stabilize and protect existing medium density areas. Detached and attached housing is permitted with a range of density (9.1 to 25 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.
- The *Multiple-Family/High Density Residential (R-4) zone district* provides a suitable environment for those wishing to live in apartments or multiple dwelling units. The intent is to promote pedestrian- and

street-oriented design, retain desirable residential characteristics for high density living, and stabilize and protect existing high density areas. Multiple dwelling unit developments is permitted with a range of density (25.1 to 40 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality. The Multiple-Family/High Density Residential (R-4) zone district provides a suitable environment for those wishing to live in apartments or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for high density living, and stabilize and protect existing high density areas. Multiple dwelling unit developments is permitted with a range of density (25.1 to 40 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.

Similar to other zone districts within the City's existing Zoning Ordinance, the new provisions for multi-family residential includes the following sections:

- Purpose
  - *Revised to identify both the R-3 and R-4 zone districts.*
- Uses
  - *Previously Principal Permitted uses and Conditional uses; also, this section is now provided in a table format for both the R-3 and R-4 zone.*
- Accessory Uses
  - *Remains unchanged, except a new provision was added to allow the Director of Planning and Development authority to deem other uses not listed as appropriate accessory uses.*
- Development Standards
  - *This section is now provided in a table format and includes the requirements for the following standards: Lot Area, Lot Width, Lot Depth, Dwelling Size, Lot Coverage, Open Space, Storage, Setbacks, Building Height, Required Step-Down Abutting Residential Zone, Distance Building Buildings, and Density.*
- Permitted Fences, Hedges, and Walls
  - *Revised to clarify the maximum height of seven feet behind the front yard area and to also prohibit barbed wire, chain-link and razor wire.*

- Required Off-Street Parking, Access, EV Charging and Bicycle Parking
  - *This section now includes EV Charging and Bicycle Parking.*
- Signs
  - *Remains unchanged, except removal of previous subsection (E) Reserved.*
- Landscaping and Outdoor Open Space
  - *This section now includes Outdoor Open Space*
- Permitted Encroachments into Required Yards
  - *The sections reference in this section was updated. Previous reference was §§ 155.385 through 155.958 and update now references only the two relevant sections: § 155.455 (D) and §155.457(C).*

However, the incorporation of Objective Development Standards into the newly established zones also resulted in the following new sections:

- Setbacks
  - *Requirement to have a minimum of 50% of ground-floor building frontage be within 5 feet of the minimum front setback.*
- Stepbacks
  - *Requirements to ensure upper floors are stepped back for street-facing facades and on facades abutting an R1, Single-Family Residential, zone.*
- Screening of Mechanical Equipment
  - *Requirements to ensure that all mechanical equipment are not visible from any public street, civic space, or abutting properties.*
- Accessory Buildings
  - *Requirements for the development and redevelopment of accessory structures, excluding accessory dwelling units.*
- Frontages
  - *Requirements surrounding the ground floor and facades.*
- Architectural Design Standards
  - *Requirements surrounding modulation.*

- Streetscape Requirements
  - *Requirements for pedestrian improvements and street trees.*

*These changes to Part 4 (Multi-Family Residential Zone Districts) of Chapter 155 of the Santa Fe Springs Municipal Code, Specifically to Sections 155.090 through 155.106 are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.*

### **Mixed Use Zones**

Part 6.A. will be added to Chapter 155 of the Santa Fe Springs Municipal Code for the three new Mixed-Use Zone Districts, which will include an MU, MU-DT, and MU-TOD zone district. A description and purpose for the three new zone districts are provided below:

- The *Mixed-Use (MU) zone district* provides opportunities to create mixed use corridors, such as Telegraph Road. The zone encourages mixed-use development along key frontages, with landscaped street edges designed to protect pedestrians and buildings from automobile and truck traffic. A mix of uses are permitted including multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, and small-scale entertainment.
- The *Mixed-Use Downtown (MU-DT) zone district* implements the City's goal to establish a new downtown –one which is envisioned as a mixed-use district surrounding Heritage Park, with a newly created main street setting and vertical/horizontal mixed-use development featuring ground-floor commercial uses and residences above. The district provides opportunities for multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, entertainment, hospitality, lodging restaurants, entertainment venues and public gathering spaces for community events within highly walkable areas with broad pedestrian-friendly sidewalks, trees, landscaping, signage, and art.
- The *Mixed-Use Transit-Oriented Development (MU-TOD) zone district* is intended for use around the planned Metro L Line station at Washington and Norwalk Boulevards) and the existing Metrolink Norwalk/Santa Fe Springs Station. Transit-oriented communities consist of residential and commercial activity. The standards are intended to help ensure that the physical environment around each station considers the pedestrian scale, with easy walking connections to the station platforms. A mix of uses are permitted including multi-family residential (up to 60 units per acre), retail and service commercial, office, dining, and entertainment.

Following a similar format as the multi-family zone district provisions, the new provisions for the three new mixed-use zone districts will include the following sections:

- Purpose
  - *This section provides the purpose for the MU, MU-DT, and MU-TOD zone districts.*
- Uses
  - *This section clarifies the allowable Permitted uses, Conditional uses, and also identifies uses that are not allowed or otherwise requires an Administrative Use Permit; Similar to the new Multi-Family Residential zone district, this section is provided as a single table for all three mixed-use zones.*
- Accessory Uses
  - *This section clarifies that accessory uses are “those uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities”.*
- Development Standards
  - *This section is provided in a table format and includes the requirements for the following standards: Lot Area, Lot Width, Lot Depth, Floor Area Ratio (FAR), Landscape Area, Open Space, Storage, Setbacks, Building Height, Required Step-Down Abutting Residential Zone, and Density.*
- Setbacks
  - *This section clarifies the requirement to have a minimum of 70% of building frontage be within 5 feet of the minimum front setback for primary right-of-ways and 50% for secondary right-of-ways. This section also clarifies the minimum percentage of landscaping within the setback area.*
- Stepbacks
  - *Similar to the new Multi-Family Residential zone district, this section provides requirements to ensure upper floors are stepped back for street-facing facades and on facades abutting an R1, Single-Family Residential, zone.*
- Permitted Fences, Hedges, and Walls
  - *The requirements within this section are identical to the new Multi-Family Residential zone district.*

- Screening of Mechanical Equipment
  - *The requirements within this section are identical to the new Multi-Family Residential zone district.*
- Required Off-Street Parking, Access, EV Charging and Bicycle Parking
  - *This section mirrors the new Multi-Family Residential zone district, however, it also includes provisions for Off-site Parking and Shared Parking.*
- Signs
  - *This section refers to the C-4, Community Commercial sign standards as well as existing provisions within §§ 155.515 through 155.536.*
- Landscaping and Outdoor Open Space
  - *This section identifies the minimum landscaped area and requirement for curbs along the borders of all on-site landscape areas. This section also identifies the requirements for Open Space, including private open space, common open space and public open space. It should be noted that, as proposed, public open space will only be required within the MU-TOD zone district for projects over 80,000 square feet of gross floor area.*
- Frontages
  - *Similar to the new Multi-Family Residential zone district, this section provides requirements surrounding the ground floor and facades. It also identifies Window Requirements not found in the Multi-Family Residential zone district.*
- Architectural Design Standards
  - *This section identifies the façade articulation standards for developments with the mixed-use zone districts including requirements for the incorporation of certain design features, varied roof lines, and other modulation standards.*
- Streetscape Requirements
  - *The requirements within this section are identical to the new Multi-Family Residential zone district.*

In order to ensure that mixed use projects create a visually appealing and cohesive streetscape and also encourage active street frontages that allow pedestrians to feel comfortable and safe, the mixed-use zone districts provisions also includes the following section below:



- Streetwall
  - *This section identifies a minimum height and percentage of building frontage along public right-of-ways.*

*These changes to Part 6A (Mixed-Use Zone Districts) of Chapter 155 of the Santa Fe Springs Municipal Code, Specifically to Sections 155.175.1 through 155.175.17 are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.*

#### Establishment of Zone Districts

The City's Zoning Ordinance, specifically Section 155.015 (Establishment of Zone Districts) require an update to incorporate the inclusion of the four new zone districts. This update provided staff with an opportunity to implement several modifications surrounding the various overlay zones within the City. A description the changes to Section 155.015 are provided below:

- *Revise R-3 – Multi-Family Residential to Medium Density Residential*
- *Add R-4 – High Density Residential*
- *Add MU – Mixed Use*
- *Add MU-DT – Mixed Use Downtown*
- *Add MU-TOD – Mixed Use Transit Oriented Development*
- *Revise D – Design Zone to Design Overlay Zone*
- *Add FOZ – Freeway Overlay Zone*
- *Revise PD – Planned Development Zone to Planned Development Overlay Zone*
- *Add SP1 – Specific Plan Overlay Zone*

*These changes to Section 155.015 (Establishment of Zone Districts) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are detailed in the draft ordinance as part of Exhibit B of Attachment No. 3.*

#### **PROPOSED UPDATED ZONING MAP**

As mentioned previously, the City adopted new land use designations, as part of the City's 2040 General Plan, to facilitate mixed-use development in designated areas throughout the City. In addition to the identification of areas for new mixed-use development, the City's land use map identified areas where new high-density residential development may occur and also recognize properties designated as Freeway Commercial.

The new land use map adopted along with the 2040 General Plan also included the following changes:

- Updated land use designations for the following areas:
  - Southwest corner of Telegraph Road and Pioneer Boulevard.
  - Northeast corner of Orr & Day Road and Florence Avenue
  - Norwalk Boulevard, between Florence Avenue and Lakeland Road
  - East Side of Norwalk Boulevard, South of Lakeland Road.
  - Southside of Imperial, beginning from the west side of Leffingwell Avenue to the east side of Carmenita Road
  - Southwest corner of Rosecrans Avenue and Valley View Avenue.
- Modify the land use designation for church properties to Medium Density Residential.
- Modify the land use designation for various Industrials properties in close proximity from a residential use to Light Industrial.

The General Plan Implementation Plan requires an update to the City's Zoning Map to reflect updated General Plan Land Use Map revisions to create consistency between the General Plan Land Use Map and the City's Zoning Map. Additionally, the City's 2021-2029 Housing Element includes Program 11-1, which is a plan of action to increase housing choices, concentrate higher density projects adjacent to planned and existing transit stations and around the planned Downtown area by creating new mixed-use zones and also apply those zones to the zoning map to achieve consistency with the General Plan.

Staff has identified approximately 635 parcels within the city that will need to be rezoned to be consistency with the City's 2040 General Plan. As such, the proposed updated zoning map, which is the subject of Ordinance No. 1132, will replace the official zoning map referenced in Section 155.004 of the City's Zoning Ordinance.

*These changes to the official zoning map, as reference in Section 155.004 (Official Zoning Map Adopted) of the City's Zoning Ordinance, Chapter 155 of the City of Santa Fe Springs Municipal Code, are illustrated in the draft ordinance as part of Exhibit C of Attachment No. 3.*

### **PROJECT ENGAGEMENT EFFORTS**

The Targeted Zoning Ordinance Update project has implemented a comparable approach to community involvement as the one used during the recent Comprehensive General Plan Update. Similar to the engagement efforts for the

General Plan, the objective was to ensure effective communication of the project's details and to gather input from community members and stakeholders. As outlined below, the engagement process included four Zoning Advisory Group (ZAG) meetings, two joint study sessions involving the City Council and Planning Commission, a Community Meeting involving affected property owners, and a meeting with the Santa Fe Springs Chamber of Commerce (Chamber) and Industrial Business Group.

#### Zoning Advisory Group (ZAG)

A Zoning Advisory Group (ZAG) was formed to support the Targeted Zoning Ordinance Update project and was comprised of individuals representing various community interests, including residents, property owners, and other stakeholders. A total of four ZAG meetings were conducted as follows:

- *Meeting #1: June 29, 2022*
  - ZAG members were given a general overview of the Targeted Zoning Ordinance Update project. They received information about the three new mixed-use zone districts and a brief overview of the forthcoming decisions concerning development standards and allowable uses for such zones. ZAG members also received a brief overview of the revision process for addressing nonconforming situations and the concurrent efforts of the Objective Development Standards project.
- *Meeting #2: July 27, 2022*
  - ZAG members were presented with a more in-depth presentation on nonconforming situations. The presentation covered the city's existing standards, the General Plan policy guiding the proposed changes, and the entirely new approach that will replace the current nonconforming section.
- *Meeting #3: August 31, 2022*
  - ZAG members were presented with a more in-depth presentation on the three new mixed-use zone districts. They were provided with information on the location of these districts within the city and received a walkthrough of the draft regulations associated with them.
- *Meeting #4: February 1, 2023*
  - ZAG members received an update on the progress of the Targeted Zoning Ordinance Update project. They were informed about the latest key changes made to the nonconforming situations and were given a walkthrough of corresponding draft

regulations. Additionally, ZAG members received a more comprehensive presentation on the multiple-family zone districts, along with a walkthrough of the draft regulations. Lastly, the group was updated on the City's compliance with State Law regarding the Housing Element.

#### Joint Study Sessions - City Council and Planning Commission

Two joint study sessions were held before the City Council and Planning Commission.

- The first study session, which took place on August 2, 2022, had the primary objective of providing a comprehensive overview of the project to the City Council and Planning Commission. It also aimed to emphasize the significance of maintaining internal consistency between the General Plan and Zoning Code. During this session, attendees were also provided with preliminary draft land uses and development standards for the new mixed-used zone districts (MU, MU-TOD, and MU-DT), along with a general framework of the nonconforming situations sections.
- The second study session, held on February 21, 2023, provided an update on the Targeted Zoning Ordinance Update project to the City Council and Planning Commission. This update included the revised drafts for the mixed-use zones and the nonconforming situations sections. Additionally, the session introduced preliminary draft land uses and development standards for the multiple-family zone districts (R-3 and R-4). While staff acknowledged receiving comments from the Industrial Business Group and a Zoning Advisory Group (ZAG) member, there was no discussion regarding the non-conforming situations sections during this second study session.

#### Community Meeting - Affected Property Owners

On August 24, 2022, the City extended an invitation by mail to all property owners impacted by the proposed zoning code changes to attend a public meeting. The main objective of the meeting was to enhance their understanding of the City's Zoning Ordinance, with a specific emphasis on the proposed mixed-used standards and nonconforming provisions. Attendees were given the opportunity to delve into the specifics of the proposed changes and actively engage by asking questions and seeking clarification.

#### Meeting with Chamber and Industrial Business Group

On September 2, 2022, the City extended an e-mail invitation to the Chamber and Industrial Business Group to participate in a public meeting. The purpose was to

engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance. The focal point of the discussion revolved around the initial draft sections addressing nonconforming situations sections, which had garnered notable interest from the Chamber and Industrial Business Group

#### Study Session with the Planning Commission

A final study session was held on June 22, 2023, to provide the Planning Commission with an overview of the draft materials before the Targeted Zoning Ordinance Update is presented for their consideration and recommendation to the City Council. The Study Session also served as an opportunity to gather input on any additional consideration or inclusions that should be made in the final draft Targeted Zoning Ordinance Update.

### **ENVIRONMENTAL DOCUMENTS**

Staff has determined that the Targeted Zoning Ordinance Update project was part of the environmental analysis conducted for the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. A link to the various environmental documents associated with the Program EIR are provided below:

CEQAnet (SCH Number: 2021050193)

- <https://ceqanet.opr.ca.gov/2021050193>
  - Notice of Preparation:
    - [https://files.ceqanet.opr.ca.gov/269870-1/attachment/Q-BP0zNRKsEOe3dOd\\_5UAYs3-YBklxMUD6LBIOkptkSNXyqNn2h9Ar7dYFqmnzoi3GjWMv8uW6vNOsOQ0](https://files.ceqanet.opr.ca.gov/269870-1/attachment/Q-BP0zNRKsEOe3dOd_5UAYs3-YBklxMUD6LBIOkptkSNXyqNn2h9Ar7dYFqmnzoi3GjWMv8uW6vNOsOQ0)
  - Notice of Availability/Completion:
    - [https://files.ceqanet.opr.ca.gov/269870-1/attachment/NREm8J069iDysdJDUK-5e\\_ryZijGeUNLo8\\_QFymQgdvR\\_LFjx7DFPNfRMO8F1AXpyQKoGysobbzN203N0](https://files.ceqanet.opr.ca.gov/269870-1/attachment/NREm8J069iDysdJDUK-5e_ryZijGeUNLo8_QFymQgdvR_LFjx7DFPNfRMO8F1AXpyQKoGysobbzN203N0)

- Draft EIR with Appendices:
  - <https://cms5.revize.com/revize/santafespringsca/departments/planning/environmental%20documents/Environmental%20Impact%20Report%20With%20Appendices.pdf>
- Response to Comments, Errata, and Public Circulation
  - [https://www.reimaginesantafesprings.org/files/managed/Document/173/SFS\\_GPU\\_FEIR.pdf](https://www.reimaginesantafesprings.org/files/managed/Document/173/SFS_GPU_FEIR.pdf)
- Findings of Fact and Statement of Overriding Considerations
  - <https://www.reimaginesantafesprings.org/files/managed/Document/174/FindingsofFactandSOC.pdf>
- Mitigation Monitoring Report
  - [https://www.reimaginesantafesprings.org/files/managed/Document/175/SFS\\_EIR\\_MMRP.pdf](https://www.reimaginesantafesprings.org/files/managed/Document/175/SFS_EIR_MMRP.pdf)

The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

*The CEQA Consistency Findings are provided as Exhibit A of Attachment No. 3.*

#### **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. The legal notice was posted in Santa Fe Springs City Hall, the City's Town Center Kiosk, the City's Library, and published in a newspaper of general circulation (*Whittier Daily News*) on June 29, 2023, as required by the State Zoning and Development Laws and by the City's Zoning Ordinance.

Additionally, on June 29, 2023, hard copy letters were mailed to the property owners of each of the parcels being considered for rezoning. These letters provided the property owners with a project background, CEQA status, including a copy of the proposed Zoning Map. All property owners were invited to attend the meeting telephonically or electronically, submit written comments to the City by 12:00pm on the day of the Planning Commission meeting, or otherwise call the City to provide a comment or seek further information.

*The Public Hearing Notice is provided as Attachment No. 1 and the Letter and Proposed Zoning Map to Property Owners is provided as Attachment No. 2.*

#### Public Comment

As of the date of this report, staff has received two phone calls from property owners that had received the hard copy letter and Zoning Map.

1. Roy Walter – property owner at 11126 Greenstone Avenue called to seek further information. While Roy did express concerns with the potential impact to his property, he was thankful that the city is planning to completely revise its non-conforming provisions and consider provisions that would allow him to preserve and protect his financial interest.
2. Lisa Vernola – property owner at 10605 Bloomfield Avenue called to seek further information. Lisa understood that her property is in close proximity to the Villages at Heritage Springs. While she understands that a change from M-2 to M-1 will reduce the number of available uses for her property, she appeared to be supportive of the change.
3. Mohan Kondragunta – interested buyer of a property considered for a zone change. He requested access to view an online version of the proposed zoning map. A link to the map was e-mailed to Mohan.
4. Gary Herman Sr. – property owner at 10640 Washington Boulevard called and has requested to meet with staff to seek further information to better understand the potential impacts to his property.

#### **PLANNING COMMISSION REVIEW**


The Planning Commission hearing to consider the proposed Targeted Zoning Ordinance Update project, including an updated Zoning Map, is required by State Statute and provides an additional opportunity for the community and interested parties to provide their comments regarding the Project. Furthermore, because the Project is an amendment to the City's Municipal Code, the Planning Commission's recommendation regarding the proposed updates will be forwarded to the City Council for their consideration at a subsequent public hearing, tentatively scheduled for August 15, 2023.

#### **STAFF REMARKS**

The Targeted Zoning Ordinance Update project, including an updated Zoning Map, implements the General Plan Implementation Plan Program A.1 (*Zoning Revisions Related to Housing Element*), Program A.16 (*Residential Electric Vehicle and Bicycle Parking Requirements*) and the Housing Element Program 11 (*Zoning Code Revisions*) and is necessary to create consistency between the City's 2040 General

Plan (inclusive of the 2021-2029 Housing Element) and Zoning Ordinance (inclusive of the Zoning Map). Furthermore, the project is mandated by the State law requiring that the zoning code and zoning districts be consistent with the City's current General Plan. And lastly, the City's Housing Element requires the creation of more housing opportunities to meet the City's Regional Housing Needs Assessment (RHNA) numbers as mandated by the State of California. These changes will provide the foundation zoning for new development opportunities that allow for the redevelopment of older sites, while also providing needed housing and new commercial opportunities which will bring new economic growth to the City.

Staff is therefore recommending that the Planning Commission adopt Resolution No. 242-2023, thereby recommending that the City Council find that the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope of the original Program EIR (*State Clearinghouse Number: 2021050193*) as it does not expand the proposed uses, increase intensity, or result in a change from original Program EIR conclusions and therefore no further environmental review is required; and that the City Council approve and adopt two separate Ordinances: Ordinance No. 1131 to effectuate the proposed Targeted Amendments to the text of the City's Zoning Ordinance; and Ordinance No. 1132 to effectuate the proposed changes to the existing Zoning Map.

  
Wayne M. Morrell  
Director of Planning

Attachments:

1. Public Hearing Notice
2. Letter and Proposed Zoning Map to Property Owners
3. Resolution No. 242-2023
  - a. Exhibit A – CEQA Consistency Findings
  - b. Exhibit B – Ordinance No. 1131 (Targeted Amendments to City's Zoning Ordinance)
  - c. Exhibit C – Ordinance No. 1132 (Changes to the existing Zoning Map)



## Attachment 1 – Public Hearing Notice

**CITY OF SANTA FE SPRINGS  
NOTICE OF PUBLIC HEARING  
TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN  
UPDATED ZONING MAP, TO ENSURE THAT THE CITY'S ZONING  
ORDINANCE AND ZONING MAP ARE ALIGNED WITH THE CITY'S  
2040 GENERAL PLAN**

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

**PROJECT:** The City of Santa Fe Springs is proposing various targeted zoning ordinance updates to ensure consistency with State Law as well as coherence with and alignment between the City's two primary planning documents: The General Plan and Zoning Code. The zoning ordinance update utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan. The draft Targeted Zoning Ordinance Updates project encompasses the following key components:

- Development of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/ High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/ Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments.
- Update of the Zoning Map to ensure consistency with the General Plan; and
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers).

The Targeted Zoning Ordinance Update project also involves the replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations. The replacement of the existing Nonconforming Uses section, however, will now move forward on a different timeline to allow Staff additional time to complete the new Nonconforming Situations sections and also collaborate with various stakeholders.

**PROJECT LOCATION:** All lands within the City of Santa Fe Springs city and zoning boundaries.

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, July 10, 2023 at 6:00 p.m.**

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

Electronically using Zoom

Go to [Zoom.us](https://zoom.us) and click on "Join A Meeting" or use the following link:  
<https://zoom.us/j/558333944?pwd=b0FqbkV2aDZneVRnQ3BiYU12SmJIQT09>

Zoom Meeting ID: 558 333 944  
Password: 554545

Telephonically

Dial: 888-475-4499  
Meeting ID: 558 333 944

**CEQA STATUS:** After review and analysis, staff finds that the Targeted Zoning Ordinance Update project is consistent with the environmental analysis conducted as part of the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

**PUBLIC COMMENTS** may be submitted in writing to the Planning Program Assistant at [teresacavallo@santafesprings.org](mailto:teresacavallo@santafesprings.org). Please submit your written comments by 12:00 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 from Cuong Nguyen, Assistant Director of Planning, via e-mail at: [cuongnguyen@santafesprings.org](mailto:cuongnguyen@santafesprings.org) or otherwise by phone at (562) 868-0511 ext. 7059.  
**Whittier Daily News**  
**Published: 6/29/23**

## Attachment 2 – Letter and Proposed Zoning Map to Property Owners



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • [www.santafesprings.org](http://www.santafesprings.org)

*"A great place to live, work, and play"*

**NOTICE OF PUBLIC HEARING  
 TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN UPDATED ZONING  
 MAP, TO ENSURE THAT THE CITY'S ZONING ORDINANCE AND ZONING MAP  
 ARE ALIGNED WITH THE CITY'S 2040 GENERAL PLAN**

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

**PROJECT:** The City of Santa Fe Springs is proposing a Targeted Zoning Ordinance Update (TZOU) to ensure consistency with State Law and alignment with the Santa Fe Springs 2040 General Plan.

The TZOU is recommending new mixed uses zones, revisions to heavy and light industrial zones, revisions to multi-family standards, new objective development standards, revisions to parking standards, and a revised zoning map. The TZOU project also involves the replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations. However, in order to ensure the comprehensive completion of the new Nonconforming Situations section, and effective collaboration with various stakeholders, the replacement of the current Nonconforming Uses section will proceed on a different timeline.

**PROJECT LOCATION:** All lands within the City of Santa Fe Springs city and zoning boundaries.

**THE HEARING** will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Monday, July 10, 2023 at 6:00 p.m.**

You may also 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=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944 | Password: 554545

Telephonically: Dial: 888-475-4499 | Meeting ID: 558 333 944

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem  
 City Council  
 Annette Rodriguez • William K. Rounds • Joe Angel Zamora  
 City Manager  
 Tom Hatch, Interim City Manager

**CEQA STATUS:** After review and analysis, staff finds that the Targeted Zoning Ordinance Update project is consistent with the environmental analysis conducted as part of the Santa Fe Springs 2040 General Plan Update. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan Update. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan Update that was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Program EIR (State Clearinghouse No. 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts. On February 8, 2022, the City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (EIR) for the 2040 General Plan Update. The Targeted Zoning Ordinance Amendment implements the intent, policies, and goals of the 2040 General Plan Update. The impacts associated with the proposed changes are consistent with the scope of those previously analyzed by the certified Program EIR for 2040 General Plan Update and are consistent and conforming to the 2040 General Plan Update. Therefore, the proposed Targeted Zoning Ordinance Amendment project is within the scope of the Program EIR for the 2040 General Plan Update and no further environmental analysis is required pursuant to CEQA Section 15168.

**ALL INTERESTED PERSONS** are invited to participate in the Public Hearing before the Planning Commission and express their opinion on the subject item listed above. Please note that if you challenge the afore-mentioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the office of the Commission at, or prior to, the Public Hearing.

**PUBLIC COMMENTS** may be submitted in writing to the Planning Program Assistant at [teresacavallo@santafesprings.org](mailto:teresacavallo@santafesprings.org). Please submit your written comments by 12:00 p.m. on the day of the Planning Commission meeting. You may also contact the Planning Department at (562) 868-0511 ext. 7550.

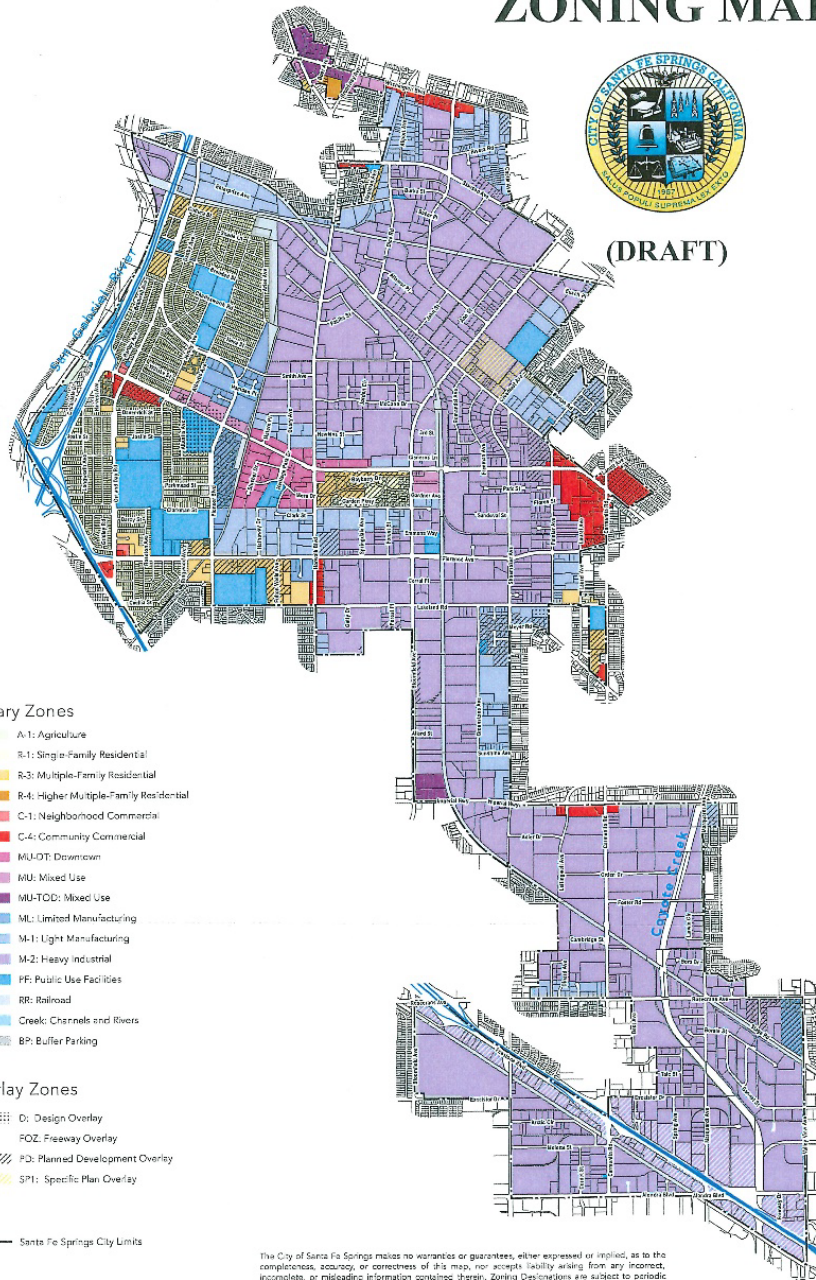
**FURTHER INFORMATION** on this item may be obtained from Cuong Nguyen, Assistant Director of Planning, via e-mail at: [cuongnguyen@santafesprings.org](mailto:cuongnguyen@santafesprings.org) or otherwise by phone at (562) 868-0511 ext. 7059.

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem  
City Council  
Annette Rodriguez • William K. Rounds • Joe Angel Zamora  
City Manager  
Tom Hatch, Interim City Manager

# City of Santa Fe Springs ZONING MAP



(DRAFT)



**Primary Zones**

- A-1: Agriculture
- R-1: Single-Family Residential
- R-2: Multiple-Family Residential
- R-4: Higher Multiple-Family Residential
- C-1: Neighborhood Commercial
- C-4: Community Commercial
- MU-OT: Downtown
- MU: Mixed Use
- MU-TOD: Mixed Use
- ML: Limited Manufacturing
- M-1: Light Manufacturing
- M-2: Heavy Industrial
- PF: Public Use Facilities
- RR: Railroad
- Creek: Channels and Rivers
- BP: Buffer Parking

**Overlay Zones**

- D: Design Overlay
- POZ: Freeway Overlay
- PD: Planned Development Overlay
- SPI: Specific Plan Overlay

— Santa Fe Springs City Limits

Source: City of Santa Fe Springs  
Revised: July 2023



The City of Santa Fe Springs makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of this map, nor accepts liability arising from any incorrect, incomplete, or misleading information contained therein. Zoning Designations are subject to periodic changes, which may not be reflected on this map, as such, you are advised to confirm the zoning designations of any particular parcel prior to proceeding with a land use decision or development project. The City of Santa Fe Springs Planning Department may be contacted at:

City of Santa Fe Springs | Planning Department  
11710 Telegraph Road, Santa Fe Springs, CA 90670  
Tel: 562-865-0511  
Web: <https://www.santafesprings.org>

**Attachment 3 - Resolution No. 242-2023**

**Exhibit A – CEQA Consistency Findings**

**Exhibit B – Ordinance No. 1131  
(Targeted Amendments to the City’s Zoning Ordinance)**



**Exhibit C – Ordinance No. 1132  
(Changes to existing Zoning Map)**

**Attachment D – July 25, 2023 Planning Commission Staff Report**



**PUBLIC HEARING** (Continued from the June 22, 2023 Planning Commission Meeting)

CEQA – Analyzed in the adopted Program EIR of the 2040 General Plan

Targeted Zoning Ordinance Update (TZOU) Project

Public Hearing to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan.

**RECOMMENDATIONS:**

1. Continue the Public Hearing and receive the written and oral staff report and any comments from the public regarding the proposed Targeted Zoning Ordinance Update, updated Zoning Map, and related Environmental Documents, and thereafter, close the Public Hearing; and
2. Find and determine that the proposed Targeted Zoning Ordinance Update project, including an updated Zoning Map, are consistent with the goals, policies and program of the City's 2040 General Plan; and
3. Recommend that the City Council review and find the Targeted Zoning Ordinance Update project, including an updated Zoning Map, is within the scope and analysis of the original Program EIR (*State Clearinghouse Number: 2021050193*) as it does not expand the proposed uses, increase intensity, or result in a change from original Program EIR conclusions; therefore, no further environmental review is required; and
4. Adopt Resolution No. 242-2023, which incorporates the Planning Commission's findings and actions regarding this matter.
5. Recommend that the City Council approve and adopt two Ordinances: Ordinance No. 1131 to effectuate the proposed Targeted Amendments to the text of the City's Zoning Ordinance; and Ordinance No. 1132 to effectuate the proposed changes to the existing Zoning Map.

**BACKGROUND**

At the July 10, 2023, Planning Commission Meeting, to consider the Targeted Zoning Ordinance Update Project, including an updated Zoning Map, to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan, Assistant Director of Planning, Cuong Nguyen, stated that an error occurred when notifying the property owners of the proposed actions. This error occurred while trying to eliminate duplicate property owners. The name field shifted, resulting in notifications with the correct addresses, but incorrect ownership information. Of the 635 properties notified, approximately 271 were incorrectly noticed. Assistant Director Cuong Nguyen requested that the Planning Commission continue the meeting to a

Special meeting in July, to allow stall to properly notify the 271 property owners. At said meeting, a detailed presentation would be provided to the Planning Commission.

Since the meeting was noticed in the newspaper and there may be property owners in the audience and on Zoom, Mr. Nguyen requested to open the public hearing, receive comments, and thereafter continue the matter. Chairperson Carbajal opened the public hearing. The property owner of Angelus Shoe spoke. While he understood the reasoning (affordable housing and issues like that), his objections, among others, were the conditions, which he believes are just unfair, placed on his property that are quite costly to him that he has no way to be reimbursed for as the result of his property being declared residential. On Zoom was Stephane Wandel, representing Golden Springs Development.

Following the public comments, Assistant Director Cuong Nguyen acknowledged receiving seven comments, which he summarized for the Planning Commission. Said comments are attached. Director of Planning, Wayne M. Morrell, also reminded Mr. Nguyen that we also met with a father and son, who were concerned about the impacts to their property on Washington Boulevard. Mr. Nguyen explained that yes indeed we met with the property owners of Washington Boulevard. We explained to both gentlemen the plans that we are moving forward with, gave them the background of the general plan and how this project is essentially to bring the zoning documents to be consistent with that general plan effort. We also went over and provided them with a link to the current draft of the nonconforming provisions. Mr. Nguyen further stated that overall they seem supportive of this effort with the understanding, that for the nonconforming provisions, they will have an opportunity to participate in later. Thereafter, there was a motion and a second, followed by a unanimous vote to continue the matters to a Special Meeting on July 25, 2023.



Wayne M. Morrell  
Director of Planning

Attachments:

1. Revised Public Hearing Notice
2. TZO Staff Report with attachments dated July 10, 2023

**Attachment E – Planning Commission Resolution No. 242-2023**

**CITY OF SANTA FE SPRINGS**  
**RESOLUTION NO. 242-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS RECOMMENDING THAT THE CITY COUNCIL APPROVE AND ADOPT SEVERAL TARGETED ZONING ORDINANCE UPDATES, INCLUDING AN UPDATED ZONING MAP, TO ENSURE CONSISTENCY BETWEEN THE CITY'S ZONING ORDINANCE AND THE CITY'S 2040 GENERAL PLAN**

WHEREAS, in February 2020 the City Council of the City of Santa Fe Springs initiated a comprehensive update to the General Plan, including preparation of the Santa Fe Springs 2040 General Plan, Targeted Zoning Ordinance Update, and Program Environmental Impact Report; and

WHEREAS, the 2040 General Plan is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Santa Fe Springs; and

WHEREAS, the Santa Fe Springs 2040 General Plan includes the 2021-2029 Housing Element, which represents the City's effort to fulfill its requirements under State housing element law to meet the mandate that all cities and counties prepare a housing element as part of a comprehensive general plan to meet the plan for new housing growth mandated through the Regional Housing Needs Assessment; and

WHEREAS, the 2021-2029 Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing need in Southern California; and

WHEREAS, Program 11 of the Housing Plan contained within the 2021-2029 Housing Element requires the City to amend the Zoning Ordinance to be consistent with the General Plan and to review development standards to address and adjust housing constraints; and

WHEREAS, a Zoning Advisory Group was formed with members representing a range of community interests, including residents, property owners, business owners, and other stakeholders to advise City staff and the project team during the development of the Zoning Ordinance amendments; and

WHEREAS, the Planning Commission and City Council held study sessions at key milestones to guide the preparation of the Targeted Zoning Ordinance Update; and

WHEREAS, meetings were held with property owners impacted by the proposed zoning code changes and the Chamber of Commerce and Industrial Business Group to

engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance; and

WHEREAS, all draft documents and meeting materials were made available to the public through the project website; and

WHEREAS, the City has prepared a targeted update to the City's Zoning Ordinance, as codified in Title 15 of the Santa Fe Springs Municipal Code, which update includes (i) creation of new zones to implement the General Plan and reflect current zoning needs, including Mixed-Use (MU), Mixed-Use Downtown (MU-DT), Mixed-Use Transit Oriented Development (MU-TOD), and Multiple-Family/High Density Residential (R-4), and (ii) modification of the existing standards for Multiple-Family/Medium Density Residential (R-3) to allow for a maximum of 25 dwelling units per acre, and (iii) incorporation of Objective Development Standards into the Mixed-Use and Multiple-Family Zone Districts, and (iv) revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed-use development; and

WHEREAS, the California Environmental Quality Act (CEQA) requires public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts if possible; the Targeted Zoning Ordinance Update is considered a project under CEQA; and

WHEREAS, pursuant to CEQA (Cal. Pub. Resources Code, §21000 et seq.), the City, as lead agency, prepared a Program Environmental Impact Report (State Clearinghouse Number 2021050193) for the Santa Fe Springs General Plan and Targeted Zoning Ordinance Update pursuant to the requirements of CEQA; and

WHEREAS, the Program EIR analyzed impacts associated with the implementation of the 2040 General Plan and Targeted Zoning Ordinance Update (the "project"). "); and

WHEREAS, the Program EIR fully described the project, existing conditions within the City of Santa Fe Springs, analyzed the potential environmental impacts of implementing the project, and identified mitigation measures to minimize significant impacts to a less than significant level; and

WHEREAS, on February 8, 2022, the City Council of the City of Santa Fe Springs adopted Resolution No. 9760 which certified the Final Environmental Impact Report and adopted the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element, and related implementation plan; and

WHEREAS, in accordance with Government Code Section 65091(a)(4) for projects affecting over 1,000 property owners, a one-eighth (1/8<sup>th</sup>) page notice of the public hearing describing the project, date, time, and location of the hearing was advertised in the Whittier Daily News at least 10 days prior to the hearing date and a

notice was also mailed directly to each owner of property subject to a rezone, and was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk; and

WHEREAS, on July 10, 2023, the Planning Commission of the City of Santa Fe Springs considered the Targeted Zoning Ordinance Update, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION I. The Planning Commission recommends that the following findings be made by the City Council regarding the Targeted Zoning Ordinance Update:

1. The above recitals are true and correct and are a substantial part of this Resolution.
2. The Exhibits attached to this Resolution are each incorporated by reference and made a part of this Resolution.
3. The Targeted Zoning Ordinance Update is consistent with the 2040 General Plan and utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan.
4. The Targeted Zoning Ordinance Update conforms the Zoning Map to the General Plan land use designations.
5. The Targeted Zoning Ordinance Update meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
6. The Targeted Zoning Ordinance Update has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65853-65860).

SECTION II. The Planning Commission recommends that the following findings be made by the City Council with respect to CEQA:

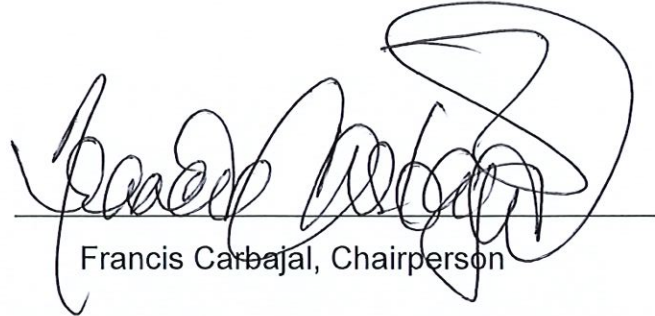
1. The draft Targeted Zoning Ordinance Update has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts. After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:
  - a. The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require



- major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
- b. The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously- adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
  - c. No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.
2. The draft Targeted Zoning Ordinance Update, including a Zoning Map, implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan, therefore the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not found consistent with the analysis prepared in the Program EIR.
  3. The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

SECTION III. On the basis of the foregoing and all of the evidence in the administrative record before it, the Planning Commission hereby adopts Resolution No. 242-2023 to recommend that the City Council determine that no further environmental documentation is required for the Targeted Zoning Ordinance Update as detailed in Exhibit "A" Finding of Consistency, attached hereto and incorporated herein by reference; and to recommend that the City Council adopt Ordinance No. 1131 to effectuate the proposed amendments to the text of the City's Zoning Ordinance as provided in Exhibit "B", attached hereto and incorporated herein by reference; and to recommend that the City Council adopt Ordinance No. 1132 to effectuate the proposed Zoning Map amendments as provided in Exhibit "C", attached hereto and incorporated herein by reference.

ADOPTED and APPROVED this 25th day of July 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.



Francis Carbajal, Chairperson

ATTEST:



Teresa Cavallo, Planning Secretary

Exhibit A – CEQA Finding of Consistency

Exhibit B - Ordinance No. 1131

Exhibit C - Ordinance No. 1132



**Attachment F – Public Comments Matrix**

Property Owner	Address of Property	Affect to Property	Comments	Staff Reponse
<b>Comments recieved prior to the July 10, 2023 Planning Commission Meeting</b>				
Jerome (Roy) Walker	11126 Greenstone Avenue	M-2-PD to M-1-PD	<b>1st phone call:</b> He called to seek further information on the Targeted Zoning Ordinance Updates project. He expressed a concern with the potential reduction in the value of his property. He was thankful that the city is planning to completely revise its non-conforming provisions and updates and help him to preserve and protect his financial interest. <b>2nd phone call:</b> He called to get clarification of what the dash lines in the proposed zoning map represent?	<b>1st phone call:</b> Staff provided him with the background on the City's General Plan efforts and explained that the Targeted Zoning Ordinance Updates, including the Zoning Map, is to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan. Staff also provided some general information on the City's current efforts to completely revise its non-conforming provisions. <b>2nd phone call:</b> Staff explained that the dash lines represents a PD (Planned Development) Overlay. While the property was being rezoned from M-2 to M1, the PD overlay still remains.
Lisa Vernola	10605 Bloomfield Avenue (APN: 8009-013-094)	M-2 to M-1	She called to seeking further information on the targeted zoning ordinance updates project. She understood that her property is in close proximity to the Villages at Heritage Springs. While she understands that a change from M-2 to M-1 will reduce the number of available uses for her property, she was supportive of the change. She also mentioned that the letter was mailed to her but was addressed to someone else.	Staff explained that the proposed change to her property was directly related to her proximity to the Villages at Heritage Springs residential development. As proposed for other M-2 zoned properties adjacent residentially zoned areas, there was an concerted effort to rezone such properties to M-1 to help buffer heavy industrial uses in close proximaty to residential areas.
Mohan	N/A	N/A	He is an interested buyer of a property that is being considered for a zone change. He was seeking further information and had requested access to view an online version of the proposed zoning map.	Staff e-mailed him a link to the online version of the map as well as other documents associated with the Targeted Zoning Ordinance Update project.
Gary Herman Sr	10640 Washington Blvd	M-2 to C-4	He called and had requested to meet with staff to better understand the potential impacts to his property. They would prefer to have their property excluded.	Staff met with him and his son on July 10th. Staff went over the General Plan and the zoning efforts and how the TZOU will conform with the 2040 General Plan vision and new state laws. Staff also informed him that the city is in the process of completely rewriting the nonconforming provisions, and among other things, removing the sunset provisions from the Code.

City of Cerritos	N/A	N/A	They provided comments regarding CEQA and air quality impacts.	Staff conveyed that air quality impacts was extensively covered in the original Program EIR. Additionally, there were mitigations that addressed air quality impacts.
Matt Franklin	11130 Washington Blvd	C-4 to MU-TOD	He provided an attachment with comments by Dan Haskins with the latest response from the City.	Staff explained that the provided attachment and related comment were associated with the non-conforming provisions which are now on a separate track and will be presented at a later date.
Andy Nadar	N/A	N/A	N/A	Staff has returned the call and have left three phone messages to date. No one has returned our calls to-date.
<b>Comments Recieved at the July 10, 2023 Planning Commission Meeting</b>				
Paul Angelos	12060 Florence Ave	M-2 to R-3	He attended in-person and voiced his opposition to the rezoning of his property. While he understood the rationale behind the rezoning, he still expressed concerns that the proposed zone change to multi-family would reduce the value of his property without any possibility of reimbursement for the loss.	The item was continued to Tuesday, July 25, 2023. A formal response was not provided during the meeting but was acknowledged and responded to in the presentation on July 25, 2023.
Stephane Wandell - The Orden Company	N/A	N/A	He participated via Zoom and commended the city and consulting team for their exception work. He expressed gratitude to the staff for updating the definition of service stations, thereby enabling more environmentally friendly fuel uses.	The item was continued to Tuesday, July 25, 2023. A formal response was not provided during the meeting but was acknowledged during the presentation on July 25, 2023.
<b>Comments Recieved Prior to the July 25, 2023 Planning Commission Meeting</b>				
Mike Gallegher	12040 Florence Ave	M-2 to R-3	He expressed a concerned for the potential impact to his business. The site is a location that he has remained for 63 years and he fully intends to remain there for years to come. He would like to sit down with staff in the next few weeks to have a more in-depth conversation and understanding of the city's plans.	Staff met with him following the July 25th meeting and provided him with the background on the City's General Plan efforts and explained that the Targeted Zoning Ordinance Updates, including the Zoning Map, is to ensure that the City's Zoning Ordinance and Zoning Map are aligned with the City's 2040 General Plan. Staff also provided some general information on the City's current efforts to completely revise its non-conforming provisions and particularly how the proposed changes could apply to his property.

Michael Waterman	12040 Florence Ave	M-2 to R-3	He was representing the owners and wanted to confirm if property owner has the right to use as industrial until they are ready to transition to residential use. Would they City try to evict the current tenant of more than seven decades? They object to the zone change.	Staff explained that the City does not intend to force property owners to convert sites to housing. While some sites are included in the new Housing Element, the decision to transition to housing would be made by the property owner.
Jason Jamison	11816-50 Washington Blvd & 8018-8108 Sorensen Ave	M-1 to C-4	He wanted to know why his property was changing to commercial? He and his co-owners currently lease their property to three dozen different businesses. If zone changes, none of those businesses will be allowed to occupy the space as their use is not permitted in the C4 zone. Lastly, he mentioned that the existing buildings are not designed for any of the uses allowed in the C4 zone thus the zone change condemn their property.	Staff explained that his property resides along the Washington Corridor where there is a planned (L Line) extension that will follow Atlantic Blvd to Citadel Outlets, ending at Lambert Road in Whittier. The entire Whittier was reviewed for potential rezoning to MU-TOD, MU, and C-4. The subject property is a multi-tenant property that already has several commercial type uses that may continue under the new C-4 zone. Staff mentioned that the city is looking to completely replace its nonconforming provisions. While the provisions are not part of the targeted zoning ordinance updates, there is policy direction from the General Plan to ensure that existing legally established uses and structures made nonconforming by the updates may continued until the property is redeveloped.
Dan Haskins	11130 Washington Blvd	C-4 to MU-TOD	He asked for clarification on the proposed Code language found in Section 155.175.13A, for the landscape requirements in the MU-TOD zone and its implementaion on irregular shaped lots.	Staff explained that the landscape requirements for the new MU-TOD zone is actually less that the requirements for C-4, the current zone of the property. Additionally, irregular shaped lots are generally great candidates for a zone variance.
Doug Heckle	N/A		He was looking to confirm which properties were changing zones and whether industrial zone standards were changing. He also inquired about details of the non-conforming provisions.	Staff provided him with a copy of the updated Zoning Map and also confirmed that there are no changes proposed to the existing industrial zone standards. The proposed changes are only to the standards for the multi-family residential and mixed-use zone. Staff provided the draft nonconforming provisions to Dan.

Jerome (Roy) Walker	11126 Greenstone Ave	M-2-PD to M-1-PD	He expressed a concern with the proposed rezoning of his property and its affect to the value of the property when it comes time to sell. Will the City compensate for potential loss of value? Would there be any consideration for a reduction to his property tax with the new zone?	Staff mentioned that the property owner may still sell his property, regardless of its zone designation. There has not been any discussion of compensation to property owners. Each situation is different and there are many potential variables to consider in order to accurately determine the actual financial impact. As for property tax considerations, the City is not the taxing entity, said questions would need to be posed to the County Assessors Office.
<b>Comments Recieved at the July 25, 2023 Planning Commission Meeting</b>				
Mike Gallagher	12040 Florence Ave	M-2 to R-3	He shared a 63-year business history and voiced concerns about the of potential job loss due to the proposed changes.	Staff explained that the City does not intend to force property owners to convert sites to housing. Additionally, existing legally established uses and structures that are made nonconforming by the updates will be allowed to continued until the property is redeveloped.
Jerome (Roy) Walker	11126 Greenstone Ave	M-2-PD to M-1-PD	He expressed concerns over potential property devaluation, citing an estimated loss of eight and a half percent.	Staff explained that the City staff took a wholistic approach when evaluating and recommending changes during the recent update to our General Plan. Said update was a 2-year endeavor which included an extensive outreach process. The proposed changes to the Zoning Ordinance and Zoning Map are merely to ensure consistency with the 2040 General Plan.
Paul Angelos	12060 Florence Ave	M-2 to R-3	He expressed a concern for the resale value and/or leasability of his property once it becomes nonconforming. He also expressed an understanding of the state housing mandates and the willingness to collaborate. He appreciate hearing that the nonconforming provision was still under review and is looking forward to actively participating in the process.	Staff explained that while the value of industrial is currently higher for industrial properties, there may be a time in the future where the property has greater value as a multi-family development. As for the leasability of the property, the proposed nonconforming provisions will allow existing legally established uses to remain until the property is redeveloped. A change of use to another allowable or conditional use may also be permitted on a case-by-case basis through a Conditional Use Permit.



Dan Haskins	11130 Washington Blvd	M-2 to R-3	He thanked staff for the opportunity to be part of the Zoning Advisory Group (ZAG). He raised concerns about landscape requirements in the MU-TOD zone, particularly for irregular lots with multiple frontages. He also conveyed that the City staff has been cooperative and expressed satisfaction with the direction the initiative are taking.	Staff thanked him for the compliments and also explained that the landscape requirements for the new MU-TOD zone is actually less than the requirements for C-4, the current zone of the property. Additionally, irregular shaped lots are generally great candidates for a zone variance.
<b>Comments Recieved Prior to the August 15, 2023 Planning Commission Meeting</b>				
Zachary Singerman	12866 Ann St; 12865 Ann St; and 10240 Gear Ave	M-2 to M-1	He requested summary of July 25th meeting and impacts for 3 properties that they currently manage,	Staff e-mailed him a brief recap of the July 25th PC meeting and action taken by the Commission. Staff also provided him with a copy of the list of affected properties which includes the existing and proposed zones for all properties involved.
Dennis Curley	13201 Barton Cir	M-1 PD to M-1	He was confused by the notice and thus called to confirm if the property was being rezoned.	Staff confirmed that the property is being rezoned from M-1 PD to M-1. The removal of the PD overlay was simply a clean-up effort since the area is not a true planned development and would be difficult to achieve individually, given the size of each lot in this area. Typically, a planned development involves property with a minimum of 5-acres.
Greg Jones	12959 Imperial Hwy	M-2 to M-1	He expressed a concerned that the proposed zone change will impact the existing uses (Winchells Donuts & Tire Shop) on his property.	Staff confirmed that although the property is going from M-2 to M-1, neither the donut store or repair garage will become nonconforming. Both a repair garage and a donut store are considered principally permitted uses in the M-1 zone.

**Attachment G – CEQA Findings of Consistency**

# California Environmental Quality Act (CEQA) Finding of Consistency

**Project Title:**

City of Santa Fe Springs Targeted Zoning Ordinance Update

**Project Location – Specific:**

City of Santa Fe Springs (citywide)

**Project Location – City and County:**

City of Santa Fe Springs, County of Los Angeles

**Description of Nature, Purpose and Beneficiaries of the Project:**

The City of Santa Fe Springs is proposing a Targeted Zoning Ordinance Update to ensure consistency with State Law and to ensure consistency with the Santa Fe Springs 2040 General Plan, adopted on February 8, 2022. The Targeted Zoning Ordinance Update includes development regulations to implement the goals and policies identified in 2040 General Plan, and to meet State housing law and key implementation measures identified in the 2021-2029 Housing Element. The draft Targeted Zoning Ordinance Update project encompasses the following key components:

- Establishment of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed use development;
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers); and
- Updating the Zoning Map to ensure consistency with the General Plan Land Use Map.

On February 8, 2022, the Santa Fe Springs City Council adopted Resolution No. 9760 which certified the Final Program Environmental Impact Report (Program EIR) for the 2040 General Plan. A Notice of Preparation and Program EIR was prepared in coordination with the 2040 General Plan. The Program EIR analyzed impacts associated with the implementation of the 2040 General Plan that was prepared pursuant to the requirements of CEQA. The Program EIR (State Clearinghouse Number 2021050193) fully describes the project, existing conditions within the City of Santa Fe Springs, analyzes the potential environmental impacts of implementing the project, and identifies mitigation measures to minimize significant impacts to a less than significant level.

The draft Targeted Zoning Ordinance Update project does not expand the proposed uses, increase intensity, or result in a change from the original Program EIR conclusions.

**Name of Public Agency Approving the Project:**

The Santa Fe Springs City Council

**Name of Persons or Agency Carrying Out the Project:**

City of Santa Fe Springs

The draft Targeted Zoning Ordinance Update has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts.

After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:

- (1) The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts;
- (2) The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously-adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
- (3) No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.

The draft Targeted Zoning Ordinance Update, including a Zoning Map, implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with within the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan; therefore, the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not found to be consistent with the analysis prepared in the Program EIR.

The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been analyzed adequately in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided/mitigated pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

**Attachment H – Ordinance No. 1131**  
**Targeted Amendment to the City’s Zoning Ordinance – Text Adoption**

**CITY OF SANTA FE SPRINGS**  
**ORDINANCE NO. 1131**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPTING SEVERAL TARGETED ZONING ORDINANCE UPDATES TO ENSURE CONSISTENCY BETWEEN THE CITY'S ZONING ORDINANCE AND THE CITY'S 2040 GENERAL PLAN**

WHEREAS, in February 2020, the City Council of the City of Santa Fe Springs initiated a comprehensive update to the General Plan, including the preparation of the Santa Fe Springs 2040 General Plan, Targeted Zoning Ordinance Update, and Program Environmental Impact Report; and

WHEREAS, the 2040 General Plan is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Santa Fe Springs; and

WHEREAS, the Santa Fe Springs 2040 General Plan includes the 2021-2029 Housing Element, which represents the City's effort to fulfill its requirements under State housing element law to meet the mandate that all cities and counties prepare a housing element as part of a comprehensive general plan to meet the plan for new housing growth mandated through the Regional Housing Needs Assessment; and

WHEREAS, the 2021-2029 Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing need in Southern California; and

WHEREAS, Program 11 of the Housing Plan contained within the 2021-2029 Housing Element requires the City to amend the Zoning Ordinance to be consistent with the General Plan and to review development standards to address and adjust housing constraints; and

WHEREAS, a Zoning Advisory Group was formed with members representing a range of community interests, including residents, property owners, business owners, and other stakeholders, to advise City staff and the project team during the development of the Zoning Ordinance amendments; and

WHEREAS, the Planning Commission and City Council held study sessions at key milestones to guide the preparation of the Targeted Zoning Ordinance Update; and

WHEREAS, meetings were held with property owners impacted by the proposed zoning code changes and the Chamber of Commerce and Industrial Business Group to engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance; and

WHEREAS, all draft documents and meeting materials were made available to the public through the project website; and

WHEREAS, the City has prepared a targeted update to the City's Zoning Ordinance, as codified in Title 15 of the Santa Fe Springs Municipal Code, which update includes (i) creation of new zones to implement the General Plan and reflect current zoning needs, including Mixed-Use (MU), Mixed-Use Downtown (MU-DT), Mixed-Use Transit Oriented Development (MU-TOD), and Multiple-Family/High Density Residential (R-4), and (ii) modification of the existing standards for Multiple-Family/Medium Density Residential (R-3) to allow for a maximum of 25 dwelling units per acre, and (iii) incorporation of Objective Development Standards into the Mixed-Use and Multiple-Family Zone Districts, and (iv) revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed-use development; and

WHEREAS, the California Environmental Quality Act (CEQA) requires public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts if possible; the Targeted Zoning Ordinance Update is considered a project under CEQA; and

WHEREAS, pursuant to CEQA (Cal. Pub. Resources Code, §21000 et seq.), the City, as lead agency, prepared a Program Environmental Impact Report (State Clearinghouse Number 2021050193) for the Santa Fe Springs General Plan and Targeted Zoning Ordinance Update pursuant to the requirements of CEQA; and

WHEREAS, the Program EIR analyzed impacts associated with both the implementation of the 2040 General Plan and the Targeted Zoning Ordinance Update (the "project"); and

WHEREAS, the Program EIR fully described the project, existing conditions within the City of Santa Fe Springs, analyzed the potential environmental impacts of implementing both projects, and identified mitigation measures to minimize significant impacts to a less than significant level; and

WHEREAS, on February 8, 2022, the City Council of the City of Santa Fe Springs adopted Resolution No. 9760, which certified the Final Environmental Impact Report and adopted the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element, and related implementation plan; and

WHEREAS, in accordance with Government Code Section 65091(a)(4) for projects affecting over 1,000 property owners, a one-eighth (1/8<sup>th</sup>) page notice of the public hearing describing the project, date, time, and location of the hearing was advertised in the Whittier Daily News at least 10 days prior to the hearing date, and a notice was also mailed directly to each owner of property subject to a rezone, and was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk; and

WHEREAS, on July 25, 2023, the Planning Commission of the City of Santa Fe Springs adopted Resolution 242-2023 to recommend that the City Council adopt Ordinance No. 1131 and Ordinance No. 1132; and

WHEREAS, on August 15, 2023, the City Council of the City of Santa Fe Springs considered the Targeted Zoning Ordinance Updates, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.

The City Council of the City of Santa Fe Springs does ordain as follows:

SECTION I. Findings:

1. The above recitals are true and correct and are a substantial part of this Ordinance.
2. The Exhibits attached to this Ordinance are each incorporated by reference and made a part of this Ordinance.
3. The Targeted Zoning Ordinance Update is consistent with the 2040 General Plan and utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan.
4. The Targeted Zoning Ordinance Update conforms the Zoning Map to the General Plan land use designations.
5. The Targeted Zoning Ordinance Update meets the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
6. The Targeted Zoning Ordinance Update has been prepared and will be adopted in accordance with the requirements of Planning and Zoning Law (Government Code sections 65853-65860).

SECTION II. The City Council hereby finds with respect to CEQA:

1. The draft Targeted Zoning Ordinance Update has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts. After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:
  - a. The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
  - b. The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which



would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and

- c. No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.
2. The Targeted Zoning Ordinance Update implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are directly in line with the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan, therefore, the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not consistent with the analysis prepared in the Program EIR.
  3. The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been adequately analyzed in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and the project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

### SECTION III. Amendments:

1. The Code of Ordinances of the City of Santa Fe Springs, Chapter 155, Section 155.003 (DEFINITIONS), is hereby amended as provided in Exhibit A.
2. The Code of Ordinances of the City of Santa Fe Springs, Chapter 155, Section 155.015 (ESTABLISHMENT OF ZONES), is hereby amended as provided in Exhibit B.
3. The Code of Ordinances of the City of Santa Fe Springs, Chapter 155, is hereby amended to delete Part 4. R-3 MULTIPLE-FAMILY ZONE DISTRICT, Sections 155.090 through 155.110 in its entirety and restated to read in its entirety as provided in Exhibit C.
4. The Code of Ordinances of the City of Santa Fe Springs, Chapter 155, is hereby amended to add Part 6.A. MIXED-USE ZONE DISTRICTS (MU, MU-DT and MU-TOD), Section 155.175 as provided in Exhibit D.

5. The Code of Ordinances of the City of Santa Fe Springs, Chapter 155, is hereby amended to delete Section 155.481 REQUIRED PARKING in its entirety and restated to read in its entirety as provided in Exhibit E.

Section IV. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid or unconstitutional.

Section V. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Juanita Martin, Mayor

ATTEST:

\_\_\_\_\_  
Janet Martinez, CMC, City Clerk

Exhibit A – Definitions Text Amendments

Exhibit B – Establishment of Zones Text Amendments

Exhibit C – Multiple-Family Residential Zone Districts Text Amendments

Exhibit D – Mixed-Use Zone Districts Text Amendments

Exhibit E – Required Parking Text Amendments

## Exhibit A - Definitions

### Key:

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Proposed language to be removed from existing Code

Underline Text = Proposed language to be added to Code

\*\*\*\*\* = Existing unmodified Code language not included in exhibit for sake of brevity

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.003  
DEFINITIONS is hereby amended as follows:*

### § 155.003 DEFINITIONS

\*\*\*\*\*

**ANIMAL GROOMING.** The commercial provision of bathing and trimming services for dogs, cats, and other household animals permitted by the Municipal Code. Overnight boarding is not included with this use (see “Kennel”).

\*\*\*\*\*

**AUTOMATED TELLER MACHINES (ATMS).** An unstaffed computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals, and fund transfers. These machines may be located at or within banks, or in other locations.

\*\*\*\*\*

**AUTOMOBILE SALES AND RENTAL.** A retail establishment selling and/or renting automobiles, trucks and vans, motorcycles, and bicycles (bicycle sales are also included under “Retail Sales - General”). May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships.

\*\*\*\*\*

**AUTOMOBILE SERVICE, MAJOR.** Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light-duty trucks (i.e., gross vehicle weights of less than 10,000 pounds) and heavy-duty trucks (i.e., gross vehicle weights of more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages; body and fender shops; brake shops; machine shops, painting shops; towing services, and transmission shops.

\*\*\*\*\*

**AUTOMOBILE SERVICE, MINOR.** Minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans or similar size vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including installation of electronic equipment (e.g., alarms, audio equipment, etc.); servicing of cooling and air conditioning, electrical, fuel and exhaust systems; brake adjustments, relining and repairs; oil and air filter replacement; wheel alignment and balancing; tire sales, service, and installation shops; shock absorber replacement; chassis lubrication; smog checks; engine tune-ups; and installation of window film, and similar accessory equipment.

\*\*\*\*\*

**AUTOMOBILE WASHING/DETAILING.** Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

\*\*\*\*\*

**BOARDING HOUSE.** A boarding house is a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without individual or group cooking facilities, are rented to three or more individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in the residence. Meals may also be included. This use type includes convents, monasteries, and student dormitories, but does not include fraternities, sororities, or single-room occupancy uses. Notwithstanding this definition, no single-unit dwelling operated as a group home pursuant to the Community Care Facilities Act, which is otherwise exempt from local Zoning Regulations, shall be considered a boarding house.

~~**BOARDINGHOUSE.** A residence or portion thereof, which is used to accommodate, for compensation, boarders or roomers. Rest homes or homes for the aged shall not be included in this definition.~~

\*\*\*\*\*

**BREWERY, WINERY, OR DISTILLERY.** An establishment which produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site. Breweries may also serve beverages on-site, and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

\*\*\*\*\*

**BUSINESS SUPPORT SERVICES.** Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi, or delivery services with two or fewer fleet vehicles on site.

\*\*\*\*\*

**CHECK CASHING BUSINESS (ALSO "PAYDAY LOAN BUSINESS")**. Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes the business of deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement as provided in Civil Code 1789.33. Check Cashing Businesses do not include State or Federally chartered banks, savings associations, credit unions, or industrial loan companies. They also do not include retail sellers engaged primarily in the business of selling consumer goods, such as consumables to retail buyers that cash checks or issue money orders incidental to their main purpose or business.

\*\*\*\*\*

**CIGAR LOUNGE OR BAR**. Establishment for the retail sale and onsite consumption of cigars and similar products.

\*\*\*\*\*

**CLINIC, DENTAL OR MEDICAL**. A building in which a group of physicians and/or dentists and allied professional assistants are associated for the purpose of carrying on their profession. The clinic may include a dental or medical laboratory. It shall not include in-patient care or operating rooms for major surgery.

**CLINIC/URGENT CARE**. See "Hospitals and Clinics/Urgent Care."

\*\*\*\*\*

**COCKTAIL LOUNGES AND BARS**. Any establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the State Department of Alcoholic Beverages and in which persons under 21 years of age are restricted from the premises. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee. Does not include adult entertainment businesses.

\*\*\*\*\*

**COLLEGE (ALSO "UNIVERSITY")**. An institution which offers courses of study leading to an associate, bachelors and/or advanced degrees or trades certification. Such institutions are certified by the State of California Board of Higher Education or by a recognized accrediting agency.

\*\*\*\*\*

**COMMERCIAL RECREATION.** Facilities providing commercial entertainment, where the activities are primarily by and for participants; spectators are incidental and present on a non-recurring basis. Examples include facilities such as amusement and theme parks, water parks, swimming pools; driving ranges, golf courses, miniature golf courses, riding stables; and indoor facilities such as handball, badminton, racquetball, dance hall and tennis club facilities; ice or roller skating rinks; trampoline and bounce house establishments; bowling alleys; pool and billiards lounges; and electronic game and amusement centers. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

\*\*\*\*\*

**COMMUNITY GARDENS.** A site used for growing plants for food, fiber, herbs, flowers, and others which is shared and maintained by community residents, either as an accessory or principal use of property.

\*\*\*\*\*

**CULTURAL INSTITUTIONS.** A nonprofit institution displaying or preserving objects of interest in one or more of the arts or sciences. This use includes libraries, museums, and art galleries. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

\*\*\*\*\*

**DRIVE-THROUGH OR DRIVE-UP ESTABLISHMENTS.** An establishment that sells products or provides services to occupants in vehicles, including automated teller machines, drive-in or drive-up windows and drive-through services. Examples include fast food restaurants, banks, and pharmacies. Does not include “click and collect” facilities in which an online order is picked up in a stationary retail business without use of a drive-in service (see “Retail Sales – General”). Does not include drive-in theaters or “Automobile Washing/Detailing.”

\*\*\*\*\*

**DWELLING, SINGLE UNIT (ALSO “DWELLING, SINGLE FAMILY”).** A dwelling unit designed for occupancy by one household which is not attached to or located on a lot with commercial uses or other dwelling units, other than an accessory dwelling unit. This definition also includes individual manufactured housing units installed on a foundation system pursuant to Cal. Health and Safety Code § 18551.

**DWELLING, SINGLE-FAMILY.** A building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family.

**DWELLING, MULTI-UNIT.** Two or more dwelling units attached or detached on a site or lot, which does not include an accessory dwelling unit. Types of multiple unit dwellings include a duplex, triplex, fourplex, townhouses, common interest subdivisions, apartments, senior housing developments, and multistory apartment buildings. Multiple-unit dwellings may also be combined with nonresidential uses as part of a mixed-use development.

**DWELLING, MULTIPLE.** A building divided into two or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence of one family, and each family living independently of the other.

**DWELLING, TWO-UNIT.** Two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of Government Code section 65852.21.

\*\*\*\*\*

**EMERGENCY SHELTER, PERMANENT.** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (See Cal. Health and Safety Code § 50801.)

**EMERGENCY SHELTER, TEMPORARY LOW BARRIER NAVIGATION CENTER.** A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- (2) Pets.
- (3) The storage of possessions.
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

\*\*\*\*\*

**EMPLOYEE HOUSING, LARGE.** Pursuant to Cal. Health and Safety Code § 17008, employee housing, large means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for seven or more persons employed by the same business.

**EMPLOYEE HOUSING, SMALL.** Pursuant to Cal. Health and Safety Code § 17008, employee housing, small mean any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six or fewer persons employed by the same business.

\*\*\*\*\*

**ENTERTAINMENT VENUE, INDOOR.** An establishment offering predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, civic and private auditoriums, live performance theaters, meeting halls and banquet rooms, and dance halls.

\*\*\*\*\*

**FAMILY DAY CARE HOME, LARGE.** A home that provides family day care for 9 to 14 children, inclusive, including children under the age of 10 years who reside at the home, as set forth in California Code, Health and Safety Code - HSC § 1597.465 and as defined in regulations.

~~**DAY CARE, LARGE FAMILY.** A home that provides care for a maximum of 12 children including children under the age of 10 years that reside at the home, and no more than four of the children in the home can be infants, as defined in the California Health and Safety Code and the California Code of Regulations.~~

**FAMILY DAY CARE HOME, SMALL.** A home that provides family day care for eight or fewer children, including children under the age of 10 years who reside at the home, as set forth in California Code, Health and Safety Code - HSC § 1597.44 and as defined in regulations.

~~**DAY CARE, SMALL FAMILY.** A home that provides day care for up to six children (no more than three of which are infants), or in lieu of the foregoing, a maximum of four infants, including children under the age of 10 years who reside at the home, as defined in the California Health and Safety Code and the California Code of Regulations.~~

\*\*\*\*\*

**FINANCIAL INSTITUTIONS.** Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but does not include “Check Cashing Shops and/or Payday Loans” or any facility exchanging valuables for payment. For administration, headquarters, or other offices of banks and credit unions without retail banking services/on-site circulation of money see “Office, Business and Professional.”

\*\*\*\*\*



**GYMNASIUM AND FITNESS CENTERS, LARGE.** A full-service fitness center, gymnasium, or health and athletic club which is over 2,500 square feet in size and may include any of the following: sauna, spa, or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; rock climbing wall, boxing ring, cheerleading, aerobic classes and other indoor sports activities; locker rooms, and showers.

**GYMNASIUM AND FITNESS CENTERS, SMALL.** An indoor facility of 2,500 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include Pilates, personal training, dance, yoga, and martial arts studios.

\*\*\*\*\*

**HOSPITALS AND CLINICS/URGENT CARE.** State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see “Animal Hospital”).

**HOSPITAL.** A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

**CLINIC/URGENT CARE.** A facility other than a hospital, providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an outpatient basis such as urgent care centers. Typically operates beyond standard medical office hours and may provide emergency treatment. May include educational aspects such as medical instruction and/or training as well as house a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale, see “Office, Medical and Dental.”

**HOSPITAL.** Any building or portion thereof used for the accommodation and medical care of sick, injured, or infirm persons, and licensed by state law to provide such facilities and services.

\*\*\*\*\*

**HOTEL OR MOTEL.** Facilities with guest rooms or suites, including private restroom facilities, no more than two guest beds per room, and provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days).

~~**HOTEL.** A building designed for or occupied as a temporary abiding place by individuals who are lodged with or without meals, in which there are six or more guest rooms, and in which no provision is made for cooking in more than two individual rooms or suites. Jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed or detained under legal restraint are specifically not included.~~

\*\*\*\*\*

**LABORATORY – MEDICAL, ANALYTICAL, RESEARCH, TESTING.** A facility for testing, analysis, and/or research. Examples of this use include medical labs, soils and materials testing labs, and forensic labs. This type of facility is distinguished from industrial research and development (see “Research and Development”) in its orientation more toward testing and analysis than product development or prototyping; an industrial research and development facility may typically include this type of lab. The “medical lab” subset of this land use type is oriented more toward specimen analysis and processing than direct blood drawing and specimen collection from patients (see “Hospitals and Clinics/Urgent Care”) but may also include incidental specimen collection.

~~**LABORATORY.** A building or part of a building devoted to the testing and analysis of any product, animal or person, but where no manufacturing is conducted on the premises except for experimental or testing purposes.~~

\*\*\*\*\*

**LIVE/WORK UNIT.** An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit or multiple-unit, and may include only commercial activities and pursuits that are compatible with the character of a residential environment. May be designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: (1) complete kitchen space and sanitary facilities in compliance with the City building code and (2) working space reserved for and regularly used by one or more occupants of the unit.

\*\*\*\*\*

**MANUFACTURING – LIGHT.** A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, and treatment packaging, taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. Includes accessory wholesale and/or direct retail sale to consumers of only those goods produced on-site. Includes accessory office uses associated with the on-site use. Examples of light

industrial uses include, but are not limited to the manufacture of electronic instruments, equipment, and appliances; brewery and alcohol production, pharmaceutical manufacturing; and production apparel manufacturing.

\*\*\*\*\*

**MOBILE HOME.** A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach, or factory-built housing.

**MOBILE HOME.** The same as "trailer, automobile."

**MOBILE HOME PARKS.** A parcel of land under one or more ownerships that has been planned and improved for the placement of two or more mobile homes, as the term "mobile home" is defined in Civil Code Section 798.3 or successor provision of the State Mobile home Residency Law, for nontransient use.

\*\*\*\*\*

~~**MOTEL.** A building or group of two or more detached, semi-detached, or attached buildings containing guest rooms or dwelling units with automobile storage space provided in connection therewith, and designed, intended to be used or used primarily for the accommodation of transient automobile travelers and which are rented by the day or week. **MOTEL** shall include auto cabins, tourist courts, motor courts, motor lodges, and similar designations. An establishment shall be considered a motel if it is required by the California Health and Safety Code to obtain the name and address of the guests, the make, year and license number of the vehicle, and the state in which it is registered.~~

\*\*\*\*\*

**OFFICE, BUSINESS AND PROFESSIONAL (NON-MEDICAL AND DENTAL OFFICE).** Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices, and tax preparation offices, but excluding check cashing businesses and banks and savings and loan associations (see "Financial Institutions").

**OFFICE, MEDICAL AND DENTAL.** Office use providing consultation, diagnosis, therapeutic, preventive, or corrective treatment services by doctors, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, medical and dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see "Hospitals and Clinics/Urgent Care"). Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

\*\*\*\*\*

**PERSONAL SERVICES, GENERAL.** Recurrent services of a personal nature. This classification includes barber shops and beauty salons, nail salons seamstresses, tailors, full-service day spas (including those offering massage services provided all persons engaged in the practice of massage are certified pursuant to the Cal. Business and Professions Code Section 4612), dry-cleaning pick-up stores with limited on-site cleaning equipment, shoe repair shops, self-service laundries, locksmiths, video rental stores, photocopying, photo finishing services, and travel agencies mainly intended for the consumer. Does not include establishments defined as “personal services – restricted.”

**PERSONAL SERVICES, RESTRICTED.** Personal services with characteristics that have the potential to adversely impact surrounding areas, and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include fortune-telling, palm reading, and psychic services; palm and card readers; tanning salons; tattoo and body modification services, and massage parlors.

\*\*\*\*\*

**PRIMARY STREET FRONTAGE.** The primary public right-of-way frontage determined as that frontage along the right-of-way with the highest roadway classification, as specified in the Santa Fe Springs General Plan. Lots with a single frontage shall designate that frontage as primary. The primary street frontage is designed for pedestrians, includes wide sidewalks, buildings frontages oriented to the street, windows and entryways oriented to the street, landscaping along sidewalks, and other pedestrian amenities and design elements.

\*\*\*\*\*

**RELIGIOUS ASSEMBLY FACILITIES.** Any facility specifically designed and used to accommodate the gathering of persons for the purposes of fellowship, worship, or similar conduct of religious practices and activities. This definition includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) and residences for clergy. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals, and other related operations, are classified according to their respective activities.

\*\*\*\*\*

**RESEARCH AND DEVELOPMENT.** A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials

testing laboratories (see “Laboratory – Medical, Analytical, Research, Testing”), or blood drawing and specimen collection from patients (see “Hospitals and Clinics/Urgent Care”), or testing of computer software (see “Office”). Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

\*\*\*\*\*

**RESTAURANT.** Establishments where food and beverages may be consumed on the premises, taken out, or delivered.

\*\*\*\*\*

**RETAIL SALES – GENERAL.** The retail sale or rental of merchandise not specifically listed under another use definition. This classification includes grocery (including department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. Does not include pawn shop, secondhand stores or other establishments defined as “retail sales – restricted.”

**RETAIL SALES – RESTRICTED.** The retail sale of adult books, videos and merchandise, gun and ammunition stores, pawn shops, consignment stores, secondhand stores, swap meets, and business offering payment for valuable goods such as jewelry and gold.

\*\*\*\*\*

**SCHOOLS, K - 12 – PRIVATE.** A private academic educational institution, including boarding schools; elementary, middle/junior, and high schools; military academies; and businesses providing instruction in arts and languages. This definition does not include “Technical Trade, Business or Professional Schools” or non-tuition part-time instruction at religious assembly facilities.

\*\*\*\*\*

**SERVICE/FUELING STATION, AUTOMOBILE.** An establishment engaged in the retail sale of vehicle fuels or the retail sale of these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or ancillary retail and grocery sales. Does not include body and fender work or "heavy" repair of trucks or other motor vehicles (see “Automobile Service, Major”).

~~**SERVICE STATIONS, AUTOMOBILE.** Any building or premises used primarily for the retail sale of gasoline and lubricants, but which may also provide for the incidental servicing of motor vehicles including grease racks, tire repairs, battery charging, hand washing of automobiles, sale of merchandise and supplies related to the servicing of motor vehicles, and minor replacements, but excluding body and fender work, engine overhauling and similar activities. When the dispensing of fuels is incidental to the conduct of a public garage the premises shall be classified as a public garage. AUTOMOBILE SERVICE STATION does not include automobile or trailer sales lots, new or used.~~

\*\*\*\*\*

**SINGLE ROOM OCCUPANCY (SRO):** A rooming unit or efficiency living unit located in a building containing six or more such dwellings that are offered for occupancy by residential tenants for at least 30 consecutive days. Kitchen and bathroom facilities may be wholly or partially included in each living space or may be fully shared.

~~**SINGLE ROOM OCCUPANCY (SRO) HOUSING.** SROs refer to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.~~

\*\*\*\*\*

**TECHNICAL TRADE, BUSINESS OR PROFESSIONAL SCHOOLS.** Public or private post-secondary schools (other than a community college or four-year college) providing occupational or job skills training for specific occupations, including business and computer schools, management training, and technical training schools. Excludes personal instructional services such as music lessons and tutoring, and schools providing instruction in the use of heavy equipment, such as truck driving schools.

\*\*\*\*\*

**TRANSIT STATION.** Passenger stations for vehicular and rail mass transit systems. Includes buses, taxis, and railway.

\*\*\*\*\*

**UTILITY FACILITIES.** A structure or improvement built or installed above ground for the purpose of providing utility services, communications services, and materials transfer to more than one lot. Generating plants; electric substations; solid waste collection, including transfer stations and materials recovery facilities; solid waste treatment and disposal; water or wastewater treatment plants; and similar facilities of public agencies or public utilities, including corporation and maintenance yards. Utility facilities with on-site staff include those that have office and/or working space for employees, and/or that require

employees to be located on site for general operation of the facility. Utility facilities with no on-site staff do not include working space for employees, and where on-site staff are required intermittently only for maintenance and/or infrequent monitoring.

## Exhibit B - Establishment of Zones

### Key:

Normal Text = Existing unmodified Code language

~~Strikethrough Text~~ = Proposed language to be removed from existing Code

Underline Text = Proposed language to be added to Code

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, Section 155.015 is hereby amended as follows:*

### § 155.015 ESTABLISHMENT OF ZONE DISTRICTS.

In order to provide for the orderly development of the city and for the purpose of carrying out the provisions of this chapter, the city is hereby divided into land use zone districts, hereafter referred to as zones or zone districts, which shall be known by the following zone symbols and designations:

<b>Zone Symbol</b>	<b>Zone Designation</b>
A-1	Light Agricultural
R-1	Single-Family Residential
R-3	<del>Multiple-Family Residential</del> / <u>Medium Density Residential</u>
R-4	<u>Multiple-Family/High Density Residential</u>
C-1	Neighborhood Commercial
C-4	Community Commercial
MU	<u>Mixed-Use</u>
MU-DT	<u>Mixed-Use Downtown</u>
MU-TOD	<u>Mixed-Use Transit-Oriented Development</u>
ML	Limited Manufacturing Administration and Research
M-1	Light Manufacturing
M-2	Heavy Manufacturing
PF	Public Use Facilities
BP	Buffer Parking

### **Superimposed Zones**

D	Design <u>Overlay</u> Zone
FOZ	<u>Freeway Overlay Zone</u>
PD	Planned Development <u>Overlay</u> Zone
SP1	<u>Specific Plan Overlay Zone</u>



## Exhibit C - Multiple-Family Residential Zone Districts

*Code of Ordinances of the City of Santa Fe Springs Chapter 155 is hereby amended to delete Part 4. R-3 MULTIPLE-FAMILY ZONE DISTRICT, Sections 155.090 through 155.110 in its entirety and restated to read in its entirety as follows:*

### PART 4. MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS (R-3, R-4)

#### § 155.090 PURPOSE.

The following zone districts are referred to collectively in this Section as the “multiple-family residential zones.”

- (A) The Multiple-Family/Medium Density Residential (R-3) zone district provides a suitable environment for those wishing to live in attached and detached housing on small lots, apartments, or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for medium density living, and stabilize and protect existing medium density areas. Detached and attached housing is permitted with a range of density (9.1 to 25 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.
- (B) The Multiple-Family/High Density Residential (R-4) zone district provides a suitable environment for those wishing to live in apartments or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for high density living, and stabilize and protect existing high-density areas. Multiple dwelling unit developments are permitted with a range of density (25.1 to 40 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.

#### § 155.091 USES.

Principally permitted uses and conditional uses are shown in Table 1. Where a “P” is indicated, the use is a principal permitted use in the zone. Where a “CUP” is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued. Where an “AUP” is indicated, the use requires an administrative use permit from the Director of Planning and Development. Where an “X” is indicated, the use is not allowed.

Table 1: Multiple-Family Residential Allowed Uses and Permit Requirements			
P: Permitted Use X: Use Not Allowed	CUP: Conditional Use Permit AUP: Administrative Use Permit		
Use	Land Use Regulation		Specific Use Regulations
	R-3	R-4	
<b>RESIDENTIAL USES</b>			
Single-Unit Dwelling	X	X	
Multi-Unit Dwellings	P	P	

Two-Unit Dwellings, Duplexes, and Triplexes	P	P	
Accessory Dwelling Unit.	P	P	Permitted only as an accessory use Subject to the regulations in § 155.644
Accessory Uses	P	P	See § 155.092
Boarding House and Single Room Occupancy (SRO)	CUP	CUP	
Employee Housing, Large	P	P	
Employee Housing, Small	P	P	Six or fewer occupants
Manufactured (Mobile) Homes	P	P	Requires permanent foundation
Mobile Home Park	P	P	
Supportive Housing	P	P	Subject to only those restrictions and processing requirements that apply to other residential dwellings of the same type in this district
Transitional Housing	P	P	Subject to only those restrictions and processing requirements that apply to other residential dwellings of the same type in this district
<b>CARE SERVICES AND FACILITIES</b>			
Residential Care, Assisted Living	CUP	CUP	
Community Care Facilities, Large	CUP	CUP	
Community Care Facilities, Small	P	P	Six or fewer occupants
Emergency Shelter, Permanent	X	X	
Emergency Shelter, Temporary Low Barrier Navigation Centers	X	X	
Family Day Care Home, Large	AUP	AUP	Subject to Approval by Director of Planning and Development See Section 155.625; Day Care; Large Family
Family Day Care Home, Small	P	P	
<b>RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>			
Clubs, lodges, and similar organizations, except those operated for profit	CUP	CUP	See § 155.622 Clubs, Lodges and Similar Organizations
Community Gardens	P	P	
Cultural Institutions	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Recreation, Public	P	P	
Recreation, Private	CUP	CUP	
Quasi-Public Facilities	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Public Facilities	P	P	

Religious Assembly Facilities	CUP	CUP	
Schools, K-12 – Private	CUP	CUP	
Schools, K-12 – Public	P	P	
Business or Professional Schools	CUP	CUP	
Colleges and Universities – Public and Private	CUP	CUP	
<b>RETAIL, COMMERCIAL SERVICE, AND OFFICE</b>			
Office, Business, and Professional (non-medical and Dental Offices)	CUP	CUP	
<b>OTHER USES</b>			
Temporary Uses/Activities	Subject to the approval of the Director of Planning and Development		See Section 155.643 Sales Promotional Uses; Temporary.
Electrical Distribution Substations	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Utility Facilities			
Facilities with On-site Staff	CUP	CUP	
Facilities with No On-site Staff	CUP	CUP	
Wireless Telecommunication Facilities, Satellite Dish Antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Chapter		

**§ 155.092 ACCESSORY USES.**

The following accessory uses are permitted in the multiple-family residential use zones:

- (A) Garages, gardening sheds, lath houses, recreation rooms and similar uses customarily incidental to principal permitted uses.
- (B) The provisions of room and board for not more than two persons per dwelling unit, other than members of the household or household employees.
- (C) Private swimming pools.
- (D) Keeping of not more than one adult dog and one adult cat and their litters up to the age of 10 weeks.
- (E) Home occupations in accordance with the provisions of § 155.635.
- (F) Vegetable or flower gardens.
- (G) Yard sales in accordance with the following:
  - (1) A permit shall be required from the Police Services Department to conduct a yard sale in the multiple-family residential zones. Said permit shall be posted conspicuously on the property during the course of the yard sales event.
  - (2) A resident shall be allowed a maximum of three-yard sale events in any calendar year.
  - (3) Each yard sale shall not exceed three consecutive days.
  - (4) Each sale may begin no earlier than 8:00 a.m. and conclude no later than 6:00 p.m.

- (5) One sign, with an area not greater than six square feet, may be posted on the private property where the yard sale occurs; the sign must be removed at the conclusion of the sale each day. No other signs are permitted, including signs on public property.
- (6) The merchandise offered for sale shall be limited to the resident's personal goods. The offering of merchandise acquired for the purpose of resale is prohibited.
- (7) Cottage food operations in accordance with the provisions of § 155.635.1.
- (8) Other uses not explicitly prohibited that, in the opinion of the Director of Planning and Development, are incidental and accessory to multiple-family residential use and meet the intent of the respective zone and this Chapter.

**§ 155.093 DEVELOPMENT STANDARDS.**

The property development standards that follow shall apply to all lots in the multiple-family residential zones. The property development standards in §§ 155.445 through 155.463 shall also apply.

Standards	Land Use Regulation		
	R-3	R-4	Comments
Minimum lot area	7,500 sf	20,000 sf	Small-lot subdivisions in R-3 zones may use PD process to create smaller lots
Minimum lot width	60 ft	None	
Minimum lot depth	125 ft	None	
Minimum dwelling size	500 sf per unit	--	Excludes garages and porch areas.
Maximum lot coverage	60%	--	
Open Space	200 sf/unit	150 sf/unit	See § 155.101
Storage	150 cu ft/unit	150 cu ft/unit	
Minimum setback <ul style="list-style-type: none"> <li>- Front</li> <li>- Rear</li> <li>- Interior Side</li> <li>- Corner/Street Side</li> </ul>	<ul style="list-style-type: none"> <li>15 ft</li> <li>5 ft</li> <li>5 ft</li> <li>10 ft</li> </ul>	<ul style="list-style-type: none"> <li>15 ft</li> <li>5 ft</li> <li>5 ft</li> <li>10 ft</li> </ul>	1. Additional 5 ft setback required for each additional 10 ft of building height above height limitation  2. When used for driveway access to serve parking facilities, a side yard shall be not less than 10 feet.
Minimum setbacks for structures abutting a Single-Family Residential (R-1) zone <ul style="list-style-type: none"> <li>- Rear</li> <li>- Interior Side</li> </ul>	<ul style="list-style-type: none"> <li>20 ft</li> <li>15 ft</li> </ul>	<ul style="list-style-type: none"> <li>20 ft</li> <li>15 ft</li> </ul>	
Maximum building height (base)	4 stories; 40 ft	4 stories; 55 ft	Increased height allowed with additional setbacks noted above
Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	30 ft	30 ft	
Minimum distance between buildings containing dwelling units	20 ft	20 ft	The minimum distance between buildings set forth in

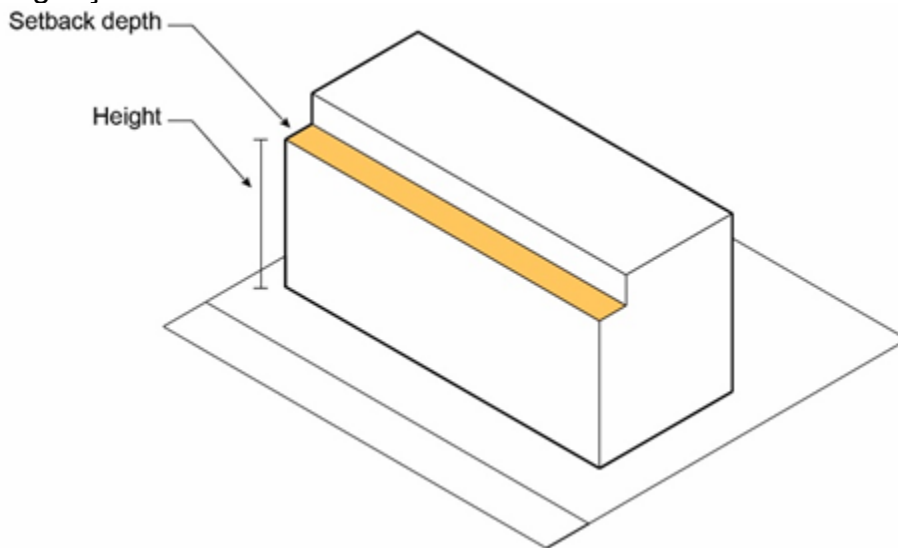
			this subchapter shall be increased by five feet for each 10 feet, or fraction thereof, above the building height limitation of 40 feet.
Maximum density	25 du/ac	40 du/ac	
	See also residential density bonus in §155.625.1		

**§ 155.094 SETBACKS**

- (A) Setbacks: Buildings shall be set back a minimum of 15 feet from the property line. A minimum of 50 percent of ground-floor building frontage shall be placed at or within 5 feet of the front setback.
- (B) Landscaping: All setbacks shall be landscaped with the exception of driveways and pedestrian paths

**§ 155.095 STEPBACKS**

- (A) Street stepbacks: On street-facing façades, portions of a building above the second story shall be stepped back a minimum of 5 feet, measured from the building façade.



- (B) Interior/rear stepbacks: On façades abutting R1 zoning districts, the building shall be stepped back above the second story a minimum of 5 feet, measured from the building façade

**§ 155.096 PERMITTED FENCES, HEDGES AND WALLS.**

Fences, hedges and walls shall be permitted in accordance with the following provisions:

- (A) Fences, hedges and walls in the front yard area shall be limited to three and one-half feet in height.
- (B) Fences, hedges and walls in street side yard areas shall be limited to three and one-half feet in height.
- (C) In all other areas, the height shall be limited to seven feet.
- (D) Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

**§ 155.097 SCREENING OF MECHANICAL EQUIPMENT**

- (A) Building walls. Where mechanical equipment is permitted on a building wall that abuts a public street or civic space, it shall be screened from view from the right-of-way or civic space. Standpipes, meters, vaults, and similar equipment need not be screened but shall not be placed on a front elevation when other feasible alternatives exist; such equipment shall be placed on a side or rear elevation or on a secondary street of a corner lot, where feasible.
- (B) Rooftops. Rooftop mechanical units shall be set back setback or screened behind a parapet wall so that they are not visible from any public street, civic space or abutting property.
- (C) Ground-mounted mechanical equipment. Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be screened with fences or walls constructed of materials similar to those on adjacent buildings. Hedges, trellises, and similar plantings may also be used as screens where there is adequate air circulation and sunlight, and irrigation is provided. The city may require additional setbacks and noise dampening equipment for compatibility with adjacent uses.

**§ 155.098 REQUIRED OFF-STREET PARKING AND LOADING AND BICYCLE PARKING**

Off-street parking and loading facilities shall be provided in accordance with §§ 155.475 through 155.502 of this Chapter.

(A) Vehicle Access

- (1) Driveways: A maximum of one two-way driveway shall be permitted on sites with less than 200 feet of primary street frontage. A maximum of two two-lane driveways shall be permitted on sites with 200 feet or more of primary street frontage.
  - (a) At least one driveway shall be located on a secondary street or alley, where available.
  - (b) Driveways and associated curb-cuts shall have a maximum width of 26 feet.
  - (c) The minimum distance between driveways on the same lot shall be 50 feet.
  - (d) Controlled entrances to parking (e.g., gates) shall be located at least 20 feet from the property line to allow for a queueing vehicle.

(B) Surface Parking

- (1) Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and five feet from any adjacent Residential zoning district.
  - (a) Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.
  - (b) Landscaped setbacks shall include hedges or shrubs with a minimum height of three feet at the time of planting that form a continuous visual screen to block vehicle headlights.

- (2) Landscaping: A minimum of five percent of the parking area shall be landscaped and permeable, in addition to any landscaped setbacks. This area shall be distributed throughout the parking area.
  - (3) Trees: A minimum of one shade tree (a 24-inch box tree) for every four vehicle parking spaces shall be planted and evenly distributed throughout the parking area.
- (C) Structured Parking
- (1) Setbacks: Structured parking (including underground) shall be set back a minimum of five feet from any adjacent Residential zoning district.
    - (a) Above ground parking shall be buffered by permitted non-parking uses with a minimum depth of 35 feet adjacent to the street property line, except for vehicle/pedestrian access.
    - (b) Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.
    - (c) Parking areas with controlled entrances, including access gates, shall be located at least 20 feet from the property line to allow for a queueing vehicle.
- (D) Electric Vehicle Charging Stations. Electric vehicle charging stations shall be provided consistent with the standards referenced within CalGreen Code section 4.106.4. In addition, the following standards shall apply:
- (1) Electric vehicle charging stations shall be provided in any area designed for the parking or loading of vehicles.
  - (2) In new parking areas with 20 or more parking spaces, a minimum of one electric vehicle charging station shall be provided for every 10 parking spaces.
- (E) Bicycle parking. Bicycle parking shall be provided consistent with the standards referenced within CalGreen Code section 5.106.4.1. In addition, the following standards shall apply:
- (1) Horizontal storage: Each horizontal bicycle space shall be designed to maintain a minimum of two feet in width and six feet in length, with a minimum of seven feet of vertical clearance.
  - (2) Vertical storage: Each vertical or wall-mounted bicycle space shall be designed to maintain a minimum of three feet six inches in length, with three feet between racks and a minimum of seven feet of vertical clearance.
  - (3) Aisles: Access to bicycle parking spaces shall be at least five feet in width. Bicycle spaces shall be separated from auto parking spaces or drive aisles by a fence, wall, curb, or at least five feet of open area.

**§ 155.099 REQUIRED ACCESS.**

In addition to § 155.098 (A) above, access to off-street parking facilities shall be provided in accordance with the provisions of §§ 155.488 through 155.490 of this Chapter.

**§ 155.100 SIGNS.**

No signs shall be permitted in the multiple-family residential zones except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply.

- (A) Signs or nameplates not exceeding one square foot in area and displaying only the name and address of the premises and the owner or lessee thereof shall be permitted.
- (B) Each apartment building or development may have one permanent sign not exceeding 20 square feet in area identifying the premises. Such sign shall not extend above the roof of the building.
- (C) Temporary subdivision tract signs and architect's or builder's signs shall be permitted in accordance with the provisions of §§ 155.515 through 155.536.
- (D) "For rent," "for sale," or "for lease" signs, each lot exceeding six square feet in area and not more than two such signs on any one lot or parcel, shall be permitted.
- (E) Signs which move or which have moving parts or flashing lights shall not be permitted in this zone.

### **§ 155.101 LANDSCAPING AND OUTDOOR OPEN SPACE**

The following landscaping and outdoor open space provisions shall apply in the multiple-family residential zones. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall also apply:

- (A) Site Landscaping
  - (1) At least 15 percent of the overall site shall be landscaped.
- (B) Minimum Area
  - (1) Minimum Open Space shall comply with the applicable design standards depending on type of open space. Areas used for parking, loading, or storage shall not be counted towards minimum Open Space.
  - (2) Residential Open Space: Residential projects shall provide a minimum of 15 percent of the residential gross floor area as Private Open Space and five percent of the residential gross floor area as Common Open Space.
- (C) Private Open Space
  - (1) Access: Private Open Space shall abut and have direct access to the associated tenant space.
  - (2) Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of five feet in each direction, with a vertical clearance of at least eight feet.
  - (3) Distribution: Private Open Space shall be outdoors and may be located within a required setback.
- (D) Common Open Space
  - (1) Access: Common Open Space shall be available to all tenants of the building at no cost.
  - (2) Types: Common Open Space shall be provided by at least one of the following and designed to comply with the associated standards:
    - (a) Backyard or courtyard on the ground floor;
      - i. Dimensions: Common Open Space shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.



- ii. Distribution: Common Open Space shall be outdoors, and a minimum of 80 percent of Common Open Space shall be open to the sky.
  - iii. Landscaping: A minimum of 15 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.
  - iv. Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of Common Open Space, whichever is greater, shall be planted within the Common Open Space. At least 50 percent shall be shade trees.
  - v. Hardscape: A maximum of 50 percent of Common Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
  - vi. Water features: A maximum of 10 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.
- (b) Roof deck, terrace, or similar on upper floors;
- i. Dimensions: Common Open Space shall have a minimum area of 400 square feet and a minimum dimension of 15 feet in each direction.
  - ii. Distribution: Common Open Space shall be outdoors, and a minimum of 80 percent of Common Open Space shall be open to the sky.
  - iii. Landscaping: A minimum of 15 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.
  - iv. Hardscape: A maximum of 50 percent of Common Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
  - v. Water features: A maximum of five percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.
- (c) Multi-use driveway.
- i. Paving. The entire surface of the driveway shall be comprised of permeable pavers.
  - ii. Landscaped buffer. The driveway shall be lined by a minimum 18-inch-wide planted area, except at garage entries and pedestrian pathways. If the landscaped buffer is adjacent to a wall, it shall include shrubs or vines of at least 24 inches in height.

- (3) Amount: A maximum of 30 percent of Common Open Space shall be indoors (i.e. lounges, fitness centers, and similar). Indoor Common Open Space shall not include spaces primarily used for circulation.

### **§ 155.102 ACCESSORY BUILDINGS.**

The standards in this section apply to development and redevelopment of accessory structures on properties within the multiple-family residential zones, excluding accessory dwelling units.

- (A) Any accessory building located less than 70 feet from the front property line shall have the same minimum side yard as that required for the main building.
- (B) An accessory building shall have a maximum height of 16 feet.
- (C) An accessory building may be located on a side property line which does not border a street when said building complies with all of the following:
  - (1) Is 70 feet or more from the front property line.
  - (2) Has no openings on those sides of the building adjoining a property line and is of one-hour fire-resistant construction on said sides.
  - (3) Has provision for all roof drainage to be taken care of on the subject lot.
- (D) An accessory building which is 70 feet or more from the front property line, but which does not meet the requirements of subdivision (C) of this section, may not be located closer than three feet from the side property line.
- (E) An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley.
- (F) An accessory building may be permitted on the rear property line when said building:
  - (1) Has no openings on the sides adjoining any property line and is of one-hour fire-resistant construction on said sides.
  - (2) Has provision for all roof drainage to be taken care of on the subject property.
- (G) An accessory building which does not comply with the requirements of subdivision (F) of this section shall not be located closer than three feet from the rear property line.
- (H) An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley.
- (I) On a reverse corner lot, an accessory building shall not be located closer than five feet from any rear property line which is also the side property line for the property to its rear.

### **§ 155.103 PERMITTED ENCROACHMENTS INTO REQUIRED YARDS.**

Certain encroachments shall be permitted in required yard areas. The type of encroachments and the distance they may extend into yard areas are set forth in §155.455 (D) and §155.457 (C).

### **§ 155.104 FRONTAGES**

- (A) Ground Floor
  - (1) Entrances: Residential units located adjacent to a street shall have a primary entrance facing the street. Entrances shall have a minimum three-

foot by three-foot covered landing area at the same grade as the interior floor.

- (a) Entrances shall incorporate at least three of the following:
  - i. Recession at least two feet from the building façade;
  - ii. Overhead projection of at least two feet in depth (e.g., porch roof);
  - iii. A sidelight window, adjacent window, or door with a window;
  - iv. At least one stair, up or down, from the pedestrian pathway;
  - v. Paving material, texture, or pattern differentiated from the pedestrian pathway.
- (b) Elevation: Buildings shall have a finished floor between two and four feet above the nearest public sidewalk elevation. On sloping sites, up to 25 percent of units may have finished floors up to 6 feet above the nearest sidewalk.
- (c) Paths: Pedestrian pathways to all primary entrances and common areas shall have a minimum width of three feet, including to lobbies, open space, parking, and refuse collection areas.
  - i. Where located parallel to a driveway, a change of material or pattern shall distinguish pedestrian pathways from vehicular travel lanes.
- (d) Walls and fences: Freestanding walls, fences, and raised planters taller than 30 inches shall be set back a minimum of 18 inches from the property line, separated by planted area.
- (e) Stoops and patios: The side of a patio or stoop (when parallel to a sidewalk) taller than 30 inches shall be set back a minimum of 18 inches from the property line, separated by planted area.

#### (B) Façades

- (1) Transparency: Street-facing façades shall incorporate glazing for at least 20 percent of the overall façade, including at least 15 percent of the ground level.
- (2) Windows: Windows shall be recessed at least two inches from the face of the façade.
  - (a) Windows shall have a visible transmittance (VT) of 0.5 or higher. Mirrored, tinted or highly reflective glazing is prohibited.
  - (b) Vinyl windows are prohibited
- (3) Materials: A minimum of two materials shall be used on any building façade, in addition to glazing, railings, and trim, and shall correspond to variations in building plane.
  - (a) A primary material shall cover at least 40 percent of any building façade, excluding windows.
- (4) Color: No more than four colors shall be applied to the building façade (one primary color and up to three trim colors), excluding art (e.g. a mural).
- (5) Balconies: Balconies shall project a maximum of four feet from the building façade and shall not be located within 6 feet of any interior property line.
  - (a) Side-loaded townhomes shall incorporate at least one front-facing balcony.

- (6) Roof decks: Roof decks located within 25 feet of a Residential zoning district shall be set back a minimum of 5 feet from the building edge.
  - (a) The sum of all roof decks on a single building shall not exceed 60 percent of the roof area to allow for mechanical equipment including solar panels.
- (7) Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.
  - (a) Lighting shall be located to illuminate only the intended area, and a minimum of 90 percent of lighting shall be directed downward.
  - (b) Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.
- (8) Screening: Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.

## **§ 155.105 ARCHITECTURAL DESIGN STANDARDS**

### **(A) Modulation**

- (1) Building length: Buildings shall be no longer than 10 units or 200 feet in length, whichever is less, with a minimum separation of 10 feet between buildings.
- (2) Façade modulation: Street-facing façades over two stories in height shall incorporate at least two of the following:
  - (a) A sloped roof with a pitch greater than 3/12;
  - (b) A flat roof with a minimum two-foot vertical height difference for a minimum of 10 feet in length and depth;
  - (c) A top-level step back of at least two feet for a minimum of 25 percent of the length of the façade;
  - (d) A terrace at least five feet in depth and eight feet in width, open to the sky, at least every 50 feet;
  - (e) Balconies over 20 percent of the elevation;
  - (f) A change in material or texture (excluding windows, doors and railings).
- (3) Façade break: Façade planes adjacent to R1 zoning districts shall not exceed 50 feet in width without a façade break of at least five feet deep and 10 feet wide.

## **§ 155.106 STREETScape REQUIREMENTS.**

- (A) Sidewalks and other pedestrian improvements. All sidewalk construction shall be designed and constructed to meet standard city specifications as approved by the City. On major street frontages, the Director of Planning and Development may condition development approvals on construction of wider sidewalks, pedestrian streetscape furniture, pedestrian-scale lighting, safety enhancements (e.g., bollards) and textured paving surfaces.
- (B) Street trees. Street trees are required on all streets. Street trees shall be selected, planted and maintained in accordance with city specifications for street trees. On major street frontages, if street trees are planted within tree wells, the Director of

Planning and Development may condition development approvals on such wells having city-approved metal grates.

**Exhibit D – Mixed-Use Zone Districts**

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, is hereby amended to add Part 6.A. MIXED-USE ZONE DISTRICTS (MU, MU-DT and MU-TOD), Section 155.175 as follows:*

**PART 6.A. MIXED-USE ZONE DISTRICTS (MU, MU-DT AND MU-TOD)**

**§ 155.175.1 PURPOSE.**

The following zone districts are referred to collectively in this Chapter as the “mixed-use zones.”

- (A) The Mixed-Use (MU) zone district provides opportunities to create mixed use corridors, such as Telegraph Road. The zone encourages mixed-use development along key frontages, with landscaped street edges designed to protect pedestrians and buildings from automobile and truck traffic. A mix of uses are permitted including multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, and small-scale entertainment.
- (B) The Mixed-Use Downtown (MU-DT) zone district implements the City’s goal to establish a new downtown –one which is envisioned as a mixed-use district surrounding Heritage Park, with a newly created main street setting and vertical/horizontal mixed-use development featuring ground-floor commercial uses and residences above. The district provides opportunities for multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, entertainment, hospitality, lodging restaurants, entertainment venues and public gathering spaces for community events within highly walkable areas with broad pedestrian-friendly sidewalks, trees, landscaping, signage, and art.
- (C) The Mixed-Use Transit-Oriented Development (MU-TOD) zone district is intended for use around the planned Metro L Line station at Washington and Norwalk Boulevards) and the existing Metrolink Norwalk/Santa Fe Springs Station. Transit-oriented communities consist of residential and commercial activity. The standards are intended to help ensure that the physical environment around each station considers the pedestrian scale, with easy walking connections to the station platforms. A mix of uses are permitted including multi-family residential (up to 60 units per acre), retail and service commercial, office, dining, and entertainment.

**§ 155.175.2 USES.**

Permitted uses and conditional uses are shown in Table 1. Where a “P” is indicated, the use is a principal permitted use in the zone. Where a “CUP” is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued. Where an “AUP” is indicated, the use requires an administrative use permit from the Director of Planning and Development. Where an “X” is indicated, the use is not allowed.

<b>Table 1: Mixed-Use Allowed Uses and Permit Requirements</b>	
<b>P: Permitted Use</b>	<b>CUP: Conditional Use Permit</b>
<b>X: Use Not Allowed</b>	<b>AUP: Administrative Use Permit</b>

Uses	Land Use Regulation			Specific Use Regulations
	MU	MU-DT	MU-TOD	
<b>RESIDENTIAL USES</b>				
Single Unit Dwelling	X	X	X	
Multi-Unit Dwellings	P	P	P	
Accessory Dwelling Unit	P	P	P	Subject to the regulations in § 155.644
Boarding House and Single Room Occupancy (SRO)	CUP	CUP	CUP	
Employee Housing, Large	P	P	P	
Employee Housing, Small	P	P	P	
Live/Work Unit	P	P	P	
Supportive Housing	P	P	P	
Transitional Housing	P	P	P	
<b>CARE SERVICES AND FACILITIES</b>				
Community Care Facilities, Large	CUP	CUP	CUP	
Community Care Facilities, Small	P	P	P	
Emergency Shelter, Permanent	P	X	X	Emergency shelter facilities are subject to § 155.629.1
Emergency Shelter, Temporary Low Barrier Navigation Centers	P	P	P	
Family Day Care Home, Large	AUP	AUP	AUP	Subject to Approval by Director of Planning and Development See Section 155.625; Day Care; Large Family Allowed in stand-alone residential uses only.
Family Day Care Home, Small	P	P	P	Allowed in stand-alone residential uses only.
Hospitals and Clinic/Urgent Care: • Clinic/Urgent Care	P / CUP	P / CUP	P / CUP	CUP required for: blood/plasma donation centers; new clinic/urgent care establishments with more than 10,000 SF of floor area; and hospitals.
Hospital	CUP	X	X	
<b>RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>				
Commercial Recreation Facilities (Indoor facilities only)	CUP	CUP	CUP	Amusement arcades are subject to § 155.614; Bingo parlors and game rooms are subject to § 155.617; Clubs, lodges and similar organizations are subject to § 155.622.
Community Gardens	P	P	P	
Cultural Institutions	P	P	P	
Entertainment Venue (Indoor facilities only)	P / CUP	P / CUP	P / CUP	CUP is required for new establishments with more than 10,000 SF of floor area or establishments with Live Entertainment (Incidental or Standalone). Adult uses are subject to §155.602.

Gymnasium and Fitness Centers (Large)	P / CUP	P / CUP	P / CUP	CUP required for new establishments with more than 10,000 SF of floor area.
Gymnasium and Fitness Centers (Small)	P	P	P	
Parks and Public Plazas	P	P	P	
Religious Assembly Facilities	P	P	P	
Schools, K-12 – Private	CUP	CUP	CUP	
Schools, K-12 – Public	P	P	P	
Technical Trade, Business or Professional Schools	CUP	CUP	CUP	
Colleges and Universities – Public and Private	CUP	CUP	CUP	
<b>EATING ESTABLISHMENTS</b>				
Breweries, Wineries, or Distilleries,	CUP	CUP	CUP	Subject to § 155.628 -Sale or service of alcoholic beverages.
Cigar Lounges and Bars	P / CUP	P / CUP	P / CUP	Lounges serving alcoholic beverages are subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages.
Cocktail Lounges and Bars	CUP	CUP	CUP	Subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages.
Restaurants				
Where the Outdoor Dining area is more than 50% of the overall seating area	CUP	CUP	CUP	
Serving Alcoholic Beverages	CUP	CUP	CUP	Restaurants serving alcoholic beverages are subject to § 155.628 Sale or service of alcoholic beverages.
With Drive-in or Drive-through Facilities	CUP	CUP	CUP	
All Other Restaurants	P	P	P	
<b>RETAIL, COMMERCIAL SERVICE, AND OFFICE</b>				
Automated Teller Machines (ATMs) – Drive-through	CUP	CUP	CUP	
Automated Teller Machines (ATMs) – Standalone	P	P	P	
Business Support Services	P	P	P	
Check Cashing Business and/or Pawn Shop	CUP	X	X	
Financial Institutions and Related Services	P	P	P	
Hotel and/or Motel	CUP	CUP	CUP	
Office, Business, and Professional (non-medical and dental offices)	P	P	P	



Office, Medical or Dental	P	P/CUP	P/CUP	CUP required for medical or dental office developments with more than 10,000 SF of floor area
Personal Services, General	P	P	P	
Personal Services, Restricted	CUP	CUP	CUP	
Retail, General	P/CUP	P/CUP	P/CUP	CUP required for new retail establishments with more than 20,000 SF of floor area or more than 2,000 SF of outdoor sales
Retail, Restricted	CUP	CUP	CUP	
Veterinary Clinic and/or Animal Grooming (Indoor Only)	P	P	P	Outdoor kennels or dog runs are not permitted.
<b>AUTOMOBILE-ORIENTED USES</b>				
Automobile Sales and Rental	X	X	X	
Automobile Washing/Detailing	X	X	X	
Automobile Service, Major	X	X	X	
Automobile Service, Minor	X	X	X	
Drive-in/Drive-through Establishments	CUP	CUP	CUP	
Service/Fueling Station, Automobile	X	X	X	
<b>LIGHT INDUSTRIAL</b>				
Laboratory – Medical, Analytical, Research, Testing (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Manufacturing – Light (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Research and Development (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
<b>OTHER USES</b>				
Transit Stations	CUP	CUP	P	
Utility Facilities				
• Facilities with On-site Staff	CUP	CUP	CUP	
• Facilities with No On-site Staff	P	P	P	
Wireless Telecommunication Facilities, Satellite Dish Antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Section			

**§ 155.175.3 ACCESSORY USES.**

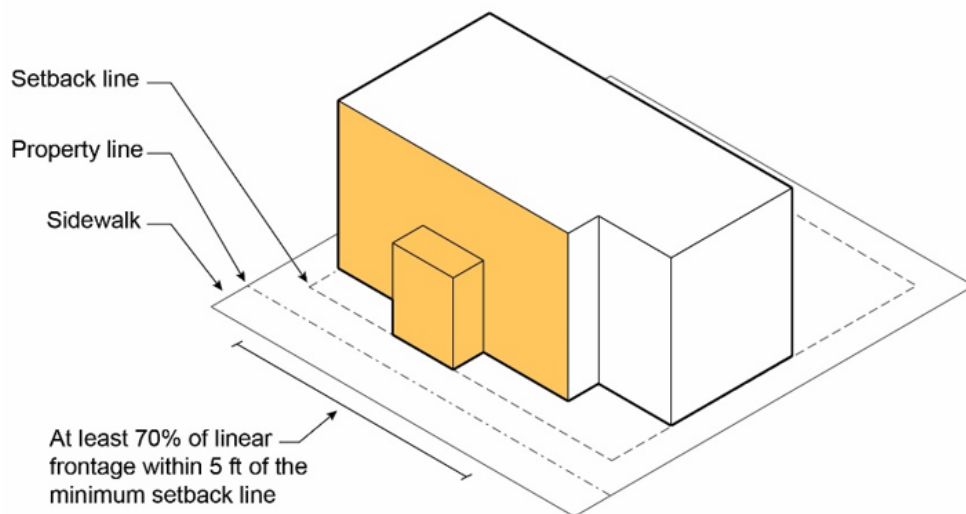
The following accessory uses are permitted in the mixed-use zones: those accessory uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities.

**§ 155.175.4 DEVELOPMENT STANDARDS.**

Table 2: Mixed-use zones Development Standards			
Standards	Land Use Regulation		
	MU-DT	MU	MU- TOD
Minimum lot area	20,000 sf	20,000 sf	20,000 sf
Minimum lot width	None	None	None
Minimum lot depth	None	None	None
Maximum FAR	3.0	3.0	4.0
Minimum landscape area	10 SF per linear foot of frontage plus 5% of the total parking areas		
Open Space (residential only)	200 sf/unit	200 sf/unit	150 sf/unit
Storage (residential only)	150 cu ft/unit	150 cu ft/unit	150 cu ft/unit
Minimum setback	10 ft. See also § 155.175.5		
Maximum building height (base)	4 stories; 60 ft	6 stories; 80 ft	6 stories; 80 ft
Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	See § 155.175.7 Stepbacks		
Maximum density	40 du/ac	40 du/ac	60 du/ac
	See also residential density bonus in §155.625.1		

**§ 155.175.5 SETBACKS**

(A) Street setbacks: Buildings shall be located within five feet of the minimum setback for at least 70 percent of the building frontage along the primary right-of-way and 50 percent along any secondary right-of-way, excluding alleys.



(B) Landscaping. A minimum percentage of the setback area shall be landscaped with trees, shrubs, and/or groundcover, either in the form of in-ground landscaping or planters, as follows:

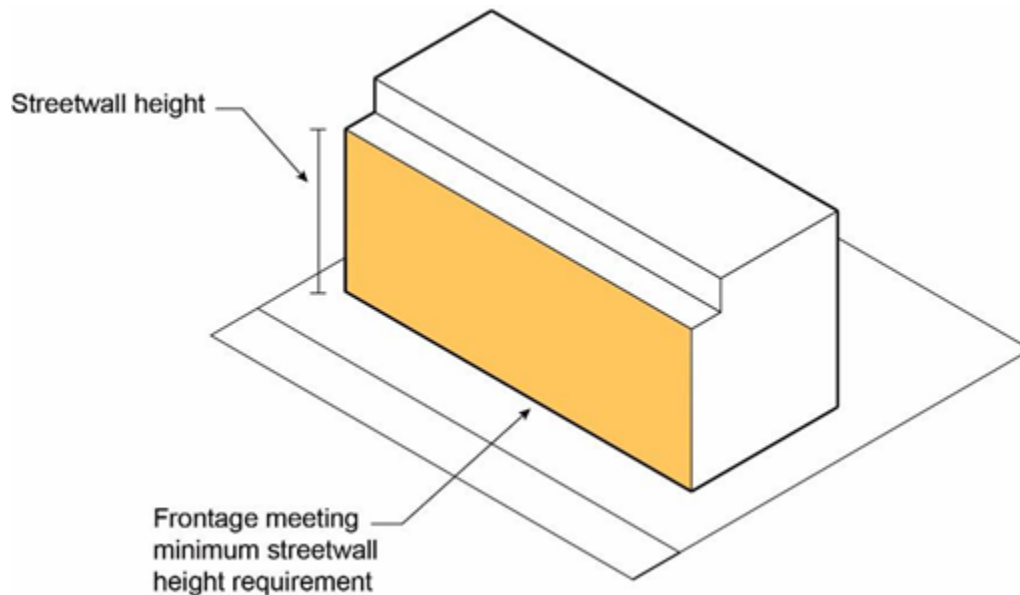
<b>Table 3: Setback Landscaping Requirement</b>	<b>Percentage</b>
Frontages with shared entrances to internal circulation	50%
Frontages with individual residential unit entrances	30%
With a stoop taller than 30 inches	10%
Frontages with commercial tenant entrances	30%
With outdoor dining	10%

(C) Interior setbacks: Buildings shall be set back a minimum of 15 feet from adjacent residential zoning districts.

**§ 155.175.6 STREETWALL**

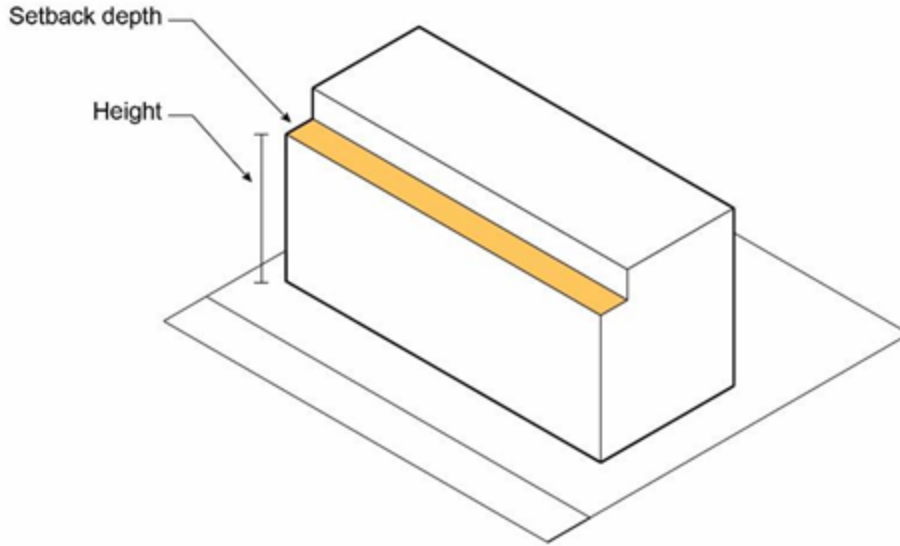
(A) Streetwall: Street-facing facades shall meet or exceed 25 feet (or two stories in height) for at least 75 percent of building frontage along public rights-of-way, unless the overall building height is lower than two stories.

(1) Streetwall is defined as any street-facing façade, excluding appurtenances, within five feet of the minimum setback and is not required to be continuous.

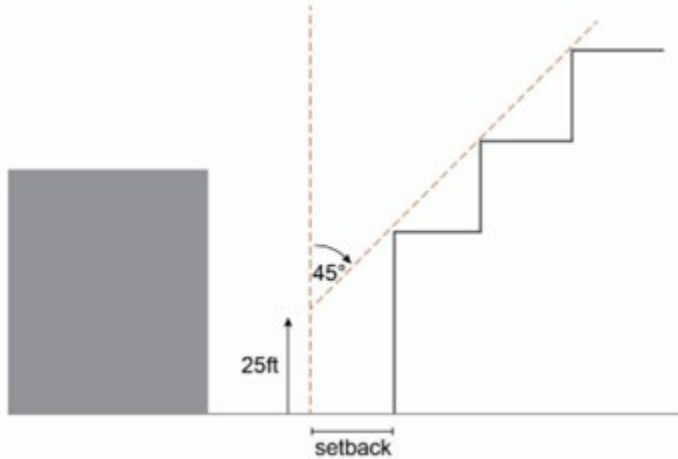


**§ 155.175.7 STEPBACKS**

(A) Street stepbacks: Street-facing facades greater than four stories shall be stepped back a minimum of 10 feet from the minimum setback line. Uses allowed within the stepback depth include balconies, terraces, shade structures, and similar open space features.



(B) Interior/rear setbacks: Adjacent to Residential zoning districts, buildings shall not be located within a plane sloping upward and inward at a 45-degree angle measured from the vertical, starting 25 feet above the existing grade along the property line. Uses allowed within the setback include balconies, terraces, shade structures, and similar open space features.



**§ 155.175.8 PERMITTED FENCES, HEDGES AND WALLS.**

Fences, hedges and walls shall be permitted in accordance with the following provisions:

- (A) Fences, hedges and walls in the front yard area shall be limited to three and one-half feet in height.
- (B) Fences, hedges and walls in street side yard areas shall be limited to three and one-half feet in height.
- (C) In all other areas, the height shall be limited to seven feet.
- (D) Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

**§ 155.175.9 SCREENING OF MECHANICAL EQUIPMENT**

- (A) Building walls. Where mechanical equipment is permitted on a building wall that abuts a public street or civic space, it shall be screened from view from the right-

of-way or civic space. Standpipes, meters, vaults, and similar equipment need not be screened but shall not be placed on a front elevation when other feasible alternatives exist; such equipment shall be placed on a side or rear elevation or on a secondary street of a corner lot, where feasible.

- (B) Rooftops. Rooftop mechanical units shall be setback or screened behind a parapet wall so that they are not visible from any public street, civic space or abutting properties.
- (C) Ground-mounted mechanical equipment. Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be limited to side or rear yards and screened with fences or walls constructed of materials similar to those on adjacent buildings. Hedges, trellises, and similar plantings may also be used as screens where there is adequate air circulation and sunlight, and irrigation is provided. The city may require additional setbacks and noise dampening equipment for compatibility with adjacent uses.

### **§ 155.175.10 REQUIRED OFF-STREET PARKING AND LOADING AND BICYCLE PARKING**

Off-street parking and loading facilities shall be provided in accordance with §§ 155.475 through 155.502 of this chapter except as specified below.

- (A) Off-site parking. To allow flexibility in the location of required parking and to encourage efficient utilization of land, required parking may be located up to 600 feet from the development (as measured along the most direct walking path). Such parking shall be designated, and signage shall be installed indicating that it has been assigned to the remote development. Confirmation of the parking assignment shall be required prior to occupancy of the development.
- (B) Shared parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses) or that one of the sites has an excess supply of parking. The application shall include a parking study demonstrating that this standard has been met. The right of joint use must be evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through the Conditional Use Permit process.
- (C) Electric Vehicle Charging Stations. Electric vehicle charging stations shall be provided consistent with the standards referenced within CalGreen Code section 4.106.4. In addition, the following standards shall apply:
  - (1) Electric vehicle charging stations shall be provided in any area designed for the parking or loading of vehicles.
  - (2) In new parking areas with 20 or more parking spaces, a minimum of one electric vehicle charging station shall be provided for every 10 parking spaces.
- (D) Bicycle Parking. Bicycle parking shall be provided consistent with the standards referenced within CalGreen Code section 5.106.4.1. In addition, the following standards shall apply:

- (1) Horizontal storage: Each horizontal bicycle space shall be designed to maintain a minimum of two feet in width and six feet in length, with a minimum of seven feet of vertical clearance.
- (2) Vertical storage: Each vertical or wall-mounted bicycle space shall be designed to maintain a minimum of three feet six inches in length, with three feet between racks and a minimum of seven feet of vertical clearance.
- (3) Aisles: Access to bicycle parking spaces shall be at least five feet in width. Bicycle spaces shall be separated from auto parking spaces or drive aisles by a fence, wall, curb, or at least five feet of open area.

(E) Vehicle Access

- (1) Driveways: A maximum of one two-way driveway shall be permitted on sites with less than 200 feet of primary street frontage. A maximum of two two-lane driveways shall be permitted on sites with 200 feet or more of primary street frontage.
  - (a) A minimum of one driveway shall be located on a secondary street or alley, where available.
  - (b) Driveways and associated curb-cuts shall have a maximum width of 25 feet.
  - (c) The minimum distance between driveways on the same lot shall be 50 feet.
  - (d) Controlled entrances to parking (e.g., gates) shall be located at least 20 feet from the property line to allow for a queueing vehicle.

(F) Surface Parking

- (1) Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and five feet from any adjacent Residential zoning district.
  - (a) Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.
  - (b) Landscaped setbacks shall include hedges or shrubs with a minimum height of three feet at the time of planting that form a continuous visual screen to block vehicle headlights.
- (2) Landscaping: A minimum of five percent of the parking area shall be landscaped and permeable, in addition to any landscaped setbacks. This area shall be distributed throughout the parking area.
- (3) Trees: A minimum of one shade tree (minimum 24-inch box tree) for every four vehicle parking spaces shall be planted and evenly distributed throughout the parking area.

(G) Structured Parking

- (1) Setbacks: Structured parking shall be set back a minimum of 15 feet from any adjacent Residential zoning district.
  - (a) Above ground parking shall be buffered by permitted non-parking uses with a minimum depth of 35 feet adjacent to the primary street property line, except for vehicle/pedestrian access.

- (b) Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.
- (c) Parking areas with controlled entrances, including access gates, shall be located at least 20 feet from the property line to allow for a queueing vehicle.

**§ 155.175.11 REQUIRED ACCESS.**

In addition to 155.175.10 (E) above, access to off-street parking facilities shall be provided in accordance with the provisions of §§ 155.488 through 155.490 of this chapter.

**§ 155.175.12 SIGNS.**

Signs in the mixed-use zones are subject to the sign standards of the C-4 zone in § 155.169. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply.

**§ 155.175.13 LANDSCAPING AND OUTDOOR OPEN SPACE**

The following landscaping and outdoor open space provisions shall apply in the mixed-use zones. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall also apply:

- (A) Minimum landscaped area. Where a mixed use adjoins a dedicated street, a minimum area equivalent to 10-square feet for each foot of frontage on said street plus five percent of the total parking areas shall be landscaped and maintained. Landscape areas in required setbacks (see § 155.175.5) or in common outdoor open space (see § 155.175.13.D.3) may be applied towards meeting the minimum amount of required landscaped area.
- (B) Curbs. Concrete curbs shall be installed along the borders of all on-site landscaped areas where said landscaped areas interface with driveways, off-street parking and loading areas and other similar facilities.
- (C) Open Space
  - (1) Minimum Open Space shall comply with the applicable design standards depending on type of open space. Areas used for parking, loading, or storage shall not be counted towards minimum Open Space.
    - (a) Residential Open Space: Projects with a residential component shall provide a minimum of 15 percent of the residential gross floor area as a combination of Common and Private Open Space.
    - (b) Non-residential: Projects with over 40,000 square feet of non-residential gross floor area shall provide a minimum of five percent of the non-residential gross floor area as Common Open Space.
    - (c) Projects located within the MU-TOD zone with over 80,000 square feet of gross floor area, shall provide a minimum of two percent of gross floor area as Public Open Space.
  - (2) Private Open Space
    - (a) Access: Private Open Space shall abut and have direct access to the associated tenant space.
    - (b) Amount: A minimum of 30 percent of the required Residential Open Space shall be Private Open Space.

(c) Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of five feet in each direction.

(d) Distribution: All Private Open Space shall be outdoors and may be located within a required setback or stepback.

(D) Common Open Space

(1) Access: Common Open Space shall be available to all tenants of the building at no cost.

(2) Amount: A minimum of 30 percent of the required Residential Open Space shall be Common Open Space.

(3) Dimensions: Common Open Space shall have a minimum area of 500 square feet and a minimum dimension of 15 feet in each direction.

(4) Distribution:

(a) A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.

(b) A maximum of 30 percent of Common Open Space shall be indoors (i.e. lounges, fitness centers, and similar). Indoor Common Open Space shall not include spaces primarily used for circulation.

(5) Landscaping: A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.

(6) Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space, excluding rooftop decks.

(7) Hardscape: A maximum of 25 percent of Common Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.

(8) Water features: A maximum of five percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.

(E) Public Open Space

(1) Access: Public Open Space shall be accessible to the general public at no cost.

(2) Amount: A maximum of 20 percent of the Public Open Space may be used as outdoor dining for a restaurant, subject to approval by the Director of Planning and Development or designee.

(3) Dimensions: Public Open Space shall have a minimum area of 400 square feet and a minimum dimension of 20 feet in each direction.

(4) Distribution: Public Open Space shall be outdoors, and a minimum of 80 percent of the Public Open Space shall be open to the sky.

(5) Elevation: The first 3,000 square feet of Public Open Space shall be at sidewalk elevation.



- (6) Signage: Public Open Space shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and identify opening hours.
- (7) Landscaping: A minimum of 25 percent of Public Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth.
- (8) Trees: A minimum of one 24-inch box tree for every 500 square feet of Public Open Space shall be planted within the Common Open Space area. At least 50 percent shall be shade trees.
- (9) Hardscape: A maximum of 25 percent of Public Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
- (10) Seating: A minimum of one seat per 250 square feet of Public Open Space shall be provided. Benches shall be calculated as 1 seat per 24 linear inches.
- (11) Water features: A maximum of five percent of Public Open Space shall be decorative water features, such as fountains or reflecting pools.

#### **§ 155.175.14 FRONTAGES.**

##### **(A) Ground Floor**

- (1) Floor Height: Ground floor commercial, non-residential, and residential common spaces shall have a minimum height of 12 feet, measured from finished floor to finished ceiling. Ground floor residential units shall have a minimum height of 8 feet, measured from finished floor to finished ceiling.
- (2) Elevation:
  - (a) The ground floor for commercial shall be located within two feet above or below sidewalk elevation. Primary entrances shall be located at sidewalk elevation.
  - (b) The ground floor for residential shall have a finished floor within two feet to four feet above the nearest sidewalk elevation. On sloping sites, up to 25% of units may have finished floors up to 6 feet above the nearest sidewalk elevation.
- (3) Entrances: Street-facing façades shall provide a minimum of one entrance per 100 feet of frontage that opens directly onto the sidewalk or another public open space.
  - (a) Entrances shall be set back at least 30 inches from the facade or public right-of-way.
  - (b) Primary entrances shall be distinguished by at least one of the following
    - i. Awning/canopy;
    - ii. Overhang/recessed entry;
    - iii. Porch/portico;
    - iv. Trellis.
    - v. Architectural element that creates a well-defined entrance.

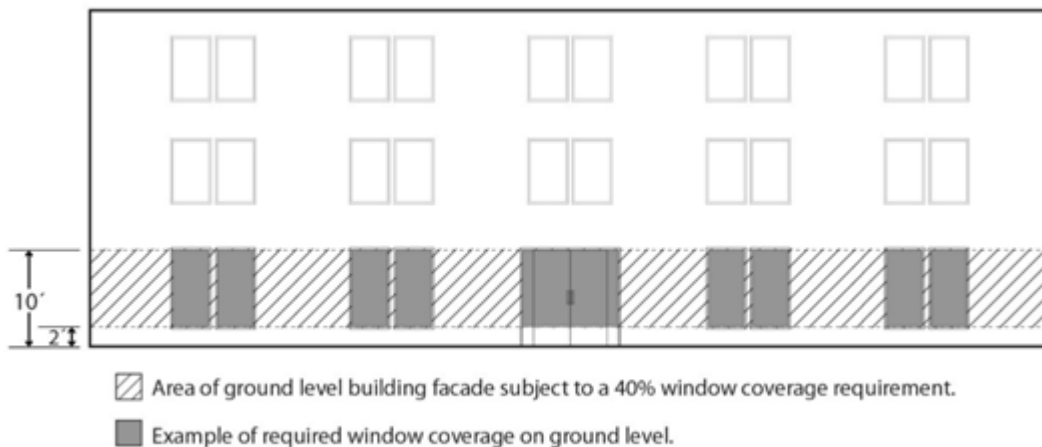
- (4) Transparency: Street-facing façades shall incorporate glazing for a certain percentage of the building frontage between two and ten feet in height from sidewalk elevation. Windows shall provide views into display, lobby, sales, work, or similar active areas.
  - (a) For non-residential and residential common space uses, at least 60 percent of the frontage shall be transparent.
  - (b) For ground floor residential units, at least 15 percent of the frontage shall be transparent.
- (5) Blank walls: Windowless expanses of walls on the ground floor shall not exceed 20 feet in length. Blank walls over 10 feet in length shall be enhanced by one of the following:
  - (a) Pattern, motif, etching, or similar decoration;
  - (b) Landscaping that covers at least 50 percent of the wall area;
  - (c) Trellis or similar projection;
  - (d) Public art approved by review authority.
- (6) Shading: Shade structures shall allow a minimum vertical clearance of eight feet above sidewalk elevation. Shade structures shall not conflict with existing street trees.
- (7) Security devices: Any security devices (i.e. roll-up doors) shall be designed to be fully concealed and hidden from view during business hours.

#### (B) Façades

- (1) Composition: Street-facing façades shall include at least three of the following:
  - (a) Pattern of modulation or fenestration;
  - (b) Datum lines along the length of the building (e.g., cornice) at least four inches in depth;
  - (c) Repeated projections (e.g., architectural detail, shading) at least four inches in depth;
  - (d) Balconies over 20 percent of the elevation;
  - (e) Screening (e.g., lattices, louvers).
- (2) Transparency: Street-facing façades shall incorporate glazing for at least 30 percent of the façade, including ground floor transparency.
- (3) Windows: Windows shall be recessed at least two inches from the face of the façade.
  - (a) Windows shall have a visible transmittance (VT) of 0.5 or higher. Mirrored, tinted or highly reflective glazing is prohibited.
  - (b) Vinyl windows are prohibited.
- (4) Materials: A minimum of two materials shall be used on any building façade, in addition to glazing, railings, and trim, and shall correspond to variations in building plane.
  - (a) A primary material shall cover at least 40 percent of any building façade, excluding windows.
- (5) Color: No more than four colors shall be applied to the building façade (one primary color and up to three trim colors), excluding art (e.g., a mural).
- (6) Balconies: Balconies shall project a maximum of four feet from the building façade and shall not be located within six feet of any interior property line.

- (a) Side-loaded townhomes shall incorporate at least one front-facing balcony.
- (7) Roof decks: Roof decks located within 25 feet of a Residential zoning district shall be set back a minimum of 5 feet from the building edge.
  - (a) The sum of all roof decks on a single building shall not exceed 60 percent of the roof area to allow for mechanical equipment including solar panels.
- (8) Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.
  - (a) Lighting shall be located to illuminate only the intended area, and a minimum of 90 percent of lighting shall be directed downward.
  - (b) Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.
- (9) Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.
- (C) Window Requirements Window area or "glazing" requirements ensure that building facades will be composed of windows that provide views of activity, people, and merchandise, creating an interesting pedestrian experience.
- (D) Minimum window area required for nonresidential buildings.
  - (1) Building facades facing a street must have windows, display areas, or glass doorways for at least 40 percent of the area of the ground level wall area.
  - (2) Building facades facing a primary street must have windows, display areas, or glass doorways for at least 60 percent of the area of the ground level wall area.
  - (3) The ground level wall area is the wall area above two feet and below 10 feet, as measured from the finished grade (see Figure 1).
  - (4) The window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and non-reflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.20.

**Figure 1: Ground Level Wall Area Measured for Window Standards**



- (E) Minimum window area required for residential buildings. Building façades that face a primary street frontage must have windows or glass doorways for at least 15 percent of the area of the entire façade (all floors).

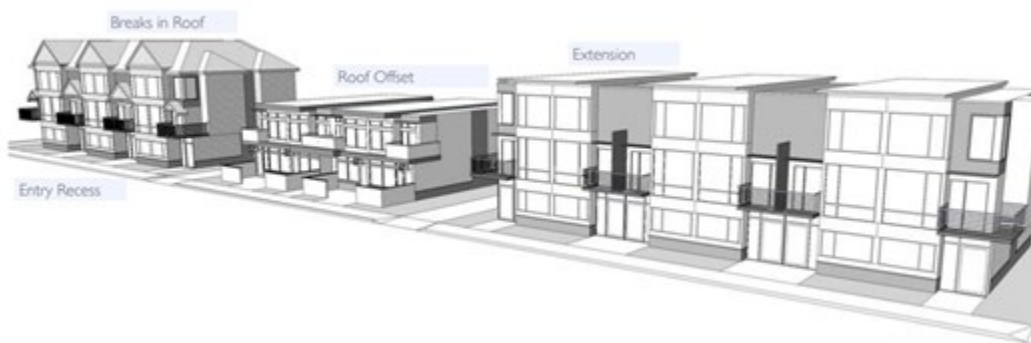
## § 155.175.15 ARCHITECTURAL DESIGN STANDARDS.

The facade articulation standards in subsection 155.175.15(A) provide a clear and objective approach to ensure that residential building facades have variation and depth in the plane of the building in order to create a more interesting and welcoming environment to pedestrians. The additional discretionary standards in subsection 155.175.15(B) apply to nonresidential buildings. The screening standard in subsection 155.175.9 ensures that mechanical equipment is screened or otherwise minimized so that it does not detract from the pedestrian environment.

- (A) The facades of residential buildings or the residential component of mixed-use buildings which are visible from a primary street frontage shall meet the following standards. The design shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 20 feet, and each floor shall contain at least two elements from the following options:

- (1) Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of four feet;
- (2) Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of two feet and runs horizontally for a minimum length of four feet; or
- (3) Offsets or breaks in roof elevation of two feet or greater in height.

**Figure 2: Residential Building Articulation**

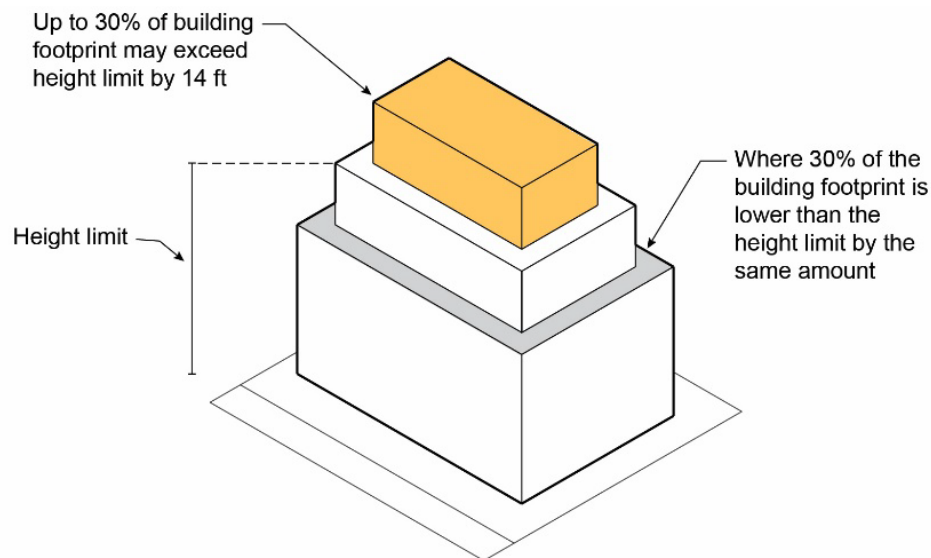


- (B) The facades of nonresidential buildings or the nonresidential component of mixed-use buildings which are visible from a primary street frontage shall meet the following requirements.

- (1) All buildings must be constructed of durable, maintenance-free materials;
- (2) Various building materials and colors shall be used to create visual interest.

- (3) Architectural treatments shall include variations of mass, height, materials, colors, and textures to maintain a visually appealing appearance;
- (4) Various types of building cladding shall be used to produce different texture, shade, and shadow effects;
- (5) All buildings shall feature a dominant (main) color on all elevations. Light colors in the white, cream and tan ranges are preferred;
- (6) Buildings may use up to three contrasting colors that complement the building's dominant color. Use of more than three contrasting colors is subject to approval by the Director of Planning and Development. Contrasting materials, textures, and colors shall be used to add emphasis to building entrances and to articulate long expanses of building walls;
- (7) Long, unarticulated facades are prohibited, and walls shall not run for more than 25 feet in one continuous plane without significant enhancements. Enhancement features include entry augmentations, horizontal offsets, change in roofline, unique corner treatment, reveal lines, building offsets, facade pop-outs, off-set bricks, window frames, glass treatments and changes in materials (tile or masonry materials), colors, texture, and finishing. Public art, murals (which does not include signage and advertisements, and which has been approved by the Heritage Arts Advisory Committee), and rich landscaping are also an acceptable option to enhance building facades. Windows and doors are key elements of any structure's form and shall relate to the scale of the elevation on which they appear. Recessed openings help to provide depth and contrast on elevation planes.

(C) Varied Roof Lines: Buildings may exceed the height limit by up to 14 feet for a maximum of 30 percent of a building's footprint where 30 percent of the building footprint is lower than the height limit by the same amount. This allowance is not applicable within interior/rear stepbacks and may not be used in conjunction with a concession for building height through density bonus.



(D) Modulation

- (1) Façade modulation: Façades shall be modulated with at least three of the following elements:
  - (a) Balconies recessed at least two feet in depth;
  - (b) Vertical pilasters three inches in depth reflecting building structure or architectural style;
  - (c) Horizontal bands, trims, or reveals three inches in depth along multiple levels;
  - (d) A change in material or texture (excluding windows, doors and railings).
- (2) Façade length: Street-facing façades of 150 feet or longer shall include a minimum break of 10 percent of the façade length or 20 feet in width, at least 10 feet deep and open to the sky.
- (3) Corner treatments: Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the primary frontage:
  - (a) A building entrance;
  - (b) A change in height of at least four feet for an area 10 feet by 10 feet minimum;
  - (c) A change in façade plane on upper stories of at least two feet in depth;
  - (d) A change of façade material or texture (excluding windows, doors and railings);
  - (e) A public open space or outdoor dining.

**§155.175.16 STREETScape REQUIREMENTS.**

- (A) Sidewalks and other pedestrian improvements. All sidewalk construction shall be designed and constructed to meet standard city specifications as approved by the City. On primary street frontages, the Director of Planning and Development may condition development approvals on construction of wider sidewalks, pedestrian streetscape furniture, pedestrian-scale lighting, safety enhancements (e.g., bollards) and textured paving surfaces.
- (B) Street trees. Street trees are required on street frontages. Street trees shall be selected, planted and maintained in accordance with city specifications for street trees. On primary street frontages, if street trees are planted within tree wells, the Director of Planning and Development may condition development approvals on such wells having city-approved metal grates.

## Exhibit E - Required Parking

*Code of Ordinances of the City of Santa Fe Springs Chapter 155, is hereby amended to delete Section 155.481 REQUIRED PARKING in its entirety, and replace as follows:*

### **§ 155.481 REQUIRED PARKING.**

Minimum number of required parking spaces. Except as necessary to comply with requirements to provide electric vehicle supply equipment installed in parking spaces or parking spaces that are accessible to persons with disabilities, the following minimum parking standards apply.

- (A) For sites located within one-half mile of a major transit stop as defined in Section 21064.3. of the Public Resources Code, no parking is required, except:
  - (1) Event centers shall provide parking for employees and other workers.
  - (2) Development projects where any portion is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging (except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code) shall provide parking in accordance with the minimum parking requirements of subsection B.
  - (3) Development projects for which, within 30 days of the receipt of a completed application, the City finds that based on a preponderance of the evidence in the record that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact on any of the following:
    - (a) The City's ability to meet its share of the regional housing need in accordance with Government Code Section 65584 for low- and very low-income households.
    - (b) The City's ability to meet any special housing needs for the elderly or persons with disabilities identified in the analysis required pursuant to paragraph (7) of subdivision (a) of Government Code Section 65583.
    - (c) Existing residential or commercial parking within one-half mile of the housing development project.
  - (4) Subsection (3) above shall not apply for the following projects:
    - (a) Housing development projects that dedicate a minimum of 20 percent of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities.
    - (b) Housing development projects that contain fewer than 20 housing units.
    - (c) Housing development projects subject to parking reductions based on the provisions of any other applicable State law.
- (B) For sites located more than one-half mile from a major transit stop the following number of parking spaces shall be the minimum provided for each new use:
  - (1) Residential, Care Services and Facilities, and Mixed-Uses.

Use	Required Number of Parking Spaces
<b>RESIDENTIAL USES</b>	
Accessory Dwelling Unit (ADU)	1 uncovered standard space per unit. These spaces may be provided as tandem parking on a driveway. No spaces required if ADU is located within one-half mile walking distance of public transit or when there is a car share vehicle located within one block of the ADU. When a garage or carport is converted to an accessory dwelling unit, parking spaces for the primary residence shall not be required to be replaced.
Junior Accessory Dwelling Unit (JADU)	No spaces required.
Single Unit Dwelling	2 enclosed garage spaces per unit accessed by a minimum 12-foot wide 20-foot-long driveway.
Multi-Unit Dwellings	2 spaces per unit. A minimum of one space per unit shall be enclosed or covered. A minimum of 1 guest space per 4 units to be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. A maximum of 30% of tandem parking spaces, excluding guest spaces, are allowed, and shall be limited to a maximum of 2 cars in depth, in a private garage or private parking area. The tandem 2 cars in depth shall be assigned to one dwelling unit.
Senior Housing	1 covered space per unit, plus an additional 1 space per 4 units for guest parking
Boarding House and Single Room Occupancy (SRO)	1 space per rentable room.
Manufactured (Mobile) Home or Mobile Home Park	2 spaces per unit, (1 of which shall be covered, where at least 2 sides of the carport shall be at a minimum 50% open and unobstructed), plus a minimum of 1 guest spaces per 4 units to be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. These spaces may be provided as tandem parking on a driveway.
<b>CARE SERVICES AND FACILITIES</b>	
Special Needs Housing: Supportive Housing, Transitional Housing, and Employee Housing	Special Needs Housing located in a single-unit dwelling or multi-unit dwelling shall be subject to the parking standards for such housing type. For special needs housing configured as group quarters and not within a single unit or multi-unit dwellings (i.e., where bed(s) are provided in individual rooms but kitchen and/or bathroom facilities are shared), 1 space per bed, plus 1 parking space per onsite staff person (during the shift with maximum staffing levels). Parking spaces may be covered or uncovered.
Emergency Shelter, Permanent and Temporary Low Barrier Navigation Centers	1 parking space per 10 beds, plus 1 space per onsite staff person (during the shift with maximum staffing levels).
Residential Care, Assisted Living	1 space per onsite staff person (during the shift with maximum staffing levels), plus 1 guest parking space per 10 beds.
Hotel/Motel Conversion to Permanent Housing	1 parking space for each living or sleeping unit plus 1 space per onsite staff person (during the shift with maximum staffing levels).
<b>MIXED-USE</b>	
Mixed-Use and Live/Work Unit	If 2 or more uses occupy the same building, lot or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately.



(2) Agricultural uses.

- (a) Dwellings. Two parking spaces in a garage or carport for each dwelling unit.
- (b) Farms, ranches, and other agricultural uses. TW for each two employees other than seasonal or migrant employees.
- (c) Roadside stands accessory to an agricultural use. Four for each roadside stand.

(3) Commercial uses.

- (a) Automobile sales or rental, boat sales or rental, trailer sales or rental, machinery sales or rental, retail nurseries and other open uses not in a building or structure. One parking space for each 1,000 square feet of area devoted to open display of sales or one space for each two employees, whichever is greater; provided however, that where such area exceeds 10,000 square feet, only one parking space need be provided for each 5,000 square feet of such area in excess of the first 10,000 square feet contained in such area.
- (b) Banks. One parking space for each 200 square feet of floor area.
- (c) Bowling alleys. Five parking spaces for each alley. Additional parking spaces for balance of building calculated according to use.
- (d) Cafes, restaurants, cafeterias, drive- ins, bars, cocktail lounges, nightclubs and other similar places dispensing food or refreshments. One parking space for each 35 square feet of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift. In no event shall less than 10 parking spaces be provided regardless of square feet of floor area or number of employees.
- (e) Dance halls and skating rinks. One parking space for each 35 square feet of floor area used for seating, plus one parking space for each 75 square feet of floor area used for dancing or skating, plus one parking space for each two employees on the largest shift.
- (f) Furniture sales and repair, major household appliance sales and repair. One parking space for each 400 square feet of floor area or one parking space for each two employees, whichever is greater.
- (g) Hotels and motels. One parking space for each living or sleeping unit plus one parking space for each two employees on the largest shift.
- (h) Medical and dental clinics and offices. Five parking spaces for each doctor or dentist plus one for each employee on the largest shift, or one for each 200 square feet of floor area, whichever is greater.

- (i) Mortuary and funeral homes. One for each 35 square feet of floor area used simultaneously for assembly purposes plus one for each vehicle used in connection with the use.
  - (j) Professional, business or administrative offices (excluding medical and dental). One parking space for each 300 square feet of floor area in office space or one parking space for each two employees, whichever is greater.
  - (k) Plumbing, heating and electrical shops. One parking space for each 400 square feet of floor area or one for each two employees, whichever is greater. Also one for each vehicle used in connection with the use.
  - (l) Retail establishments otherwise not enumerated in this section such as drugstores, department stores, repair shops, animal hospitals, business schools, dance studios. One parking space for each 250 square feet of building floor area, except area devoted exclusively to warehousing or storage, or one parking space for each two employees, whichever is greater.
  - (m) Theaters, auditoriums, stadiums, sports arenas, gymnasiums. One parking space for each three fixed seats and/or one parking space for every 35 square feet of seating area where there are no fixed seats. Also one parking space for each 250 square feet of floor area not used for seating. In no event shall less than 10 parking spaces be provided for such use regardless of the number of fixed seats, seating area or floor area.
  - (n) Take-out restaurants which provide take-out service exclusively. One parking space for each 200 square feet of floor space.
- (4) Industrial uses.
- (a) Industrial uses, including incidental office uses.
    1. 0 - 20,000 square feet of gross floor area: one parking space per 500 square feet.
    2. 20,001 - 100,000 square feet of gross floor area: one parking space per 750 square feet.
    3. 100,001 - 200,000 square feet of gross floor area: one parking space per 1,000 square feet.
    4. 200,001 and above square feet of gross floor area: one parking space per 2,000 square feet.
    5. Truck parking shall be required as per § 155.487(F).
  - (b) Notwithstanding the above, multi-tenant industrial units or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.
- (5) Other uses.

- (a) Churches, temples, and other places of religious worship. One parking space for each 35 square feet of floor area used for assembly purposes in the auditorium.
- (b) Clubs, lodges, fraternal organizations, social halls, assembly halls. One parking space for each 35 square feet of floor area used simultaneously for assembly purposes. In no event shall less than 10 parking spaces be provided regardless of the amount of floor area used simultaneously for assembly purposes.
- (c) Colleges and universities. One parking space for each classroom and lecture hall and one parking space for each three students the school is designed to accommodate.
- (d) Business, technical professional, special or trade schools. One parking space for each classroom and lecture hall and one parking space for each one and one-half students the school is designed to accommodate.
- (e) Day care for children, special home; day nursery, children; and nursery school, pre-school children. Parking and loading areas shall be provided in accordance with the provisions of § 155.619; except that in no event shall less than three parking spaces be provided.
- (f) Golf courses. Ten parking spaces for each hole and one for each 35 square feet of building floor area used for public assembly and one parking space for each 250 square feet of building floor area used for other commercial uses.
- (g) Governmental buildings designed for a public use not otherwise enumerated in this division, such as public libraries. One parking space for each 250 square feet of floor area plus one for each two employees on the largest shift.
- (h) Government buildings not frequently visited by the public, such as fire stations. One parking space for each 400 square feet of floor space plus one for each two employees on the largest shift.
- (i) Hospitals and sanitariums. One and three-quarters parking spaces for each patient bed.
- (j) Mini-warehouse. One space for every 10,000 square feet of storage area; plus one covered space for on-site caretaker's unit. Additionally, incidental office area exceeding 10% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.
- (k) Public utility facilities including electrical substations, telephone exchanges, maintenance and storage facilities. One parking space for each 500 square feet of office space or work area within a structure or one parking space for each two employees on the largest shift, whichever is greater. Also, one parking space for each vehicle used in connection with the use. No requirements for

facilities which are normally unattended by employees except for occasional maintenance.

- (l) Schools, elementary and junior high schools having an accredited general curriculum. One and one-half parking spaces for each classroom and lecture hall.
- (m) Schools, high schools having an accredited general curriculum. One and one-half parking spaces for each classroom and lecture hall and one parking space for each 10 students the school is designed to accommodate. Additional parking spaces for stadiums shall be provided based on one parking space for each 10 fixed seats.

**Attachment I – Ordinance No. 1132**  
**Targeted Amendment to the City’s Zoning Ordinance – Map Adoption**

**CITY OF SANTA FE SPRINGS**  
**ORDINANCE NO. 1132**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS ADOPTING AN UPDATED ZONING MAP TO ENSURE CONSISTENCY BETWEEN THE CITY'S ZONING ORDINANCE AND THE CITY'S 2040 GENERAL PLAN**

WHEREAS, in February 2020 the City Council of the City of Santa Fe Springs initiated a comprehensive update to the General Plan, including preparation of the Santa Fe Springs 2040 General Plan, Targeted Zoning Ordinance Update, and Program Environmental Impact Report; and

WHEREAS, the 2040 General Plan is a Citywide document that is an integrated and internally consistent statement of the official land use policy for the City of Santa Fe Springs; and

WHEREAS, the Santa Fe Springs 2040 General Plan includes the 2021-2029 Housing Element, which represents the City's effort to fulfill its requirements under State housing element law to meet the mandate that all cities and counties prepare a housing element as part of a comprehensive general plan to meet the plan for new housing growth mandated through the Regional Housing Needs Assessment; and

WHEREAS, the 2021-2029 Housing Element sets forth the housing policies for the City, facilitates the preservation and development of housing, and establishes programs to accommodate the City's share of the regional housing need in Southern California; and

WHEREAS, Program 11 of the Housing Plan contained within the 2021-2029 Housing Element requires the City to amend the Zoning Ordinance to be consistent with the General Plan and to review development standards to address and adjust housing constraints; and

WHEREAS, a Zoning Advisory Group was formed with members representing a range of community interests, including residents, property owners, business owners, and other stakeholders, to advise City staff and the project team during the development of the Zoning Ordinance amendments; and

WHEREAS, the Planning Commission and City Council held study sessions at key milestones to guide the preparation of the Targeted Zoning Ordinance Update; and

WHEREAS, meetings were held with property owners impacted by the proposed zoning code changes and the Chamber of Commerce and Industrial Business Group to engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance; and

WHEREAS, all draft documents and meeting materials were made available to the public through the project website; and

WHEREAS, the City has prepared a targeted update to the City's Zoning Ordinance, as codified in Title 15 of the Santa Fe Springs Municipal Code, which update includes (i) creation of new zones to implement the General Plan and reflect current zoning needs, including Mixed-Use (MU), Mixed-Use Downtown (MU-DT), Mixed-Use Transit Oriented Development (MU-TOD), and Multiple-Family/High Density Residential (R-4), and (ii) modification of the existing standards for Multiple-Family/Medium Density Residential (R-3) to allow for a maximum of 25 dwelling units per acre, and (iii) incorporation of Objective Development Standards into the Mixed-Use and Multiple-Family Zone Districts, and (iv) revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of housing and mixed-use development; and

WHEREAS, the California Environmental Quality Act (CEQA) requires public agencies and local governments to measure the environmental impacts of development projects or other major land use decisions, and to limit or avoid those impacts if possible; the Targeted Zoning Ordinance Update is considered a project under CEQA; and

WHEREAS, pursuant to CEQA (Cal. Pub. Resources Code, §21000 et seq.), the City, as lead agency, prepared a Program Environmental Impact Report (State Clearinghouse Number 2021050193) for the Santa Fe Springs General Plan and Targeted Zoning Ordinance Update pursuant to the requirements of CEQA; and

WHEREAS, the Program EIR analyzed impacts associated with the implementation of the 2040 General Plan and Targeted Zoning Ordinance Update (the "project"); and

WHEREAS, the Program EIR fully described the project, existing conditions within the City of Santa Fe Springs, analyzed the potential environmental impacts of implementing both projects, and identified mitigation measures to minimize significant impacts to a less than significant level; and

WHEREAS, on February 8, 2022, the City Council of the City of Santa Fe Springs adopted Resolution No. 9760, which certified the Final Environmental Impact Report and adopted the Santa Fe Springs 2040 General Plan, including the 2021-2029 Housing Element, and related implementation plan; and

WHEREAS, in accordance with Government Code Section 65091(a)(4) for projects affecting over 1,000 property owners, a one-eighth (1/8<sup>th</sup>) page notice of the public hearing describing the project, date, time, and location of the hearing was advertised in the Whittier Daily News at least 10 days prior to the hearing date, and a notice was also mailed directly to each owner of property subject to a rezone (Exhibit A), and was also posted in Santa Fe Springs City Hall, the City Library, and the City's Town Center kiosk; and

WHEREAS, on July 25, 2023, the Planning Commission of the City of Santa Fe Springs adopted Resolution 242-2023 to recommend that the City Council adopt Ordinance No. 1131 and Ordinance No. 1132; and

WHEREAS, on August 15, 2023, the City Council of the City of Santa Fe Springs considered the Updated Zoning Map, the staff report, and all testimony, written and spoken, at a duly noticed public hearing.

The City Council of the City of Santa Fe Springs does ordain as follows:

SECTION I. Findings:

1. The above recitals are true and correct and are a substantial part of this Ordinance.
2. The Exhibits attached to this Ordinance are each incorporated by reference and made a part of this Ordinance.
3. The Targeted Zoning Ordinance Update conforms the Zoning Map to the General Plan land use designations.

SECTION II. The City Council hereby finds with respect to CEQA:

1. The draft Targeted Zoning Ordinance Update, including an updated Zoning Map, has been evaluated under CEQA to determine whether the project scope, circumstances, or information would trigger the need for any supplemental environmental documentation based on new or substantially more severe significant environmental impacts. After a thorough factual evaluation, the City of Santa Fe Springs has determined that no further supplemental environmental review is required because:
  - a. The project does not propose substantial changes to the original project as described in the 2040 General Plan Program EIR, which would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
  - b. The project will not involve substantial changes with respect to the circumstances under which the original project was undertaken, which would require major revisions to the previously adopted Program EIR due to the involvement of new or substantially more severe significant impacts; and
  - c. No substantially important new information requiring new analysis of significant effects, mitigation, or alternatives is known that would require major revisions to the previously adopted Program EIR due to the project scope.
2. The Targeted Zoning Ordinance Update implements the intent, policies, and goals of the 2040 General Plan, the impacts associated with the proposed changes are



directly in line with the scope of those analyzed by the Program EIR and are found consistent and conforming to the 2040 General Plan, therefore, the proposed amendments to the Zoning Ordinance and Zoning Map are within the scope of the Program EIR for the 2040 General Plan. Future projects may warrant further analysis of their impacts on the environment which are not consistent with the analysis prepared in the Program EIR.

3. The City Council of the City of Santa Fe Springs finds that no further environmental documentation is required because all potentially significant effects (a) have been adequately analyzed in the previously adopted Program EIR pursuant to applicable standards, and (b) have been avoided pursuant to the previously adopted Program EIR. Therefore, in accordance with CEQA and the CEQA Guidelines (Section 15168(c)), the project elements are within the scope of the previously adopted Program EIR; that EIR continues to be pertinent with considerable information value; and the project elements do not give rise to any new or substantially more severe significant effects, nor do they require any new mitigation measures or alternatives. Accordingly, no new environmental document is required.

SECTION III. The Code of Ordinances of the City of Santa Fe Springs, Chapter 155, Section 155.004 (OFFICIAL ZONING MAP ADOPTED), is hereby amended as provided in Exhibit B.

Section IV. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or of Chapter 155, or any part thereof. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase in this Ordinance irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid or unconstitutional.

Section V. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in at least three (3) public places in the City, such posting to be completed not later than fifteen (15) days after passage thereof.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

---

Juanita Martin, Mayor

ATTEST:

---

Janet Martinez, CMC, City Clerk

Exhibit A – Affected Properties List

Exhibit B – Updated Zoning Map

## Exhibit A - Affected Properties List

APN	Existing Zone	Proposed Zone	Address	City
8005-002-047	ML	MU	9901 ALBURTIS AVE	SANTA FE SPRINGS
8005-002-048	ML	MU	9846 JERSEY AVE	SANTA FE SPRINGS
8005-002-053	ML	MU	11621 TELEGRAPH RD	SANTA FE SPRINGS
8005-002-054	ML-D	MU	9915 ALBURTIS AVE	SANTA FE SPRINGS
8005-002-055	ML-D	MU	11643 TELEGRAPH RD	SANTA FE SPRINGS
8005-002-060	ML-D	MU	11651 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-005	ML	MU	11755 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-005	ML-D	MU	11755 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-035	ML-D	MU	11701 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-036	ML-D	MU	11745 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-037	ML	MU	11721 TELEGRAPH RD	SANTA FE SPRINGS
8005-008-037	ML-D	MU	11721 TELEGRAPH RD	SANTA FE SPRINGS
8005-010-001	ML	MU	11909 TELEGRAPH RD	SANTA FE SPRINGS
8005-010-001	ML-D	MU	11909 TELEGRAPH RD	SANTA FE SPRINGS
8005-010-900	M-L	MU	11921 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-016	M-2	M-1	10241 MATERN PL	SANTA FE SPRINGS
8005-012-017	M-2	M-1	10261 MATERN PL	SANTA FE SPRINGS
8005-012-018	M-2	MU-DT	11949 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-022	M-2	M-1	10240 MATERN PL	SANTA FE SPRINGS
8005-012-023	M-2	M-1	10260 MATERN PL	SANTA FE SPRINGS
8005-012-025	M-2	M-1	N/A	N/A
8005-012-026	M-2	M-1	10135 GEARY AVE	SANTA FE SPRINGS
8005-012-027	M-2	M-1	N/A	N/A
8005-012-028	M-2	MU-DT	12009 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-029	M-2	M-1	N/A	N/A
8005-012-031	M-2	MU-DT	12131 TELEGRAPH RD	SANTA FE SPRINGS
8005-012-041	M-2	MU-DT	10309 NORWALK BLVD	SANTA FE SPRINGS
8005-012-044	M-2	M-1	10240 GEARY AVE	SANTA FE SPRINGS
8005-012-047	M-2	M-1	10137 NORWALK BLVD	SANTA FE SPRINGS
8005-012-902	M-2	MU-DT	12171 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-018	M-2	M-1	10214 NORWALK BLVD	SANTA FE SPRINGS
8005-015-019	M-2	M-1	10230 NORWALK BLVD	SANTA FE SPRINGS
8005-015-020	M-2	M-1	10242 NORWALK BLVD	SANTA FE SPRINGS
8005-015-021	M-2	M-1	10306 NORWALK BLVD	SANTA FE SPRINGS
8005-015-022	M-2	M-1	10316 NORWALK BLVD	SANTA FE SPRINGS
8005-015-028	M-2	MU-DT	12405 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-029	M-2	MU-DT	12317 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-035	M-2	MU-DT	12215 TELEGRAPH RD	SANTA FE SPRINGS
8005-015-040	M-2	M-1	12342 HAWKINS ST	SANTA FE SPRINGS
8005-015-041	M-2	M-1	12328 HAWKINS ST	SANTA FE SPRINGS
8005-015-042	M-2	M-1	12246 HAWKINS ST	SANTA FE SPRINGS
8005-015-043	M-2	M-1	12238 HAWKINS ST	SANTA FE SPRINGS
8005-015-044	M-2	M-1	10233 PALM DR	SANTA FE SPRINGS
8005-015-045	M-2	M-1	10232 PALM DR	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8005-015-047	M-2	M-1	N/A	N/A
8005-015-047	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-048	M-2	M-1	N/A	N/A
8005-015-907	M-2	MU-DT	N/A	N/A
8005-015-909	M-2	MU-DT	N/A	N/A
8005-015-910	M-2	M-1	N/A	N/A
8007-008-900	C-4	R-3	10051 ORR AND DAY RD	SANTA FE SPRINGS
8008-010-010	R-1	R-3	11422 JOSLIN ST	SANTA FE SPRINGS
8008-010-015	R-1	R-3	10210 ORR AND DAY RD	SANTA FE SPRINGS
8008-010-017	R-1	R-3	10220 ORR AND DAY RD	SANTA FE SPRINGS
8008-016-054	C-1	R-3	11449 FLORENCE AVE	SANTA FE SPRINGS
8009-001-013	M-2	MU-DT	10400 NORWALK BLVD	SANTA FE SPRINGS
8009-007-023	M-2	MU-DT	12070 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-028	M-2	MU-DT	10375 SLUSHER DR	SANTA FE SPRINGS
8009-007-029	M-2	MU-DT	10375 SLUSHER DR	SANTA FE SPRINGS
8009-007-030	M-2	MU-DT	10395 SLUSHER DR	SANTA FE SPRINGS
8009-007-031	M-2	MU-DT	10395 SLUSHER DR	SANTA FE SPRINGS
8009-007-032	M-2	MU-DT	10415 SLUSHER DR	SANTA FE SPRINGS
8009-007-033	M-2	MU-DT	10415 SLUSHER DR	SANTA FE SPRINGS
8009-007-034	M-2	MU-DT	10425 SLUSHER DR	SANTA FE SPRINGS
8009-007-035	M-2	MU-DT	10425 SLUSHER DR	SANTA FE SPRINGS
8009-007-036	M-2	MU-DT	10455 SLUSHER DR	SANTA FE SPRINGS
8009-007-038	M-2	MU-DT	10430 SLUSHER DR	SANTA FE SPRINGS
8009-007-039	M-2	MU-DT	12020 MORA DR	SANTA FE SPRINGS
8009-007-040	M-2	MU-DT	12041 MORA DR	SANTA FE SPRINGS
8009-007-041	M-2	MU-DT	12015 MORA DR	SANTA FE SPRINGS
8009-007-042	M-2	MU-DT	10370 SLUSHER DR	SANTA FE SPRINGS
8009-007-045	M-2	MU-DT	11980 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-046	M-2	MU-DT	11980 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-047	M-2	MU-DT	10355 SLUSHER DR	SANTA FE SPRINGS
8009-007-048	M-2	MU-DT	10355 SLUSHER DR	SANTA FE SPRINGS
8009-007-049	M-2	MU-DT	10349 HERITAGE PARK DR	SANTA FE SPRINGS
8009-007-050	M-2	MU-DT	12016 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-051	M-2	MU-DT	10350 HERITAGE PARK DR	SANTA FE SPRINGS
8009-007-052	M-2	MU-DT	10350 HERITAGE PARK DR	SANTA FE SPRINGS
8009-007-053	M-2	MU-DT	12145 MORA DR	SANTA FE SPRINGS
8009-007-054	M-2	MU-DT	12145 MORA DR	SANTA FE SPRINGS
8009-007-055	M-2	MU-DT	12155 MORA DR	SANTA FE SPRINGS
8009-007-056	M-2	MU-DT	12170 MORA DR	SANTA FE SPRINGS
8009-007-057	M-2	MU-DT	12160 MORA DR	SANTA FE SPRINGS
8009-007-058	M-2	MU-DT	12150 MORA DR	SANTA FE SPRINGS
8009-007-059	M-2	MU-DT	12130 MORA DR	SANTA FE SPRINGS
8009-007-060	M-2	MU-DT	12130 MORA DR	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8009-007-061	M-2	MU-DT	10440 ONTIVEROS PL	SANTA FE SPRINGS
8009-007-064	M-2	MU-DT	12120 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-064	M-2	MU-DT	12120 TELEGRAPH RD	SANTA FE SPRINGS
8009-007-930	M-2	MU-DT	N/A	N/A
8009-013-065	M-2	M-1	12536 CLARK ST	SANTA FE SPRINGS
8009-013-066	M-2	M-1	12520 CLARK ST	SANTA FE SPRINGS
8009-013-067	M-2	M-1	10608 FOREST ST	SANTA FE SPRINGS
8009-013-068	M-2	M-1	10624 FOREST ST	SANTA FE SPRINGS
8009-013-069	M-2	M-1	10636 FOREST ST	SANTA FE SPRINGS
8009-013-070	M-2	M-1	N/A	N/A
8009-013-071	M-2	M-1	N/A	N/A
8009-013-078	M-2	M-1	10609 FOREST ST	SANTA FE SPRINGS
8009-013-083	M-2	M-1	12410 CLARK ST	SANTA FE SPRINGS
8009-013-084	M-2	M-1	10620 SPRINGDALE AVE	SANTA FE SPRINGS
8009-013-085	M-2	M-1	10640 SPRINGDALE AVE	SANTA FE SPRINGS
8009-013-089	M-2	M-1	N/A	N/A
8009-013-090	M-2	M-1	N/A	N/A
8009-013-091	M-2	M-1	N/A	N/A
8009-013-092	M-2	M-1	N/A	N/A
8009-013-093	M-2	M-1	N/A	N/A
8009-013-094	M-2	M-1	N/A	N/A
8009-015-048	M-2	M-1	10715 BLOOMFIELD AVE	SANTA FE SPRINGS
8009-020-008	M-2	M-1	10622 NORWALK BLVD	SANTA FE SPRINGS
8009-020-009	M-2	M-1	10532 NORWALK BLVD	SANTA FE SPRINGS
8009-020-011	M-2	M-1	12380 CLARK ST	SANTA FE SPRINGS
8009-020-012	M-2	M-1	N/A	N/A
8009-020-023	M-2-PD	M-1	12251 FLORENCE AVE	SANTA FE SPRINGS
8009-020-024	M-2	M-1	12250 CLARK ST	SANTA FE SPRINGS
8009-022-001	M-2	C-4	10810 NORWALK BLVD	SANTA FE SPRINGS
8009-022-005	M-2	C-4	10858 NORWALK BLVD	SANTA FE SPRINGS
8009-022-008	M-2	C-4	10918 NORWALK BLVD	SANTA FE SPRINGS
8009-022-039	M-2	C-4	10840 NORWALK BLVD	SANTA FE SPRINGS
8009-022-040	M-2	C-4	10910 NORWALK BLVD	SANTA FE SPRINGS
8009-022-050	BP	C-4	10950 NORWALK BLVD	SANTA FE SPRINGS
8009-022-050	M-2	C-4	10950 NORWALK BLVD	SANTA FE SPRINGS
8009-022-051	M-2	C-4	10924 NORWALK BLVD	SANTA FE SPRINGS
8009-022-060	M-2	C-4	10826 NORWALK BLVD	SANTA FE SPRINGS
8009-022-061	M-2	C-4	10820 NORWALK BLVD	SANTA FE SPRINGS
8009-022-062	M-2	C-4	10850 NORWALK BLVD	SANTA FE SPRINGS
8009-023-011	BP	R-3	12111 LAKELAND RD	SANTA FE SPRINGS
8009-023-011	M-2	R-3	12111 LAKELAND RD	SANTA FE SPRINGS
8009-023-016	M-2	R-3	12060 FLORENCE AVE	SANTA FE SPRINGS
8009-023-023	BP	C-4	10959 NORWALK BLVD	SANTA FE SPRINGS
8009-023-023	M-2	C-4	10959 NORWALK BLVD	SANTA FE SPRINGS
8009-023-024	BP	R-3	12147 LAKELAND RD	SANTA FE SPRINGS
8009-023-024	M-2	R-3	12147 LAKELAND RD	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-027	M-2	ML	10845 NORWALK BLVD	SANTA FE SPRINGS
8009-023-040	M-2	R-3	12046 FLORENCE AVE	SANTA FE SPRINGS
8009-023-041	M-2	ML	12078 FLORENCE AVE	SANTA FE SPRINGS
8009-023-041	M-2	ML	12078 FLORENCE AVE	SANTA FE SPRINGS
8009-025-007	M-2	M-1	10601 NORWALK BLVD	SANTA FE SPRINGS
8009-025-011	M-2	M-1	10603 NORWALK BLVD	SANTA FE SPRINGS
8009-025-020	M-2	M-1	12030 CLARK ST	SANTA FE SPRINGS
8009-025-023	M-2	M-1	12075 CLARK ST UNIT 103	SANTA FE SPRINGS
8009-025-024	M-2	M-1	12113 CLARK ST	SANTA FE SPRINGS
8009-025-025	M-2	M-1	12135 CLARK ST	SANTA FE SPRINGS
8009-025-028	M-2	M-1	12060 CLARK ST	SANTA FE SPRINGS
8009-025-029	M-2	M-1	12110 CLARK ST	SANTA FE SPRINGS
8009-025-030	M-2	M-1	12122 CLARK ST	SANTA FE SPRINGS
8009-025-031	M-2	M-1	10555 NORWALK BLVD	SANTA FE SPRINGS
8009-025-034	M-2	M-1	12000 CLARK ST	SANTA FE SPRINGS
8009-025-035	M-2	M-1	12055 CLARK ST	SANTA FE SPRINGS
8009-025-038	M-2	M-1	11821 FLORENCE AVE	SANTA FE SPRINGS
8009-025-045	M-2	M-1	10643 NORWALK BLVD	SANTA FE SPRINGS
8009-025-046	M-2	M-1	12075 FLORENCE AVE	SANTA FE SPRINGS
8009-025-053	M-2	M-1	12025 FLORENCE AVE	SANTA FE SPRINGS
8009-025-054	M-2	M-1	12045 FLORENCE AVE	SANTA FE SPRINGS
8009-025-055	M-2	M-1	10707 FULTON WELLS AVE	SANTA FE SPRINGS
8009-025-057	M-2	M-1	11947 FLORENCE AVE NO 1	SANTA FE SPRINGS
8009-025-058	M-2	M-1	11947 FLORENCE AVE	SANTA FE SPRINGS
8009-025-059	M-2	M-1	10513 HATHAWAY DR	SANTA FE SPRINGS
8009-025-060	M-2	M-1	10510 HATHAWAY DR	SANTA FE SPRINGS
8009-025-061	M-2	M-1	10546 HATHAWAY DR	SANTA FE SPRINGS
8009-025-062	M-2	M-1	10702 HATHAWAY DR	SANTA FE SPRINGS
8009-025-063	M-2	M-1	11975 FLORENCE AVE	SANTA FE SPRINGS
8009-025-064	M-2	M-1	11901 FLORENCE AVE	SANTA FE SPRINGS
8009-025-066	M-2	M-1	11901 FLORENCE AVE	SANTA FE SPRINGS
8009-025-067	M-2	M-1	10623 FULTON WELLS AVE	SANTA FE SPRINGS
8009-025-069	M-2	M-1	10628 FULTON WELLS AVE	SANTA FE SPRINGS
8009-025-070	M-2	M-1	10629 NORWALK BLVD	SANTA FE SPRINGS
8009-025-071	M-2	M-1	10747 NORWALK BLVD	SANTA FE SPRINGS
8009-025-071	M-2	M-1	10747 NORWALK BLVD	SANTA FE SPRINGS
8009-025-072	M-2	M-1	10711 NORWALK BLVD	SANTA FE SPRINGS
8011-012-023	M-2	M-1	10910 PAINTER AVE	SANTA FE SPRINGS
8011-012-034	M-2	M-1	10847 LAUREL AVE	SANTA FE SPRINGS
8011-012-040	M-2	M-1	10905 LAUREL AVE	SANTA FE SPRINGS
8011-012-042	M-2	M-1	10920 PAINTER AVE	SANTA FE SPRINGS
8011-012-043	M-2	M-1	10926 PAINTER AVE	SANTA FE SPRINGS
8011-012-044	M-2	M-1	10934 PAINTER AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8011-012-048	M-2	M-1	13205 LAKELAND RD	SANTA FE SPRINGS
8011-012-049	M-2	M-1	13215 LAKELAND RD	SANTA FE SPRINGS
8011-012-050	M-2	M-1	13221 LAKELAND RD	SANTA FE SPRINGS
8011-012-053	M-2	M-1	10841 LAUREL AVE	SANTA FE SPRINGS
8011-012-068	M-2	M-1	10770 PAINTER AVE	SANTA FE SPRINGS
8011-012-069	M-2	M-1	13210 FLORENCE AVE	SANTA FE SPRINGS
8011-012-070	M-2	M-1	10756 PAINTER AVE	SANTA FE SPRINGS
8011-012-073	M-2	M-1	13250 FLORENCE AVE	SANTA FE SPRINGS
8011-012-074	M-2	M-1	10765 LAUREL AVE	SANTA FE SPRINGS
8011-012-076	M-2	M-1	10810 PAINTER AVE	SANTA FE SPRINGS
8011-012-079	M-2	M-1	10900 PAINTER AVE	SANTA FE SPRINGS
8011-018-900	M-2	MU	N/A	N/A
8011-018-901	M-2	MU	N/A	N/A
8011-018-902	M-2	MU	N/A	N/A
8011-018-903	M-2	MU	N/A	N/A
8011-018-904	M-2	MU	N/A	N/A
8011-018-905	M-2	MU	N/A	N/A
8011-018-906	M-2	MU	N/A	N/A
8011-019-911	M-2	MU	N/A	N/A
8011-020-017	M-2	M-1	12645 CLARK ST	SANTA FE SPRINGS
8011-020-034	M-2	M-1	12633 CLARK ST	SANTA FE SPRINGS
8011-020-040	M-2	M-1	12605 CLARK ST	SANTA FE SPRINGS
8016-001-008	PF	R-3	10831 PIONEER BLVD	SANTA FE SPRINGS
8016-001-014	PF	R-3	10831 PIONEER BLVD	SANTA FE SPRINGS
8016-001-015	PF	R-3	10827 PIONEER BLVD	SANTA FE SPRINGS
8017-018-001	PF	R-3	11730 FLORENCE AVE	SANTA FE SPRINGS
8025-001-014	C-4	M-1	11212 NORWALK BLVD	SANTA FE SPRINGS
8025-001-014	M-2	M-1	11212 NORWALK BLVD	SANTA FE SPRINGS
8025-001-015	C-4	M-1	11234 NORWALK BLVD	SANTA FE SPRINGS
8025-001-015	M-2	M-1	11234 NORWALK BLVD	SANTA FE SPRINGS
8025-001-016	BP	M-1	11318 NORWALK BLVD	SANTA FE SPRINGS
8025-001-016	C-4	M-1	11318 NORWALK BLVD	SANTA FE SPRINGS
8025-001-016	M-2	M-1	11318 NORWALK BLVD	SANTA FE SPRINGS
8025-001-019	C-4	M-1	N/A	N/A
8025-002-007	BP	M-1	11120 NORWALK BLVD	SANTA FE SPRINGS
8025-002-007	M-2	M-1	11120 NORWALK BLVD	SANTA FE SPRINGS
8026-001-008	M-2-PD	M-1	11200 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-009	M-2-PD	M-1	11212 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-011	M-2-PD	M-1	11100 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-012	M-2-PD	M-1	11118 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-013	M-2-PD	M-1	11126 GREENSTONE AVE	SANTA FE SPRINGS
8026-001-024	M-2	M-1	12900 LAKELAND RD	SANTA FE SPRINGS
8026-001-025	M-2	M-1	12912 LAKELAND RD	SANTA FE SPRINGS
8026-001-026	M-2	M-1	12924 LAKELAND RD	SANTA FE SPRINGS
8026-001-027	M-2	M-1	12930 LAKELAND RD	SANTA FE SPRINGS
8026-001-028	M-2	M-1	11017 LOCKPORT PL	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8026-001-029	M-2-PD	M-1	11029 LOCKPORT PL	SANTA FE SPRINGS
8026-001-030	M-2-PD	M-1	11037 LOCKPORT PL	SANTA FE SPRINGS
8026-001-031	M-2-PD	M-1	11034 LOCKPORT PL	SANTA FE SPRINGS
8026-001-032	M-2-PD	M-1	11024 LOCKPORT PL	SANTA FE SPRINGS
8026-001-033	M-2	M-1	11018 LOCKPORT PL	SANTA FE SPRINGS
8026-001-034	M-2	M-1	12950 LAKELAND RD	SANTA FE SPRINGS
8026-001-035	M-2	M-1	12958 LAKELAND RD	SANTA FE SPRINGS
8026-002-011	M-1	M-1	11010 SHOEMAKER AVE	SANTA FE SPRINGS
8026-002-014	M-1-PD	M-1	11106 SHOEMAKER AVE	SANTA FE SPRINGS
8026-002-015	M-1-PD	M-1	11122 SHOEMAKER AVE	SANTA FE SPRINGS
8026-002-018	M-1-PD	M-1	N/A	N/A
8026-002-019	M-1-PD	M-1	13057 MEYER RD	SANTA FE SPRINGS
8026-002-020	M-1-PD	M-1	N/A	N/A
8026-002-022	M-1-D	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-023	M-1-PD	M-1	13111 MEYER RD	SANTA FE SPRINGS
8026-002-024	M-1-PD	M-1	13117 MEYER RD	SANTA FE SPRINGS
8026-002-026	M-1	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-026	M-1	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-026	M-1-PD	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-002-026	M-1-PD	M-1	13132 LAKELAND RD	SANTA FE SPRINGS
8026-018-030	M-1	M-1	11688 GREENSTONE AVE	SANTA FE SPRINGS
8026-018-030	M-2	M-1	11688 GREENSTONE AVE	SANTA FE SPRINGS
8026-018-031	M-2	M-1	11720 GREENSTONE AVE	SANTA FE SPRINGS
8026-018-901	M-2	M-1	N/A	N/A
8026-018-902	M-2-PD	M-1	N/A	N/A
8026-018-902	M-2-PD	M-1	N/A	N/A
8026-018-902	M-2-PD	M-1	N/A	N/A
8026-020-005	M-2	M-1	11810 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-006	M-2	M-1	11808 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-009	M-2	M-1	11741 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-018	M-2	M-1	11731 1/2 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-019	M-2	M-1	11831 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-037	M-1	M-1	11813 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-037	M-2	M-1	11813 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-039	M-1	M-1	N/A	N/A
8026-020-039	M-2	M-1	N/A	N/A
8026-020-040	M-2	M-1	N/A	N/A
8026-020-042	M-2	M-1	12911 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-047	M-2	M-1	N/A	N/A
8026-020-050	M-2	M-1	11915 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-051	M-2	M-1	11910 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-053	M-2	M-1	N/A	N/A
8026-020-056	M-2	M-1	12811 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-057	M-2	M-1	12903 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-058	M-2	M-1	12917 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-062	M-2	M-1	12112 GREENSTONE AVE	SANTA FE SPRINGS



APN	Existing Zone	Proposed Zone	Address	City
8026-020-063	M-2	M-1	12805 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-066	M-1	M-1	12927 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-066	M-2	M-1	12927 SUNSHINE AVE	SANTA FE SPRINGS
8026-020-077	M-1	M-1	12034 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-077	M-2	M-1	12034 GREENSTONE AVE	SANTA FE SPRINGS
8026-020-081	M-2	M-1	11735 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-087	M-1	M-1	11831 SHOEMAKER AVE	SANTA FE SPRINGS
8026-020-087	M-2	M-1	11831 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-027	M-2	M-1	12415 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-028	M-2	M-1	12419 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-029	M-2	M-1	12427 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-030	M-2	M-1	12505 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-031	M-2	M-1	12513 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-032	M-2	M-1	12521 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-050	M-2	M-1	12311 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-051	M-2	M-1	12321 SHOEMAKER AVE	SANTA FE SPRINGS
8026-041-054	M-2	M-1	12959 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-006	BP	MU-TOD	12623 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-006	C-4	MU-TOD	12623 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-007	C-4	MU-TOD	12607 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-008	C-4	MU-TOD	12631 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-009	C-4	MU-TOD	12643 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-010	M-2	MU-TOD	12655 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-014	M-2	MU-TOD	12711 IMPERIAL HWY	SANTA FE SPRINGS
8026-042-017	M-2	MU-TOD	N/A	N/A
8026-042-018	M-2	MU-TOD	12438 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-020	M-2	MU-TOD	12420 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-022	BP	MU-TOD	12438 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-022	M-2	MU-TOD	12438 BLOOMFIELD AVE	SANTA FE SPRINGS
8026-042-803	BP	MU-TOD	N/A	N/A
8026-042-803	BP	MU-TOD	N/A	N/A
8029-003-048	M-1	M-1	13400 TELEGRAPH RD	WHITTIER
8044-001-007	M-2	C-4	13352 IMPERIAL HWY	SANTA FE SPRINGS
8044-001-025	M-2	C-4	13238 IMPERIAL HWY	SANTA FE SPRINGS
8044-001-046	M-2	C-4	13204 IMPERIAL HWY	SANTA FE SPRINGS
8044-001-047	M-2	C-4	13220 IMPERIAL HWY	SANTA FE SPRINGS
8044-002-007	M-2	C-4	13412 IMPERIAL HWY	SANTA FE SPRINGS
8059-003-002	M-1	M-2	14010 CARMENITA RD	SANTA FE SPRINGS
8059-003-003	M-1	M-2	14018 CARMENITA RD	SANTA FE SPRINGS
8059-003-018	M-1	M-2	13451 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-028	M-1	M-2	N/A	N/A
8059-003-029	M-1	M-2	14006 CARMENITA RD	SANTA FE SPRINGS
8059-003-030	M-1	M-2	13443 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-031	M-1	M-2	13443 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-032	M-1	M-2	13463 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-032	M-1	M-2	13463 ROSECRANS AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8059-003-032	M-1	M-2	13463 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-033	M-1	M-2	13461 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-034	M-1	M-2	14024 CARMENITA RD	SANTA FE SPRINGS
8059-003-035	M-1	M-2	13417 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-035	M-1	M-2	13417 ROSECRANS AVE	SANTA FE SPRINGS
8059-003-035	M-1	M-2	13417 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-010	C-4-PD	ML	14317 VALLEY VIEW AVE	SANTA FE SPRINGS
8069-006-017	C-4-PD	ML	14122 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-030	C-4-PD	ML	14114 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-043	C-4-PD	ML	14311 VALLEY VIEW AVE	SANTA FE SPRINGS
8069-006-044	C-4-PD	ML	14150 ROSECRANS AVE	SANTA FE SPRINGS
8069-006-045	C-4-PD	ML	14515 VALLEY VIEW AVE	SANTA FE SPRINGS
8069-006-047	C-4-PD	ML	14156 ROSECRANS AVE	SANTA FE SPRINGS
8167-003-008	M-2	M-1	12943 LOS NIETOS RD	SANTA FE SPRINGS
8167-003-800	M-2	M-1	9816 GREENLEAF AVE	SANTA FE SPRINGS
8167-003-801	M-2	M-1	N/A	N/A
8167-004-024	M-2	M-1	13023 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-025	M-2	M-1	13021 7/8 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-026	M-2	M-1	13015 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-027	M-2	M-1	13017 1/2 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-028	M-2	M-1	13011 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-035	M-2	M-1	12983 LOS NIETOS RD	SANTA FE SPRINGS
8167-004-048	M-2	M-1	12997 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-003	M-2	M-1	13039 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-017	M-2	M-1	13109 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-018	M-2	M-1	10047 PAINTER AVE	SANTA FE SPRINGS
8167-005-019	M-2	M-1	10035 PAINTER AVE	SANTA FE SPRINGS
8167-005-020	M-2	M-1	13112 BARTON RD	WHITTIER
8167-005-021	M-2	M-1	13120 BARTON RD	WHITTIER
8167-005-022	M-2	M-1	13136 BARTON RD	WHITTIER
8167-005-023	M-2	M-1	13142 BARTON RD	WHITTIER
8167-005-025	M-2-PD	M-1	10135 PAINTER AVE	SANTA FE SPRINGS
8167-005-026	M-2	M-1	13045 LOS NIETOS RD	SANTA FE SPRINGS
8167-005-026	M-2	M-1	13045 LOS NIETOS RD	SANTA FE SPRINGS
8167-006-006	M-1	M-1	9825 PAINTER AVE	SANTA FE SPRINGS
8167-006-006	M-1	M-1	9825 PAINTER AVE	SANTA FE SPRINGS
8167-028-028	M-1-PD	M-1	9810 PAINTER AVE	SANTA FE SPRINGS
8167-028-029	M-1-PD	M-1	13281 BARTON CIR	SANTA FE SPRINGS
8167-028-030	M-1-PD	M-1	13273 BARTON CIR	SANTA FE SPRINGS
8167-028-031	M-1-PD	M-1	13265 BARTON CIR	SANTA FE SPRINGS
8167-028-032	M-1-PD	M-1	13257 BARTON CIR	SANTA FE SPRINGS
8167-028-033	M-1-PD	M-1	13249 BARTON CIR	SANTA FE SPRINGS
8167-028-034	M-1-PD	M-1	13241 BARTON CIR	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8167-028-035	M-1-PD	M-1	13233 BARTON CIR	SANTA FE SPRINGS
8167-028-036	M-1-PD	M-1	13225 BARTON CIR	SANTA FE SPRINGS
8167-028-037	M-1-PD	M-1	13217 BARTON CIR	WHITTIER
8167-028-038	M-1-PD	M-1	13209 BARTON CIR	SANTA FE SPRINGS
8167-028-039	M-1-PD	M-1	13201 BARTON CIR	SANTA FE SPRINGS
8167-028-040	M-1-PD	M-1	9920 PAINTER AVE	SANTA FE SPRINGS
8167-028-041	M-1-PD	M-1	13210 BARTON CIR	SANTA FE SPRINGS
8167-028-042	M-1-PD	M-1	13236 BARTON CIR	SANTA FE SPRINGS
8167-028-043	M-1-PD	M-1	13240 BARTON CIR	SANTA FE SPRINGS
8167-028-044	M-1-PD	M-1	13270 BARTON CIR	SANTA FE SPRINGS
8167-028-045	M-1-PD	M-1	9930 PAINTER AVE	SANTA FE SPRINGS
8167-029-003	M-1	M-1	10030 PAINTER AVE	SANTA FE SPRINGS
8167-029-019	M-1	M-1	10016 PAINTER AVE	SANTA FE SPRINGS
8167-029-023	M-1	M-1	10106 PAINTER AVE	SANTA FE SPRINGS
8167-029-026	M-1	M-1	10040 PAINTER AVE	SANTA FE SPRINGS
8167-029-026	M-1	M-1	10040 PAINTER AVE	SANTA FE SPRINGS
8167-037-012	M-2	M-1	9415 GREENLEAF AVE	SANTA FE SPRINGS
8167-037-013	M-2	M-1	12801 ANN ST	SANTA FE SPRINGS
8167-037-014	M-2	M-1	12866 ANN ST	SANTA FE SPRINGS
8167-037-015	M-2	M-1	12866 ANN ST	SANTA FE SPRINGS
8168-001-007	M-2	M-1	8916 NORWALK BLVD	SANTA FE SPRINGS
8168-001-042	M-2	M-1	11650 BURKE ST	SANTA FE SPRINGS
8168-001-043	M-2	M-1	11630 BURKE ST	SANTA FE SPRINGS
8168-001-050	M-2	M-1	8739 DICE RD	SANTA FE SPRINGS
8168-001-051	M-2	M-1	11718 BURKE ST	SANTA FE SPRINGS
8168-001-816	M-2	M-1	N/A	N/A
8168-015-002	M-1	M-1	8317 1/2 SECURA WAY	SANTA FE SPRINGS
8168-015-007	M-1	M-1	8333 SECURA WAY	SANTA FE SPRINGS
8168-015-011	M-1	M-1	8357 SECURA WAY	SANTA FE SPRINGS
8168-015-013	M-1	M-1	8411 SECURA WAY	SANTA FE SPRINGS
8168-015-016	M-1	M-1	11990 RIVERA RD	SANTA FE SPRINGS
8168-015-017	M-1	M-1	8317 SECURA WAY	SANTA FE SPRINGS
8168-015-019	M-1	M-1	8425 SECURA WAY	SANTA FE SPRINGS
8168-015-020	M-1	M-1	8417 SECURA WAY	SANTA FE SPRINGS
8168-015-023	M-1	M-1	8413 SECURA WAY	SANTA FE SPRINGS
8168-015-046	M-1	M-1	8355 SECURA WAY	SANTA FE SPRINGS
8168-015-047	M-1	M-1	8349 SECURA WAY	SANTA FE SPRINGS
8168-015-049	M-1	M-1	12000 RIVERA RD	SANTA FE SPRINGS
8168-015-051	M-1	M-1	8427 SECURA WAY	SANTA FE SPRINGS
8168-015-052	M-1	M-1	12004 1/2 RIVERA RD	SANTA FE SPRINGS
8168-026-004	M-1	M-1	8444 SECURA WAY	SANTA FE SPRINGS
8168-026-005	M-1	M-1	8440 SECURA WAY	SANTA FE SPRINGS
8168-026-006	M-1	M-1	8432 SECURA WAY	SANTA FE SPRINGS
8168-026-007	M-1	M-1	8424 SECURA WAY	SANTA FE SPRINGS
8168-026-008	M-1	M-1	8418 SECURA WAY	SANTA FE SPRINGS
8168-026-009	M-1	M-1	8416 SECURA WAY	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8168-026-010	M-1	M-1	8406 SECURA WAY	SANTA FE SPRINGS
8168-026-011	M-1	M-1	8400 SECURA WAY	SANTA FE SPRINGS
8168-026-012	M-1	M-1	8354 SECURA WAY	SANTA FE SPRINGS
8168-026-013	M-1	M-1	8348 SECURA WAY	SANTA FE SPRINGS
8168-026-014	M-1	M-1	8342 SECURA WAY	SANTA FE SPRINGS
8168-026-015	M-1	M-1	8332 SECURA WAY	SANTA FE SPRINGS
8168-026-016	M-1	M-1	12020 RIVERA RD	SANTA FE SPRINGS
8168-026-017	M-1	M-1	12030 RIVERA RD	SANTA FE SPRINGS
8168-026-026	M-1	M-1	8421 CHETLE AVE	SANTA FE SPRINGS
8168-026-027	M-1	M-1	8433 CHETLE AVE	SANTA FE SPRINGS
8168-026-028	M-1	M-1	8433 CHETLE AVE	SANTA FE SPRINGS
8168-026-029	M-1	M-1	8503 CHETLE AVE	SANTA FE SPRINGS
8168-026-030	M-1	M-1	8509 CHETLE AVE	SANTA FE SPRINGS
8168-026-039	M-1	M-1	8403 CHETLE AVE	SANTA FE SPRINGS
8168-026-040	M-1	M-1	8409 CHETLE AVE	SANTA FE SPRINGS
8168-026-041	M-1	M-1	8333 CHETLE AVE	SANTA FE SPRINGS
8168-026-042	M-1	M-1	8515 CHETLE AVE	SANTA FE SPRINGS
8168-026-043	M-1	M-1	12040 RIVERA RD	SANTA FE SPRINGS
8168-026-044	M-1	M-1	8311 CHETLE AVE	SANTA FE SPRINGS
8168-026-045	M-1	M-1	8533 CHETLE AVE	SANTA FE SPRINGS
8169-001-011	M-1-PD	M-1	12000 WASHINGTON BLVD	SANTA FE SPRINGS
8169-001-012	M-1	M-1	12051 RIVERA RD	SANTA FE SPRINGS
8169-001-013	M-1	M-1	12055 RIVERA RD	SANTA FE SPRINGS
8169-001-013	M-1-PD	M-1	12055 RIVERA RD	SANTA FE SPRINGS
8169-001-016	M-1	M-1	11954 WASHINGTON BLVD	SANTA FE SPRINGS
8169-001-016	M-1	M-1	11954 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-002	M-1	M-1	N/A	N/A
8169-002-005	M-1	M-1	11934 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-005	M-1	M-1	11934 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-008	M-1	M-1	8119 SECURA WAY	SANTA FE SPRINGS
8169-002-009	M-1	M-1	8123 SECURA WAY	SANTA FE SPRINGS
8169-002-011	M-1	M-1	8140 SECURA WAY	SANTA FE SPRINGS
8169-002-014	M-1	M-1	8200 SECURA WAY	SANTA FE SPRINGS
8169-002-015	M-1	M-1	8206 SECURA WAY	SANTA FE SPRINGS
8169-002-016	M-1	M-1	11983 RIVERA RD	SANTA FE SPRINGS
8169-002-022	M-1	M-1	8141 SECURA WAY	SANTA FE SPRINGS
8169-002-023	M-1	M-1	8145 SECURA WAY	SANTA FE SPRINGS
8169-002-025	M-1	M-1	8108 SECURA WAY	SANTA FE SPRINGS
8169-002-026	M-1	M-1	8110 SECURA WAY	SANTA FE SPRINGS
8169-002-027	M-1	M-1	8118 SECURA WAY	SANTA FE SPRINGS
8169-002-028	M-1	M-1	8100 SECURA WAY	SANTA FE SPRINGS
8169-002-029	M-1	M-1	11965 RIVERA RD	SANTA FE SPRINGS
8169-002-030	M-1	M-1	11967 RIVERA RD	SANTA FE SPRINGS
8169-002-031	M-1	M-1	11969 RIVERA RD	SANTA FE SPRINGS
8169-002-032	M-1	M-1	11973 RIVERA RD	SANTA FE SPRINGS
8169-002-033	M-1	M-1	8203 SECURA WAY	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8169-002-034	M-1	M-1	8209 SECURA WAY	SANTA FE SPRINGS
8169-002-035	M-1	M-1	8122 SECURA WAY	SANTA FE SPRINGS
8169-002-036	M-1	M-1	8126 SECURA WAY	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-002-043	M-1	M-1	11908 WASHINGTON BLVD	SANTA FE SPRINGS
8169-003-005	M-1	M-1	11923 RIVERA RD	SANTA FE SPRINGS
8169-003-006	M-1	M-1	11927 RIVERA RD	SANTA FE SPRINGS
8169-003-007	M-1	M-1	N/A	N/A
8169-003-008	M-1	M-1	11937 RIVERA RD	SANTA FE SPRINGS
8169-003-009	M-1	M-1	11941 RIVERA RD	SANTA FE SPRINGS
8169-003-012	M-1	M-1	11955 RIVERA RD	SANTA FE SPRINGS
8169-003-013	M-1	M-1	11959 RIVERA RD	SANTA FE SPRINGS
8169-003-017	M-1	M-1	8230 SORENSEN AVE	SANTA FE SPRINGS
8169-003-018	M-1	M-1	8224 SORENSEN AVE	SANTA FE SPRINGS
8169-003-019	M-1	M-1	8214 SORENSEN AVE	SANTA FE SPRINGS
8169-003-026	M-1	M-1	8206 1/2 SORENSEN AVE	SANTA FE SPRINGS
8169-003-027	M-1	M-1	8202 SORENSEN AVE	SANTA FE SPRINGS
8169-003-031	M-1	M-1	8212 SORENSEN AVE	SANTA FE SPRINGS
8169-003-032	M-1	M-1	8210 1/2 SORENSEN AVE	SANTA FE SPRINGS
8169-003-033	M-1	M-1	8210 SORENSEN AVE	SANTA FE SPRINGS
8169-003-034	M-1	M-1	8208 SORENSEN AVE	SANTA FE SPRINGS
8169-003-035	M-1	M-1	11919 RIVERA RD	SANTA FE SPRINGS
8169-003-041	M-1	M-1	8308 SORENSEN AVE	SANTA FE SPRINGS
8169-003-042	M-1	M-1	11945 RIVERA RD	SANTA FE SPRINGS
8169-003-043	M-1	C-4	11808 WASHINGTON BLVD	SANTA FE SPRINGS
8169-003-044	M-1	C-4	8028 SORENSEN AVE	SANTA FE SPRINGS
8169-003-045	M-1	M-1	8110 SORENSEN AVE	SANTA FE SPRINGS
8169-004-001	M-1	C-4	N/A	N/A
8169-004-002	M-1	C-4	11668 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-003	M-1	C-4	11720 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-004	M-1	C-4	11734 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-006	M-1	C-4	11746 WASHINGTON BLVD	SANTA FE SPRINGS
8169-004-016	M-1	C-4	11750 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-001	M-1	C-4	11642 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-012	M-1	M-1	8140 ALLPORT AVE	SANTA FE SPRINGS
8169-005-014	M-1	M-1	8035 FREESTONE AVE	SANTA FE SPRINGS
8169-005-017	M-1	C-4	11648 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-018	M-1	C-4	N/A	N/A
8169-005-019	M-1	C-4	11664 WASHINGTON BLVD	SANTA FE SPRINGS
8169-005-020	M-1	C-4	8020 FREESTONE AVE	SANTA FE SPRINGS
8169-005-025	M-1	M-1	8122 1/2 ALLPORT AVE	SANTA FE SPRINGS
8169-005-028	M-1	C-4	8030 FREESTONE AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8169-005-029	M-1	M-1	8038 FREESTONE AVE	SANTA FE SPRINGS
8169-005-030	M-1	M-1	8130 ALLPORT AVE	SANTA FE SPRINGS
8169-005-031	M-1	M-1	8122 ALLPORT AVE	SANTA FE SPRINGS
8169-005-032	M-1	M-1	8112 FREESTONE AVE	SANTA FE SPRINGS
8169-005-033	M-1	M-1	8124 ALLPORT AVE	SANTA FE SPRINGS
8169-005-034	M-1	M-1	8024 ALLPORT AVE	SANTA FE SPRINGS
8169-005-035	M-1	M-1	8036 ALLPORT AVE	SANTA FE SPRINGS
8169-005-036	M-1	M-1	8118 ALLPORT AVE	SANTA FE SPRINGS
8169-007-001	M-1	M-1	8338 ALLPORT AVE	SANTA FE SPRINGS
8169-007-004	M-1	M-1	11751 SLAUSON AVE	SANTA FE SPRINGS
8169-007-011	M-1	M-1	11769 SLAUSON AVE	SANTA FE SPRINGS
8169-007-012	M-1	M-1	11765 SLAUSON AVE	SANTA FE SPRINGS
8169-007-014	M-1	M-1	11775 SLAUSON AVE	SANTA FE SPRINGS
8169-007-015	M-1	M-1	11779 SLAUSON AVE	SANTA FE SPRINGS
8169-007-016	M-1	M-1	8406 ALLPORT AVE	SANTA FE SPRINGS
8169-007-018	M-1	M-1	8406 ALLPORT AVE	SANTA FE SPRINGS
8169-007-019	M-1	M-1	8402 ALLPORT AVE	SANTA FE SPRINGS
8169-007-020	M-1	M-1	8200 ALLPORT AVE	SANTA FE SPRINGS
8169-007-021	M-1	M-1	8222 ALLPORT AVE	SANTA FE SPRINGS
8169-007-022	M-1	M-1	8226 ALLPORT AVE	SANTA FE SPRINGS
8169-007-023	M-1	M-1	8282 ALLPORT AVE	SANTA FE SPRINGS
8169-007-024	M-1	M-1	11807 7/8 SLAUSON AVE	SANTA FE SPRINGS
8169-007-025	M-1	M-1	11807 3/4 SLAUSON AVE	SANTA FE SPRINGS
8169-007-026	M-1	M-1	11807 3/8 SLAUSON AVE	SANTA FE SPRINGS
8169-007-027	M-1	M-1	11807 SLAUSON AVE	SANTA FE SPRINGS
8169-007-028	M-1	M-1	11805 SLAUSON AVE	SANTA FE SPRINGS
8169-007-029	M-1	M-1	11803 SLAUSON AVE	SANTA FE SPRINGS
8169-007-030	M-1	M-1	11801 SLAUSON AVE	SANTA FE SPRINGS
8169-007-031	M-1	M-1	11809 SLAUSON AVE UNIT B	SANTA FE SPRINGS
8169-007-032	M-1	M-1	11809 SLAUSON AVE	SANTA FE SPRINGS
8169-007-033	M-1	M-1	11811 SLAUSON AVE	SANTA FE SPRINGS
8169-007-034	M-1	M-1	11813 SLAUSON AVE	SANTA FE SPRINGS
8169-007-035	M-1	M-1	11815 SLAUSON AVE	SANTA FE SPRINGS
8169-007-036	M-1	M-1	11821 SLAUSON AVE	SANTA FE SPRINGS
8169-007-038	M-1	M-1	8330 ALLPORT AVE	SANTA FE SPRINGS
8169-007-039	M-1	M-1	8312 ALLPORT AVE	SANTA FE SPRINGS
8169-008-002	M-1	M-1	8339 ALLPORT AVE	SANTA FE SPRINGS
8169-008-003	M-1	M-1	8403 ALLPORT AVE	SANTA FE SPRINGS
8169-008-014	M-1	M-1	11705 SLAUSON AVE	SANTA FE SPRINGS
8169-008-015	M-1	M-1	8415 ALLPORT AVE	SANTA FE SPRINGS
8169-008-017	M-1	M-1	8315 ALLPORT AVE	SANTA FE SPRINGS
8169-008-018	M-1	M-1	8319 ALLPORT AVE	SANTA FE SPRINGS
8169-011-014	M-1	M-1	8058 WESTMAN AVE	SANTA FE SPRINGS
8169-011-014	M-1	M-1	8058 WESTMAN AVE	SANTA FE SPRINGS
8169-011-015	M-1	M-1	8050 WESTMAN AVE	SANTA FE SPRINGS
8169-011-015	M-1	M-1	8050 WESTMAN AVE	SANTA FE SPRINGS

APN	Existing Zone	Proposed Zone	Address	City
8169-011-016	M-1	M-1	8040 WESTMAN AVE	SANTA FE SPRINGS
8169-011-016	M-1	M-1	8040 WESTMAN AVE	SANTA FE SPRINGS
8169-011-017	M-1	M-1	8032 WESTMAN AVE	SANTA FE SPRINGS
8169-011-017	M-1	M-1	8032 WESTMAN AVE	SANTA FE SPRINGS
8169-011-018	M-1	M-1	8018 WESTMAN AVE	SANTA FE SPRINGS
8169-011-021	M-1	M-1	8037 ALLPORT AVE	SANTA FE SPRINGS
8169-011-022	M-1	M-1	8101 ALLPORT AVE	SANTA FE SPRINGS
8169-011-023	M-1	M-1	8107 ALLPORT AVE	SANTA FE SPRINGS
8169-011-024	M-1	M-1	8135 ALLPORT AVE	SANTA FE SPRINGS
8169-011-026	M-1	M-1	8205 ALLPORT AVE	SANTA FE SPRINGS
8169-011-027	M-1	M-1	8207 ALLPORT AVE	SANTA FE SPRINGS
8169-011-028	M-1	M-1	8229 ALLPORT AVE	SANTA FE SPRINGS
8169-011-029	M-1	M-1	8231 ALLPORT AVE	SANTA FE SPRINGS
8169-011-030	M-1	M-1	8235 ALLPORT AVE	SANTA FE SPRINGS
8169-011-031	M-1	M-1	8303 ALLPORT AVE	SANTA FE SPRINGS
8169-011-032	M-1	M-1	11540 WASHINGTON BLVD	SANTA FE SPRINGS
8169-011-032	M-1	M-1	11540 WASHINGTON BLVD	SANTA FE SPRINGS
8169-011-038	M-1	M-1	11701 SLAUSON AVE	SANTA FE SPRINGS
8169-011-038	M-1	M-1	11701 SLAUSON AVE	SANTA FE SPRINGS
8169-012-006	C-4	MU	8032 BROADWAY AVE	SANTA FE SPRINGS
8169-012-017	C-4	MU	8044 BROADWAY AVE	SANTA FE SPRINGS
8169-012-018	C-4	MU	8100 BROADWAY AVE	SANTA FE SPRINGS
8169-012-047	C-4	MU	11508 WASHINGTON BLVD	SANTA FE SPRINGS
8169-012-050	C-4	MU	11400 WASHINGTON BLVD	SANTA FE SPRINGS
8169-012-051	C-4	MU	11426 WASHINGTON BLVD	SANTA FE SPRINGS
8169-021-029	M-2	M-1	11700 SLAUSON AVE	SANTA FE SPRINGS
8169-027-046	M-2	M-1	8623 DICE RD	SANTA FE SPRINGS
8169-027-047	M-2	M-1	8535 DICE RD	SANTA FE SPRINGS
8169-027-048	M-2	M-1	8607 DICE RD	SANTA FE SPRINGS
8176-017-005	C-4	MU-TOD	7820 NORWALK BLVD	WHITTIER
8176-017-006	C-4	MU-TOD	7860 NORWALK BLVD	WHITTIER
8176-017-008	C-4	MU-TOD	11125 WASHINGTON BLVD	WHITTIER
8176-017-010	C-4	MU-TOD	7910 NORWALK BLVD	SANTA FE SPRINGS
8176-017-012	C-4	MU-TOD	7916 NORWALK BLVD	SANTA FE SPRINGS
8176-017-013	C-4	MU-TOD	11143 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-014	C-4	MU-TOD	11139 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-015	C-4	MU-TOD	11153 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-016	C-4	MU-TOD	11161 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-017	C-4	MU-TOD	11213 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-018	C-4	MU-TOD	11223 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-019	C-4	MU-TOD	11235 WASHINGTON BLVD	SANTA FE SPRINGS
8176-017-029	C-4	MU-TOD	7932 NORWALK BLVD	WHITTIER
8176-017-030	C-4	MU-TOD	7810 NORWALK BLVD	SANTA FE SPRINGS
8177-031-009	M-2	M-1	8741 PIONEER BLVD	SANTA FE SPRINGS
8177-031-010	M-2	M-1	8807 PIONEER BLVD	SANTA FE SPRINGS
8177-031-013	M-2	M-1	8731 PIONEER BLVD	SANTA FE SPRINGS

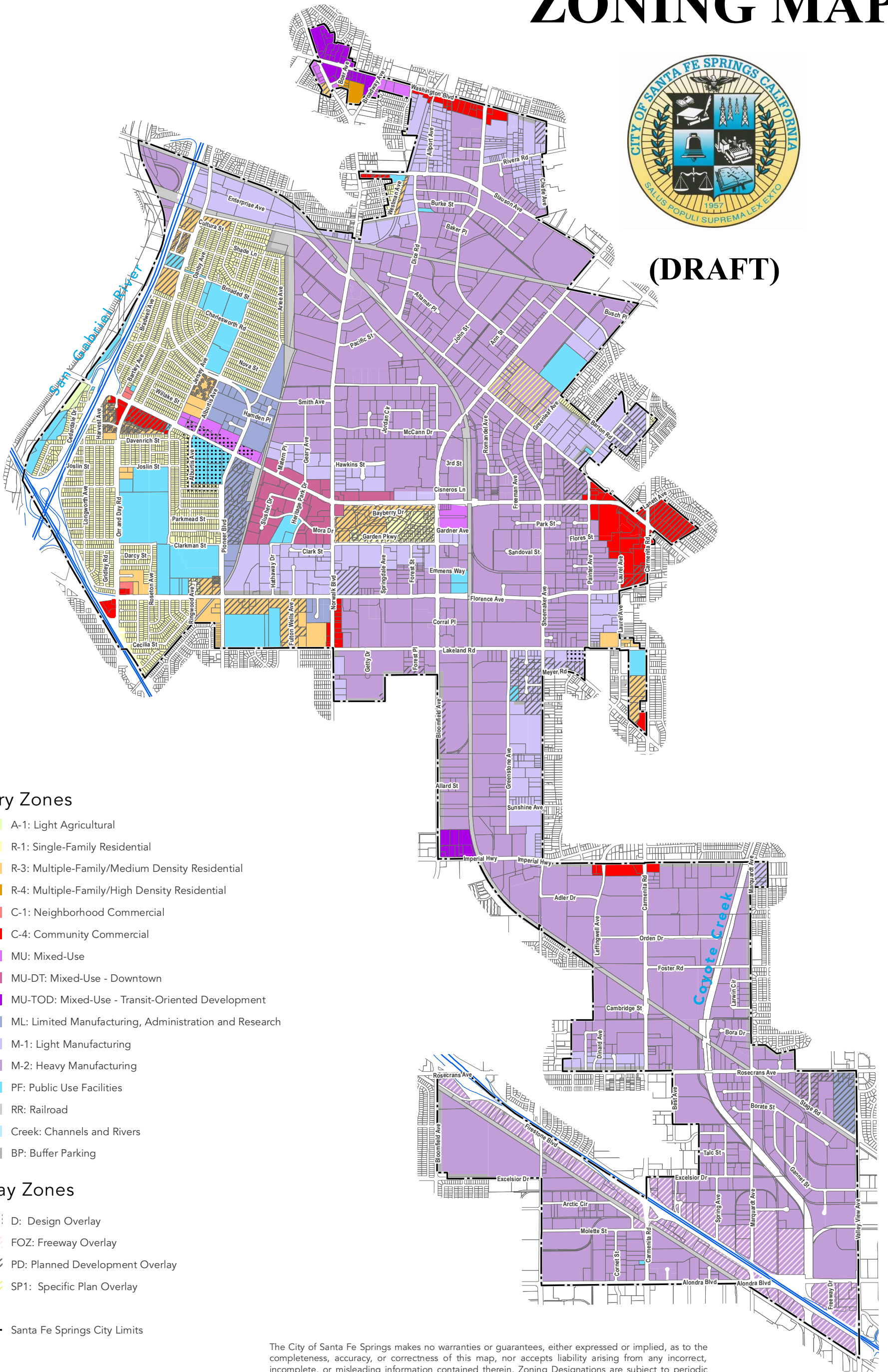
APN	Existing Zone	Proposed Zone	Address	City
8177-031-017	M-2	M-1	N/A	N/A
8177-031-018	M-2	M-1	N/A	N/A
8177-031-019	M-2	M-1	8839 PIONEER BLVD	SANTA FE SPRINGS
8177-031-019	M-2	M-1	8839 PIONEER BLVD	SANTA FE SPRINGS
8177-031-019	M-2	M-1	8839 PIONEER BLVD	SANTA FE SPRINGS
8178-001-015	C-4	MU-TOD	11208 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-016	C-4	MU-TOD	11230 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-026	C-4	MU-TOD	11130 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-027	C-4	MU-TOD	N/A	N/A
8178-001-045	C-4	MU-TOD	11330 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-049	C-4	MU	8118 NORWALK BLVD	SANTA FE SPRINGS
8178-001-054	C-4	MU-TOD	11236 WASHINGTON BLVD	SANTA FE SPRINGS
8178-001-055	C-4	MU-TOD	8018 BOER AVE	SANTA FE SPRINGS
8178-001-061	C-4	MU-TOD	11302 WASHINGTON BLVD	SANTA FE SPRINGS
8178-004-004	C-4	MU	8039 NORWALK BLVD	SANTA FE SPRINGS
8178-004-005	C-4	MU	8045 NORWALK BLVD	SANTA FE SPRINGS
8178-004-009	C-4	MU	8013 NORWALK BLVD	SANTA FE SPRINGS
8178-004-065	C-4-PD	MU	N/A	N/A
8178-004-068	C-4-PD	MU	11036 WASHINGTON BLVD	WHITTIER
8178-033-050	M-2	M-1	8905 NORWALK BLVD	SANTA FE SPRINGS
8178-033-054	M-2	M-1	11584 PERKINS AVE	SANTA FE SPRINGS
8178-033-055	M-2	M-1	N/A	N/A
8178-033-056	M-2	M-1	11548 PERKINS AVE	SANTA FE SPRINGS
8178-033-057	M-2	M-1	11546 PERKINS AVE	SANTA FE SPRINGS
8178-033-058	M-2	M-1	11544 PERKINS AVE	SANTA FE SPRINGS
8178-033-063	M-2	M-1	11578 PERKINS AVE	SANTA FE SPRINGS
8178-033-063	M-2	M-1	11578 PERKINS AVE	SANTA FE SPRINGS
8178-035-013	M-2	M-1	8830 DECOSTA AVE	SANTA FE SPRINGS
8178-037-003	M-2	M-1	8724 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-004	M-2	M-1	8834 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-012	M-2	M-1	8825 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-014	M-2	M-1	8721 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-017	M-2	M-1	N/A	N/A
8178-037-019	M-2	M-1	8739 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-020	M-2	M-1	8750 PIONEER BLVD	SANTA FE SPRINGS
8178-037-028	M-2	M-1	8844 MILLERGROVE DR	SANTA FE SPRINGS
8178-037-029	M-2	M-1	N/A	N/A
8178-037-030	M-2	M-1	N/A	N/A
8178-037-802	M-2	M-1	N/A	N/A



# City of Santa Fe Springs ZONING MAP



**(DRAFT)**



## Primary Zones

- A-1: Light Agricultural
- R-1: Single-Family Residential
- R-3: Multiple-Family/Medium Density Residential
- R-4: Multiple-Family/High Density Residential
- C-1: Neighborhood Commercial
- C-4: Community Commercial
- MU: Mixed-Use
- MU-DT: Mixed-Use - Downtown
- MU-TOD: Mixed-Use - Transit-Oriented Development
- ML: Limited Manufacturing, Administration and Research
- M-1: Light Manufacturing
- M-2: Heavy Manufacturing
- PF: Public Use Facilities
- RR: Railroad
- Creek: Channels and Rivers
- BP: Buffer Parking

## Overlay Zones

- D: Design Overlay
- FOZ: Freeway Overlay
- PD: Planned Development Overlay
- SP1: Specific Plan Overlay
- Santa Fe Springs City Limits

Source: City of Santa Fe Springs  
Revised: July 2023



The City of Santa Fe Springs makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of this map, nor accepts liability arising from any incorrect, incomplete, or misleading information contained therein. Zoning Designations are subject to periodic changes, which may not be reflected on this map. As such, you are advised to confirm the Zoning designations of any particular parcel prior to proceeding with a land use decision or development project. The City of Santa Fe Springs Planning Department may be contacted at:

City of Santa Fe Springs | Planning Department  
11710 Telegraph Road, Santa Fe Springs, CA 90670  
Tel: 562-868-0511  
Web: <https://www.santafesprings.org>