



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

TUESDAY, DECEMBER 5, 2023
AT 6:00 P.M.

CITY HALL COUNCIL CHAMBERS
11710 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670

CITY COUNCIL

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

CITY MANAGER

René Bobadilla, P.E.

CITY ATTORNEY

Ivy M. Tsai

CITY STAFF

Fire Chief
Police Chief
Director of Community Services
Director of Finance
Director of Planning
Director of Police Services
Director of Public Works
City Clerk

Chad Van Meeteren
Aviv Bar
Maricela Balderas
Lana Dich
Wayne Morrell
Dino Torres
James Enriquez
Janet Martinez

NOTICES

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

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

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

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.

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

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

PRESENTATIONS

1. RECOGNITION FOR OUTGOING MAYOR FROM LEGISLATIVE, BUSINESS, AND EDUCATIONAL REPRESENTATIVES
2. MAYOR YEAR-END RECAP

INSTALLATION OF MAYOR AND MAYOR PRO TEM

CHANGES TO AGENDA

PUBLIC COMMENTS ON NON-AGENDA AND AGENDA ITEMS

At this time, the general public may address the City Council on both non-agenda *and* agenda items. Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING SUCCESSOR, SUCCESSOR AGENCY, AND CITY COUNCIL AGENDA

PUBLIC HEARING

3. PUBLIC HEARING FOR THE APPROVAL OF ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 86 AND ADOPTION OF RESOLUTION NO. 9889 – AN ALCOHOL SALES CONDITIONAL USE PERMIT REQUEST TO ALLOW THE OPERATION AND MAINTENANCE OF THE STORAGE AND DISTRIBUTION OF AN ALCOHOLIC BEVERAGE USE (POLICE SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 86, and thereafter, close the Public Hearing; and

- 2) Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 3) Approve Alcohol Sales Conditional Use Permit Case No. 86, subject to the conditions of approval as contained within Resolution No. 9889; and
- 4) Adopt Resolution No. 9889, which incorporates the City Council's findings and actions regarding this matter.

OLD BUSINESS – NONE

REGULAR BUSINESS

4. APPOINTMENTS TO CITY COMMISSIONS/COMMITTEES AND EXTERNAL ORGANIZATIONS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Review and make appointments to City commissions and committees as desired; and
- 2) Review and make appointments to City Council liaisons to advisory committees as desired; and
- 3) Review and make appointments to City Council subcommittees as desired; and
- 4) Review and make appointments to external organizations as desired; and
- 5) Take such additional, related, action that may be desirable.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Councilmember wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any Ordinance.

PUBLIC FINANCING AUTHORITY

5. MINUTES OF THE NOVEMBER 21, 2023 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

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

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Receive and file the report.

WATER UTILITY AUTHORITY

7. **MINUTES OF THE NOVEMBER 21, 2023 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)**

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Approve the minutes as submitted.

8. **MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH THE CITY OF SANTA FE SPRINGS WATER UTILITY AUTHORITY (WUA) (FINANCE)**

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Receive and file the report.

9. **STATUS UPDATE OF WATER-RELATED CAPITAL IMPROVEMENT PROJECTS (PUBLIC WORKS)**

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Receive and file the report; and
- 2) Take such additional, related action that may be desirable.

HOUSING SUCCESSOR

10. **MINUTES OF THE NOVEMBER 7 AND 21, 2023 REGULAR CITY COUNCIL MEETINGS (CITY CLERK)**

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

11. **MINUTES OF THE NOVEMBER 7 AND 21, 2023 REGULAR CITY COUNCIL MEETINGS (CITY CLERK)**

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.
12. **RESOLUTION NO. SA-2023-001, CONFIRMING THE CONTINUED EXISTENCE OF THE DISPOSITION AND DEVELOPMENT AGREEMENT DATED MAY 11, 1995 WITH THE SCHORK FAMILY PARTNERSHIP AND AUTHORIZING THE EXECUTION AND DELIVERY OF A GRANT DEED CONVEYING THE SUCCESSOR AGENCY PROPERTIES LOCATED AT APN: 8082-002-914 AND 8082-002-915 TO THE SCHORK FAMILY PARTNERSHP (PLANNING)**

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Confirm the continued existence of that certain Disposition and Development Agreement (“DDA”) dated May 11, 1995, between the Santa Fe Springs Community Redevelopment Commission/Redevelopment Agency and the Schork Family Partnership.
- 2) Adopt Resolution No. SA-2023-001, authorizing the execution of a Grant Deed of the Successor Agency properties located at APN: 8082-002-914 and 8082-002-915 to the Schork Family Partnership.
- 3) Recommend to the Oversight Board the approval of the transfer of the properties located at APN: 8082-002-914 and 8082-002-915 to the Schork Family Partnership pursuant to the DDA.
- 4) Take such additional, related action that may be desirable.

CITY COUNCIL

13. **MINUTES OF THE NOVEMBER 7 AND 21, 2023 REGULAR AND SPECIAL CITY COUNCIL MEETINGS (CITY CLERK)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.
14. **RESOLUTION NO. 9891 – SUPPORT OF THE L.A. CADA LYNWOOD PROJECT (CITY CLERK)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9891, expressing support for the L.A. CADA Lynwood Project.

15. **ADOPT RESOLUTION NO. 9890, A REPLACEMENT RESOLUTION FOR RESOLUTION 9754, SPECIFICALLY REMOVING THE CITY MANAGER'S NAME, BUT RETAINING THE TITLE OF CITY MANAGER, WITH ALL OTHER ESSENTIAL PROVISIONS OF RESOLUTION NO. 9754 REMAINING IN FULL FORCE AND EFFECT (PLANNING)**

RECOMMENDATION: It is recommended that the City Council:

- 1) Adopt Resolution No. 9890, replacing Resolution No. 9754, specifically removing the prior City Manager's name, but retaining the title of City Manager with all other provisions remaining the same as in Resolution No. 9754.
- 2) Take such additional, related action that may be desirable.

16. **CALIFORNIA HIGHWAY PATROL (CHP) – REQUEST FOR APPROVAL OF TRAFFIC CONTROL PLANS FOR OPERATION JINGLE ALL THE WAY (POLICE SERVICES)**

RECOMMENDATION: It is recommended that the City Council:

- 1) 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 Operation Jingle all the Way to be held on Saturday, December 16, 2023.

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Council member announcements; requests for future agenda items; conference/meetings reports. Members of the City Council will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

ADJOURNMENT

I, Fernando N. Muñoz, Deputy City Clerk for the City of Santa Fe Springs hereby certify that a copy of this agenda has been posted no less than 72 hours at the following locations; City's website at www.santafesprings.org; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road.



Fernando N. Muñoz, Deputy City Clerk



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: Dino Torres, Director of Police Services

SUBJECT: PUBLIC HEARING FOR THE APPROVAL OF ALCOHOL SALES
CONDITIONAL USE PERMIT CASE NO. 86 AND ADOPTION OF
RESOLUTION NO. 9889 – AN ALCOHOL SALES CONDITIONAL USE
PERMIT REQUEST TO ALLOW THE OPERATION AND MAINTENANCE
OF THE STORAGE AND DISTRIBUTION OF AN ALCOHOLIC
BEVERAGE USE

DATE: December 5, 2023

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 86, and thereafter, close the Public Hearing; and
- 2) Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 3) Approve Alcohol Sales Conditional Use Permit Case No. 86, subject to the conditions of approval as contained within Resolution No. 9889; and
- 4) Adopt Resolution No. 9889, which incorporates the City Council's findings and actions regarding this matter.

BACKGROUND/DISCUSSION

The business ABS Wholesale moved into the 18,435 square foot warehouse building at 13701 Excelsior Drive in February 2023. ABS Wholesale is a distributor of smoking accessories (butane, lighters, smoking paper, etc.) which are distributed to several mini-marts and liquor stores, including Seven Eleven. Majority of the distribution is done in

Alcohol Sales Conditional Use Permit Case No. 86

Page 2 of 18

bulk quantities. However, some local retailers have the option to enter the establishment and purchase merchandise as a wholesale acquisition with proof of a wholesale license.

Considering that majority of their customers includes mini-marts, liquor stores and other retail establishments where the sale of alcoholic beverages are licensed, the Applicant is proposing to provide those customers with a selection of imported beer and wine. This activity will result in the storage of alcoholic beverages at the location.

In accordance with Section 155.628, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 86 to allow the operation and maintenance of an alcoholic beverage storage and distribution use. Concurrent with this request, the applicant is also in the preliminary application review process for a Type 9 (Beer and Wine Importer) and a Type 17 (Beer and Wine Wholesaler) from the California Department of Alcoholic Beverage Control (“ABC”).

Staff does not foresee that the listed ABC Licenses will be denied to the Applicant. Nevertheless, should ASCUP Case No. 86 be approved and the ABC license applications be denied, the Applicant will have up to one-year to make alternative arrangements to satisfy ABC’s requirements and obtain the necessary licenses, otherwise this Permit will become null and void pursuant to Section 155.811 of the City Code.

On November 13, 2023, the Planning Commission conducted a public hearing to review and consider ASCUP Case No. 86. After evaluating the written report (Attachment C) and Staff’s oral report, the Planning Commission unanimously adopted Resolution No. 251-2023 (Attachment D) which contains a recommendation to the City Council to approve ASCUP Case No. 86 subject to the conditions contained in Resolution No. 9889 (Attachment E).

ENVIRONMENTAL

The Planning Commission has confirmed that this request is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (also known as the Cortese List) and is therefore not subject to the requirements set forth in Government Code Section 65962.5.

LEGAL NOTICE OF PUBLIC HEARING

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit 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. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and Town Center on November 21, 2023, as required by the State Zoning and Development Laws and by the City’s Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on November 21, 2023 (Exhibit A). Staff will report any inquiries received for this matter at the time of the Council’s meeting.

Alcohol Sales Conditional Use Permit Case No. 86

Page 3 of 18

SUMMARY/NEXT STEPS

Staff finds that the proposed alcohol beverage activities, if approved, will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the City in general. Moreover, the proposed use is consistent with the warehouse and office activities already present in the general area. Staff believes that the business activities along with the alcohol storage activities will have minimal to no impacts to the general area if the business operates in compliance with the City's Municipal Codes, Conditions of Approval, and with the Regulations imposed by the California Department of Alcoholic Beverage Control (ABC).

ATTACHMENT(S):

- A. Attachment A - Legal Notice of Public Hearing
- B. Attachment B – Location Aerial
- C. Attachment C – Planning Staff Report with Zoning Ordinance Requirements
- D. Attachment D – Approved Planning Resolution No. 251-2023
- E. Attachment E – Resolution No. 9889-2023 with Conditions of Approval

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

Attachment A

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. 0011634084
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:

11/21/2023

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at Monrovia, California
On this 21st day of November, 2023.



Signature

**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
ALCOHOL SALES CONDITIONAL USE PERMIT
CASE NO. 86**

NOTICE IS HEREBY GIVEN that the City Council of the City of Santa Fe Springs will hold a Public Hearing on **Tuesday, December 5, 2023, at 6:00 p.m.** to consider Alcohol Sales Conditional Use Permit Case No. 86, a request for approval to allow the operation and maintenance of an alcoholic beverage use involving the storage and distribution of alcohol beverages at ABS Wholesale located at 13701 Excelstor Drive within the Heavy Manufacturing (M-2) Zone.

PROJECT LOCATON & SITE: The 18,435 square foot warehouse is located at 13701 Excelstor Drive. The property is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

APPLICANT: ABS Wholesale.

Participants 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/521620472?pwd=U3cyK1RuKzY1eKVGZFdkQXNZVzh4Zz09>

Zoom Meeting ID: 521 620 472
Password: 659847

Telephonically
Dial: 888-475-4499
Meeting ID: 521 620 472

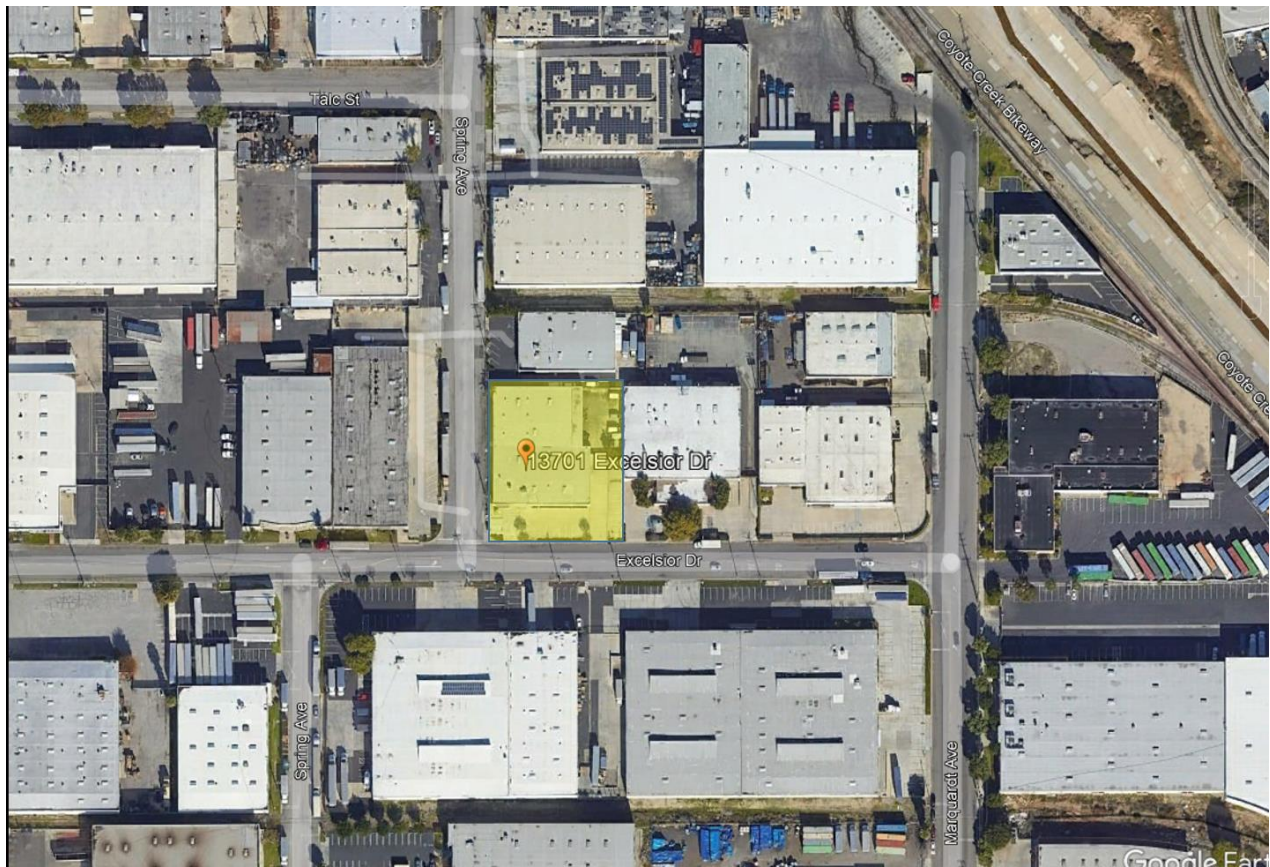
ALL INTERESTED PERSONS are invited to attend the Public Hearing before the City Council and express their opinion on the subject item listed above. It should be noted that if you challenge the aforementioned item in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing, or in written correspondence received prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the City Clerk at 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 (562) 868-0511, ext. 7314, if you have any questions regarding this matter.
Whittier Daily News
Published: 11/21/23

Alcohol Sales Conditional Use Permit Case No. 86

Page 5 of 18

Attachment B



**LOCATION AERIAL
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 86**

ABS Wholesale
13701 Excelsior Drive
Santa Fe Springs, CA 90670

Attachment C



ITEM # _____

CITY OF SANTA FE SPRINGS

PLANNING COMMISSION AGENDA STAFF REPORT

TO: Members of the Planning Commission |

FROM: Dino Torres, Director of Police Services

BY: Luis Collazo, Code Enforcement Inspector

SUBJECT: **Alcohol Sales Conditional Use Permit Case No. 86 and Adoption of Resolution No. 251-2023: a request to allow the operation and maintenance of the storage, wholesale sales, and distribution of alcohol beverages.**

DATE: November 13, 2023

RECOMMENDATION(S):

It is recommended that the Planning Commission:

- 1) Open the Public Hearing and receive the written and oral report and any comments from the public regarding Alcohol Sales Conditional Use Permit (ASCUP) Case No. 86, and thereafter, close the Public Hearing; and
- 2) Find that the applicant's ASCUP request meets the criteria set forth in §§155.628 and 155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- 3) Find and determine that pursuant to Section 15301, Class 1 (Existing Facility) of the California Environmental Quality Act (CEQA), the project Categorically Exempt; and
- 4) Recommend to the City Council the approval of Alcohol Sales Conditional Use Permit Case No. 86 subject to the conditions of approval as contained within Resolution No. 251-2023; and
- 5) Adopt Resolution No. 251-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

BACKGROUND/DISCUSSION:

The business ABS Wholesale moved into the 18,435 square foot warehouse building at 13701 Excelsior Drive in February 2023. ABS Wholesale is a distributor of smoking accessories (butane, lighters, smoking paper, etc.) which are distributed to several mini-marts and liquor stores, including Seven Eleven. Majority of the distribution is done in bulk quantities. However, some local retailers have the option to enter the establishment and purchase merchandise as a wholesale acquisition with proof of a wholesale license.

Considering that majority of their customers includes mini-marts, liquor stores and other retail establishments where the sale of alcoholic beverages are licensed, the Applicant is proposing to provide those customers with a selection of imported beer and wine.

In accordance with Section 155.628, the Applicant is requesting approval of Alcohol Sales Conditional Use Permit Case No. 86 to allow the operation and maintenance of an alcoholic beverage storage and distribution use. Concurrent with this request, the applicant is also in the preliminary application review process for a Type 9 (Beer and Wine Importer) and a Type 17 (Beer and Wine Wholesaler) from the California Department of Alcoholic Beverages Control ("ABC").

Staff does not foresee that the listed ABC Licenses will be denied to the Applicant. Nevertheless, should ASCUP Case No. 86 be approved and the ABC license applications be denied, the Applicant will have up to one-year to make alternative arrangements to satisfy ABC's requirements and obtain the necessary licenses, otherwise this Permit will become null and void pursuant to Section 155.811 of the City Code.

ANALYSIS AND FINDINGS:

Section 155.628, regarding the warehousing, sale or service of alcoholic beverages, states the following:

"A Conditional Use Permit shall be required for the establishment, continuation or enlargement of any retail, commercial, wholesale, warehousing or manufacturing business engaged in the sale, storage or manufacture of any type of alcoholic beverage meant for on or off-site consumption. In establishing the requirements for such uses, the City Planning Commission and City Council shall consider, among other criteria, the following":

- a. **Conformance with parking regulations.** *The subject property was built in 1962 with a 9,520 sq. ft. warehouse building. In 1965, an additional 8,915 sq. ft. was added for a total footprint of 18,435 sq. ft. The initial building and the added structure were built in accordance with the City's Development Standards. Upon full completion 37 parking spaces were provided in compliance with Chapter 155 Section 155.480.*
- b. **Control of vehicle traffic and circulation.** *Unobstructed on-site vehicular circulation is available on the property. The property has two access driveways on Excelsior Drive for ingress and egress.*
- c. **Hours and days of operation.** *The applicant has noted that the hours of operation will be conducted Monday through Friday from 8:00 a.m. to 5:00 p.m.*
- d. **Security and/or law enforcement plans.** *A security plan will be required as part of the conditions of approval.*

- e. **Proximity to sensitive and/or incompatible land uses, such as schools, religious facilities, recreational or other public facilities attended or utilized by minors.** *The subject site is located approximately 1-mile walking distance to Ramona Pre-School located at 14616 Dinard Avenue in the City of Norwalk, and 1.75-miles walking distance to St. Linus Catholic Church located at 13915 Shoemaker Avenue, also in the City of Norwalk. The facility will not be maintaining an on-site retail element at the location and all alcohol beverages will be stored in a locked storage area of the warehouse. Consequently, Staff believes that the proposed alcoholic beverage storage use will not have an impact to the sensitive uses listed considering its distance and the described on-site activities.*
- f. **Proximity to other alcoholic beverage uses to prevent the incompatible and undesirable concentration of such uses in an area.** *The proposed alcoholic beverage use will not be permitted to have any on-site consumption or on-site retail sales. As a result, staff does not feel that the alcohol beverage activities will have a negative impact and/or create or contribute an undesirable concentration of alcoholic beverages sales to the general area. Moreover, the warehouse is located in area developed with other warehouse buildings with the closest retail seller of alcoholic beverages being approximately 1 mile away at an ARCO Station at 13340 Rosecrans Avenue in the City of Norwalk.*
- g. **Control of noise, including noise mitigation measures.** *The subject use will operate mainly as a warehouse use with the storage of alcoholic beverages and other merchandise inside the building. Noise control measures or mitigation measures to minimize noise are not foreseen as a requirement at this time. It should be noted that the City Code has in place maximum allowable ambient noise requirements, all land use activities are required to operate under those requirements.*
- h. **Control of littering, including litter mitigation measures.** *As part of the Conditions of Approval and pursuant to the City's Public Nuisance Ordinance, the applicant is required to maintain the property free of trash and debris at all times.*
- i. **Property maintenance.** *As part of the conditions of approval, the applicant is required to maintain the property in compliance with the City's Public Nuisance Ordinance. An inspection of the site revealed that the property is well maintained and the landscaping is being cared for on an on-going basis.*
- j. **Control of public nuisance activities, including, but not limited to, disturbance of the peace, illegal controlled substances activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, curfew violations, sale of alcoholic beverages to a minor, lewd conduct or excessive police incident responses resulting from the use.** *The*

PLANNING COMMISSION AGENDA REPORT – MEETING OF NOVEMBER 13, 2023

Alcohol Sales Conditional Use Permit Case No. 86

Page 4 of 6

subject proposed alcohol warehouse/distribution facility is a low-key operation providing alcoholic beverages to established businesses. Consequently, Staff does not foresee that the business or its respective activities will generate any of the listed public nuisances. Nevertheless, a compliance review will be conducted within the first year from the approval of this permit, and every five years thereafter. If any of the listed items occur, and if the applicant is unresponsive to address them, staff has the authority to bring this matter back to the Commission with a request to revoke the Permit.

CEQA FINDINGS

Considering that the building and property in which the Applicant will be occupying is fully built and will not have any alterations, Staff finds and determines that this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law. Additionally, the project site is not listed on the Hazardous Waste and Substance Site List (also known as the Cortese List) and is therefore not subject to the requirements set forth in Government Code Section 65962.5.

LEGAL NOTICE OF PUBLIC HEARING

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

Legal notice of the Public Hearing for the proposed Alcohol Sales Conditional Use Permit 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 or before October 25, 2023. On the same date, a legal notice was posted in Santa Fe Springs City Hall, the City Library and Town Center as required by the State Zoning and Development Laws and by the City's Zoning Regulations. A Notice was also published in the Whittier Daily Newspaper on November 2, 2023. Staff will report any inquiries received for this matter at the time of the Commission's meeting.

ZONING AND LAND USES

The site is comprised of a single parcel approximately .80 acres in size. The parcel as well as the surrounding buildings are within the Heavy Manufacturing (M-2) Zone and have a General Plan Land Use as an Industrial designation. The parcel is developed with an 18,435 square foot tilt-up warehouse building which conforms to the Zoning Code and the General Plan.

SUMMARY/NEXT STEPS

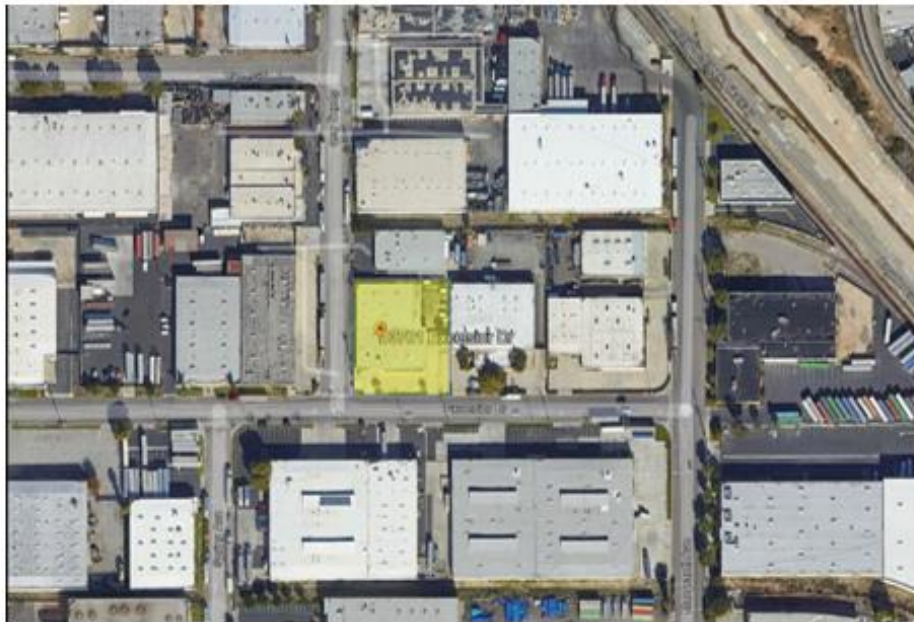
Based on Staff's findings listed within this report and the proposed conditions of approval listed within Resolution 251-2023 as Exhibit-B within this report, the Commission can recommend to the City Council the approval of Alcohol Sales Conditional Use Permit Case No. 86.

|
ATTACHMENT(S):

1. Attachment A – Location map
2. Attachment B – Resolution No. 251-2023 with Conditions of Approval

Attachment A

Location Map



Alcohol Sales Conditional Use Permit Case No. 86

**ABS Wholesale
13701 Excelsior Drive**

Attachment D

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 251-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 86**

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 86 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and distribution of alcoholic beverages at ABS Wholesale, located at 13701 Excelsior Drive, within the Heavy Manufacturing (M-2) Zone; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8069-004-031, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Sheth Properties, LLC; and

WHEREAS, the proposed request is categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, the City of Santa Fe Springs Department of Police Services on November 2, 2023, published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on or before October 25, 2023, to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and Zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission Meeting on November 13, 2023, concerning Alcohol Sales Conditional Use Permit Case No. 86.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The request of Alcohol Sales Conditional Use Permit Case No. 86 is considered a project under the California Environmental Quality Act (CEQA) and as a result, the project is subject to the City's environmental review process. Staff finds and determines that because the building is now built and the establishment consists of an approved warehouse and distribution business, this proposed Alcohol Sales Conditional Use Permit request before the Planning Commission is a categorically-exempt project pursuant to Section

Alcohol Sales Conditional Use Permit Case No. 86

Page 13 of 18

15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

SECTION II. COMMISSION CONSIDERATION

Pursuant to Section 155.628 of the Zoning Regulations, the Planning Commission has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 86 and pursuant to Section 155.716 the Planning Commission finds that the proposed warehousing and distribution of alcoholic beverages within the subject property will not be detrimental to persons or property in the immediate vicinity and will not have an adverse effect on the City in general.

SECTION V. PLANNING COMMISSION ACTION

That the Planning Commission hereby adopt Resolution 251-2023 and to recommend approval of Alcohol Sales Conditional Use Permit Case No. 86 to the City Council, subject to the attached conditions hereby attached as Exhibit-A, and find and determine that the proposed project is a categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law.

ADOPTED and APPROVED this 13th day of November 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.



Francis Carbajal, Chairperson

ATTEST:



Teresa Cavallo, Planning Secretary

Attachment E

RESOLUTION NO. 9889

A RESOLUTION OF THE SANTA FE SPRINGS CITY COUNCIL APPROVING ALCOHOL SALES CONDITIONAL USE PERMIT CASE NO. 86

WHEREAS, a request was filed for an Alcohol Sales Conditional Use Permit Case No. 86 to allow the operation and maintenance of an alcoholic beverage use involving the warehousing and storage of alcoholic beverages at ABS Wholesale, a business located at 13701 Excelsior Drive, within the Heavy Manufacturing (M-2) Zone; and

WHEREAS, the subject property is identified as Accessor's Parcel Number 8069-004-03, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Sheth Properties, LLC, located at 9602 Monaco Drive, Cypress, CA; and

WHEREAS, the proposed request is categorically-exempt project pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA); consequently, no other environmental documents are required by law; and

WHEREAS, on November 21, 2023, the City of Santa Fe Springs Department of Police Services published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, at their Regular Meeting of November 13, 2023, the City of Santa Fe Springs Planning Commission considered the application, the written and oral staff report, the General Plan designation, and the Zoning designation of the subject property, the testimony by the applicant, and other materials concerning Alcohol Sales Conditional Use Permit Case No. 86; and

WHEREAS, at their Regular Meeting of November 13, 2023, the City of Santa Fe Springs Planning Commission received staff's findings as required by Section 155.628 (listed on the accompanying Planning Commission's Staff Report) and after their review of said findings determined that the proposed project will have a minimal to no adverse impact on the City or to the public in general; and

WHEREAS, at their Regular Meeting of November 13, 2023, the City of Santa Fe Springs Planning Commission unanimously voted to recommend to the City Council to approve Alcohol Sales Conditional Use Permit Case No. 86.

Alcohol Sales Conditional Use Permit Case No. 86

Page 15 of 18

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS DOES HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1. The City Council of the City of Santa Fe Springs finds that the facts in this matter are as follows:

1. That the facts in this matter are as stated in the staff report to the Planning Commission, and Planning Commission Resolution No. 251-2023. The staff report provided the following subject matter: the background of the request, the general plan land use designation and zoning of the subject property and the surrounding area, the streets and highways, reference to the environmental document and the public hearing requirements. The referenced staff report and resolution are on file and copies are available upon request.
2. That Alcohol Sales Conditional Use Permit Case No. 86 satisfies the criteria provided in Section 65090-65091 of the State Planning, Zoning and Development Laws as it pertains to Public Hearings.

SECTION 2. The City Council of the City of Santa Fe Springs further finds as follows:

Pursuant to Section 155.628 of the Zoning Regulations, the City Council has considered the criteria in approving Alcohol Sales Conditional Use Permit Case No. 86 and finds that the proposed use will not be detrimental to persons or property in the immediate vicinity and will have minimal to no adverse effect on the City in general.

SECTION 3. Based on the application, the written and oral staff report, the testimony, written comments, the Planning Commission's recommendation for approval, and/or other materials presented at the City Council Meeting and the findings made by the City Council, the City Council hereby adopts Resolution No. 9889 to approve Alcohol Sales Conditional Use Permit Case No. 86, subject to the conditions of approval hereby attached as "Exhibit A".

APPROVED AND ADOPTED this 5th day of December, 2023 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Juanita Martin, Mayor

ATTEST

Fernando N. Munoz, Deputy City Clerk

Exhibit A

CONDITIONS OF APPROVAL

1. That if the State Alcohol Beverage Commission (ABC) does not grant the applicant's request to obtain a Type 9 (Beer and Wine Importer) and a Type 17 (Beer and Wine Wholesaler), the Applicant will be provided one-year to reapply otherwise this Permit will become null and void.
2. That the building, including any lighting, fences, walls, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the existing and/or adjacent surfaces.
3. That the applicant shall be responsible for maintaining control of litter, debris, boxes, pallets and trash on the subject property, and shall implement a daily clean-up program to maintain the leased area clean and orderly.
4. That alcoholic beverages shall not be sold to the general public or in a retail type purchase from the subject site.
5. That it shall be unlawful to maintain on the premises any alcoholic beverages other than the alcohol beverages which the licensee is authorized to store and/or distribute under their Type 9 (Beer and Wine Importer) and a Type 17 (Beer and Wine Wholesaler).
6. That the required off-street parking areas shall not be encroached on, reduced or used for outdoor storage of trucks, trailers, equipment or any other related material. Overnight parking of trucks and trailers associated with the business are exempt from this condition.
7. That the applicant and/or his employees shall prohibit the public consumption of alcoholic beverages on the subject property at all times.
8. That this permit is contingent upon the approval by the Department of Police Services of a security plan that, within thirty (30) days of the effective date of this approval, shall be submitted by the applicant and shall address the following for the purpose of minimizing risks to the public health, welfare and safety:
 - (A) A description of crime prevention barriers in place at the subject premises, including, but not limited to, placement of signage, landscaping, ingress and egress controls, security systems and site plan layouts;

Alcohol Sales Conditional Use Permit Case No. 86

Page 18 of 18

- (B) A description of how the permittee plans to educate employees on their responsibilities, actions required of them with respect to enforcement of laws dealing with the sale of alcohol to minors and the conditions of approval set forth herein;
 - (C) A business policy requiring employees to notify the Police Services Center of any potential violations of the law or this Conditional Use Permit occurring on the subject premises and the procedures for such notifications.
 - (D) The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
9. That the applicant shall, at all times, maintain in working order an alarm system and/or service that notifies the Whittier Police Department immediately if a breach occurs.
 10. That the owner, corporate officers and managers shall cooperate fully with law enforcement personnel, or their representatives, and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
 11. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another party or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell or sublease.
 12. That Alcohol Sales Conditional Use Permit Case No. 86 shall be subject to a compliance review within one year, from the date of approval by the City Council, to ensure that the alcohol sales activity are still operating in strict compliance with the original conditions of approval. Thereafter, a compliance review shall be conducted every five years if the Applicant continues to maintain the premises in full compliance with these Conditions and all applicable codes, regulations and state laws.
 13. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, the security plan as submitted under Condition No. 8 and all other applicable regulations shall be strictly complied with.
 14. That Alcohol Sales Conditional Use Permit Case No. 86 shall not be valid until approved by the City Council and shall be subject to any other conditions the City Council may deem necessary to impose.
 15. That it is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be subject to the revocation process pursuant to Sections 155.810-155.814 of the Santa Fe Springs Municipal Code.



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: Fernando N. Muñoz, Deputy City Clerk

SUBJECT: APPOINTMENTS TO CITY COMMISSIONS/COMMITTEES AND EXTERNAL ORGANIZATIONS

DATE: December 5, 2023

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Review and make appointments to City commissions and committees as desired; and
- 2) Review and make appointments to City Council liaisons to advisory committees as desired; and
- 3) Review and make appointments to City Council subcommittees as desired; and
- 4) Review and make appointments to external organizations as desired; and
- 5) Take such additional, related, action that may be desirable.

FISCAL IMPACT

None.

BACKGROUND AND DISCUSSION

Each year upon City Council reorganization, the City Council is presented with an opportunity to make appointments to City commissions and committees, City Council liaisons to advisory committees, City Council subcommittees, and external organizations.

City Commissions and Committees

Attachment A is a chart of City commissions and committees and their current membership. The City Council may review and revise or appoint additional members as indicated on the chart.

Liaisons to Advisory Committees

A City Council member has been designated to serve as a liaison to each City commission or committee. The purpose of a liaison is to facilitate communication and connection between the City Council and the commission or committee.

Council Subcommittees

Council subcommittees are created to discuss ongoing items under their jurisdiction which are standing committees or temporary specific to a topic and limited in duration, which are ad hoc committees. Subcommittees consist of no more than two Council members. Attachment C is a chart of the subcommittees for 2023 for the City Council's review.

Regarding the ad hoc committees relating to the budget for Fiscal Year 2024-2025, one or more budget study sessions will be held for the full City Council. Additionally, the billboard ad hoc committee has fulfilled its scope and is no longer needed.

Appointments to External Organizations

Attachment D is a chart of external organizations to which a Council member may be appointed as a delegate and another Council member as an alternate, as indicated in the chart. Certain external appointments require the Mayor to be appointed as the delegate.

ENVIRONMENTAL

None.

SUMMARY/NEXT STEPS

Appointments are effective immediately.

ATTACHMENT(S):

- Attachment A – City Advisory Commissions and Committees
- Attachment B – City Council Liaisons to Advisory Committees
- Attachment C – 2023 City Council Subcommittees
- Attachment D – External Organizations

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

Prospective Members for Various Committees/Commissions

Historical & Community Preservation

Family & Human Services

Heritage Arts

Personnel Advisory Board

Parks & Recreation

Planning Commission

Senior

Traffic Commission

Youth Leadership

HISTORICAL & COMMUNITY PRESERVATION COMMITTEE

Meets the fourth Wednesday of each month

9:30 a.m., Library Community Room

Qualifications: 18 Years of age, reside or active in the City

Membership: 20 Residents appointed by City Council

Council Liaison: Vacant

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2024
Rounds	Vacant Vacant Vacant Vacant	
Zamora	Hilda Zamora* Marina Gurrola Mary Arias Vacant	
Sarno	Vacant Sally Gaitan* Jeannette Lizarraga Vacant	
Rodriguez	Elena Lopez* Mark Scoggins Gloria Maghame Vacant	
Martin	Vacant Vacant Vacant Vacant	

FAMILY & HUMAN SERVICES ADVISORY COMMITTEE

Meets the third Wednesday of the month, except Jun., Sept., and Dec., at 5:45 p.m.,
Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 15 Residents Appointed by City Council
5 Social Service Agency Representatives Appointed by the
Committee

Council Liaison: Sarno

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2024
Rounds	Vacant Gilbert Aguirre Vacant	
Zamora	Francis Carbajal* Gabriela Garcia Christina Colón	
Sarno	Janie Aguirre Peggy Radoumis Dolores Duran	
Rodriguez	Adrianne Karnofel Elena Lopez* Vacant	
Martin	Bonnie Fox Laurie Rios* Kerry Ann Cobos	

**Indicates person currently serves on three committees*

HERITAGE ARTS ADVISORY COMMITTEE

Meets the Last Tuesday of the month, except Dec., at 9:00 a.m., at the Gus Velasco Neighborhood Center Room 1

Qualifications: 18 Years of age, reside or active in the City

Membership: 9 Voting Members
6 Non-Voting Members

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2024
Rounds	John Mora*	
Zamora	Hilda Zamora*	
Sarno	Peggy Radoumis	
Rodriguez	Francis Carbajal*	
Martin	Sally Gaitan*	

Committee Representatives

Family and Human Services Committee
Historical & Comm. Preservation Committee
Planning Commission
Chamber of Commerce

Elena Lopez*
Gloria Maghame
Gabriel Jimenez
Debbie Baker

Council/Staff Representatives

Council Liaison
Council Alternate
City Manager
Director of Community Services
Director of Planning

Bill Rounds
Vacant
René Bobadilla
Maricela Balderas
Wayne Morrell

**Indicates person currently serves on three committees*

PARKS & RECREATION ADVISORY COMMITTEE

Meets the First Wednesday of the month, except Jul., Aug., and Dec., 6:30 p.m.,
Town Center Hall, Meeting Room #1

Subcommittee Meets at 5:30 p.m.

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

Council Liaison: Rounds

APPOINTED BY

NAME

**TERM EXPIRES
DEC 31, 2024**

Rounds

David (Kurt) Hamra

Joe Avila

Vacant

Vacant

Vacant

Zamora

Vacant

John Mora*

Vacant

Vacant

Vacant

Sarno

Dani Cook

Kerry Ann Cobos

Vacant

Mark Scoggins

Vacant

Rodriguez

Priscilla Rodriguez

Lisa Garcia

Johnny Hernandez

Isabel Cervantes

Vacant

Martin

Elizabeth Ford

Andrea Lopez

Nancy Krueger

Dolores Romero

Mary Anderson

**Indicates person currently serves on three committees*

PLANNING COMMISSION

Meets the second Monday of every Month at 4:30 p.m.,
Council Chambers
Qualifications: 18 Years of age, reside or active in the City
Membership: 5

APPOINTED BY		NAME
Rounds		David Ayala
Sarno		Joseph Flores
Rodriguez		Francis Carbajal*
Martin		John Mora*
Zamora		Gabriel Jimenez

SENIOR ADVISORY COMMITTEE

Meets the Second Tuesday of the month, except Jun., Sep., and Dec., at 9:30 a.m.,
Gus Velasco Neighborhood Center

Qualifications: 18 Years of age, reside or active in the City

Membership: 25

Council Liaison: Sarno

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2024
Rounds	Astrid Shesterkin Dolores Romero Paul Nakamura Yoko Nakamura Vacant	
Zamora	Hilda Zamora* Josefina Lara Vacant Vacant Vacant	
Sarno	Gilbert Aguirre Janie Aguirre Bonnie Fox Vacant Vacant	
Rodriguez	Johnny Hernandez Vacant Vacant Vacant Vacant	
Martin	Dolores Duran Vacant Nancy Krueger Vacant Vacant	

**Indicates person currently serves on three committees*

TRAFFIC COMMISSION

Meets the Third Thursday of every month, at 6:00 p.m., Council Chambers

Membership: 5

Qualifications: 18 Years of age, reside or active in the City

APPOINTED BY

NAME

Rounds	Sally Gaitan*
Sarno	Johana Coca
Rodriguez	Felix Miranda
Martin	Vacant
Zamora	Blake Carter

YOUTH LEADERSHIP COMMITTEE

Meets the First Monday of every month, at 6:30 p.m., Gus Velasco Neighborhood Center

Qualifications: Ages 13-18, reside in Santa Fe Springs

Membership: 20

Council Liaison: Martin

APPOINTED BY	NAME	TERM EXPIRES DEC 31, 2024
Rounds	Jilliana Casillas Jaeleen Casillas Sophie Pantoja Vacant	
Zamora	Vanessa Doss Valerie Gamboa Vacant Vacant	
Sarno	Vacant Valerie Bojorquez Vacant Vacant	
Rodriguez	Zulema Gamboa Jisel Morales Mikaela Oliva Vacant	
Martin	Alan Duque Vacant Vacant Vacant	

Ineligible Members for Various Committees/Commissions

Historical & Community Preservation

Julie Garcia (*until December 2023*)

Blake Carter (*until April 2024*)

Maria Salazar (*until April 2024*)

Family & Human Services

Miriam Herrera (*until April 2024*)

Heritage Arts

Maria Salazar (*until February 2024*)

Laurie Rios (*until March 2024*)

Personnel Advisory Board

Parks & Recreation

Jeannette Lizarraga (*until May 2024*)

Ralph Aranda (*until March 2024*)

Eddie Barrios (*until April 2024*)

William Logan (*until May 2024*)

Planning Commission

Senior

Traffic Commission

Linda Vallejo (*until March 2024*)

Youth Leadership

2023 Council Appointed City Committees/Commissions

Organization	Council Liaison	Executive Secretary	Meeting Frequency	Meeting Date	Meeting Time	Meeting Location
Historical & Community Preservation	Vacant	Deborah Raia Sec. - Gladys Magaña	Monthly except July, Aug, Dec	4th Wed	9:30 AM	Town Center
Family & Human Services Advisory Committee	Sarno	Ed Ramirez/ Jose Carrillo Sec. - Jasmine Oregel	Monthly except Sept/Dec.	3rd Wed of the month	5:45 PM	Gus Velasco Neighborhood Center
Heritage Arts Advisory Committee	Rounds	Ed Ramirez Sec. - Immanuel C.	Monthly except Dec	Last Tues	9:00 AM	Gus Velasco Neighborhood Center
Parks & Recreation Advisory Committee	Rounds	Gustavo Hernandez/Leanne Iezza/ Sec. - Esmeralda Elise	Monthly except Jul, Aug, Dec	1st Wed	6:30 PM Subcom 6:00 pm	Town Center Hall Mtg Room #1
Senior Advisory Committee	Sarno	Jose Carillo/Ed Ramirez Sec. - Jasmine Oregel	Monthly except Sept./Dec.	2nd Tues of the month	9:30 AM	Gus Velasco Neighborhood Center
Youth Leadership Committee	Martin	Wayne Bergeron/ Manny Cantu Sec. - Esmeralda Elise	Monthly except July	1st Mon	6:30 PM	Town Center

2023 Council Sub-Committees		
NAME	TYPE	MEMBERS
Audit/Finance Committee	Standing	Sarno Rounds
Billboards	Ad Hoc	Rounds Sarno
Budget Events and Programs	Ad Hoc	Rounds Rodriguez
Budget Revenue and Fees	Ad Hoc	Sarno Zamora
Capital Improvements Projects	Standing	Rounds Sarno
Whittier PD Contract	Ad Hoc	Rounds Sarno
Parcel Tax on 2024 Ballot (formed in November 2023)	Ad Hoc	Martin Sarno

2023 External Organizations

Organization	Council Liaison	Staff Representative	Meeting Day	Meeting Time	Stipend	Meeting Location
California Contract Cities Association	Martin	N/A	3rd Wed	6:00pm	N/A	17315 Studebaker Rd, Suite 210, Cerritos CA
Chamber Youth Enrichment Fund Board	Rounds	N/A	2nd Wed bi-month	1:00pm	N/A	Chamber Office
City Selection Committee (League of Cal Cities) (Mayor is Rep)	Mayor Vacant - Alt	N/A			N/A	
Gateway Cities Council of Governments	Martin Alt-Sarno	N/A	1st Wed	6:00pm	\$125.00 per mtg.	16401 Paramount, 2nd Floor, Board Room, Paramount
91/605/405 Committee (Subcommittee of COG)	Martin	N/A	4th Wed	6:00pm	\$100.00 per mtg.	Gateway COG, 16401 Paramount Bl, Paramount
I-5 Consortium Policy Board	Sarno Alt-Rounds	CM for Admin Meeting (2nd Wednesday)	4th Mon	2:00pm	\$150.00 per mtg.	Norwalk City Hall, 12700 Norwalk Blvd, Norwalk
Joint Powers Insurance Authority	Sarno Vacant - Alt	N/A	3rd Wed in Jul	6:00pm Dinner 7:00pm Meeting	\$100.00 per mtg.	JPIA Offices, 8081 Moody, La Palma
LA CADA	Vacant	N/A	Last Wed	7:00pm	N/A	Allen House, 10425 Painter Ave, SFS
League of California Cities	Martin Alt-Sarno	N/A	1st Thur	6:30pm	N/A	MWD Courtyard Café, 700 N. Alameda, LA
Sanitation District (Mayor is Rep)	Mayor Martin Alt-Rounds	N/A	4th Wed	1:30pm	\$125.00 per mtg.	1955 Workman Mill Rd, Whittier
SFHS Education Foundation	Sarno	N/A	Twice a year	Varies	N/A	SFHS

2023 External Organizations

Organization	Council Liaison	Staff Representative	Meeting Day	Meeting Time	Stipend	Meeting Location
SASSFA	Rounds Alt - Vacant	Maricela Balderas	4th Thur	12:00pm	N/A	10400 Pioneer Blvd. #9 SFS
SEAACA	Martin Alt- Rounds	Dino Torres	3rd Thur	2:00pm	\$225.00 per mtg.	9777 SEAACA Way, Downey
Southeast Water Coalition Board	Sarno	N/A	1st Thur of every even mo.	6:30pm Dinner 7:00pm	\$150.00 per mtg.	City of Vernon City Hall
Southern California Association of Governments (SCAG)	Martin Alt - Vacant	N/A	Annual Meeting in May or June	May	N/A	900 Wilshire Blvd Ste. 1700 Los Angeles, CA 90017
Vector Control Appt can be for 2 or 4 yrs.	Rounds	N/A	Mar 2021- Mar 2025		\$100.00 per mtg.	12545 Florence Ave SFS, CA 90670

FOR ITEM # 5, PLEASE SEE ITEM # 13



CITY OF SANTA FE SPRINGS

PUBLIC FINANCING AUTHORITY AGENDA STAFF REPORT

TO: Honorable Chair and Board Members

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

BY: Lana Dich, 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: December 5, 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 11/30/2023

None

Outstanding principal at 11/30/2023

\$35,908,028

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.

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

Page 3 of 3

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

FOR ITEM # 7, PLEASE SEE ITEM # 13



CITY OF SANTA FE SPRINGS

WATER UTILITY AUTHORITY AGENDA STAFF REPORT

TO: Honorable Chair and Board Members

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

BY: Lana Dich, 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: December 5, 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 11/30/2023	None
Outstanding principal at 11/30/2023	\$6,890,000

Water Revenue Bonds, 2018

Financing proceeds available for appropriation at 11/30/2023	None
Outstanding principal at 11/30/2023	\$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 2

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: James Enriquez, P.E., Director of Public Works

SUBJECT: STATUS UPDATE OF WATER-RELATED CAPITAL IMPROVEMENT PROJECTS

DATE: December 5, 2023

RECOMMENDATION:

It is recommended that the Water Utility Authority:

- 1) Receive and file the report; and
- 2) Take such additional, related action that may be desirable.

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

Status Update of Water-Related Capital Improvement Projects

PAGE 2 OF 3

DISCUSSION

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. The single proposal received has been rejected; staff will modify the RFQ before re-advertising it to ensure the City is able to select a firm that is not only well qualified, but will also be able to meet the City's current and future needs. A firm within the Southern California region will be sought to ensure minimal downtime of any of the City's critical infrastructure.

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. As part of the Water Utilities seven-year Capital Improvement Program to bring City-owned water wells into service, this project moves the City closer to becoming less dependent on imported water supplies.

The City has received one proposal for the engineering design of a temporary water treatment system for Water Well No. 2; the contract for Water Well No. 2 Treatment Engineering and Design was awarded to Hoch Consulting of Oceanside, California.

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. With new and emerging contaminants of concern detected in water wells throughout the region, it is imperative to fully assess the current water quality produced by Water Well No. 12 to ensure a treatment system is designed to meet all Federal and State water quality requirements.

The City has received one proposal for the assessment of Water Well No. 12 and preparation of technical specifications to aid in the design of a treatment system; the contract for the Water Well No. 12 Assessment was awarded to Best Environmental Subsurface Sampling Technologies (BESST) Inc. of San Rafael, California.

SUMMARY/NEXT STEPS

N/A

ATTACHMENTS:

None.

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

FOR ITEM # 10, PLEASE SEE ITEM # 13

FOR ITEM # 11, PLEASE SEE ITEM # 13



CITY OF SANTA FE SPRINGS

SUCCESSOR AGENCY AGENDA STAFF REPORT

TO: Honorable Chair and Board Members

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

BY: Wayne M. Morrell, Director of Planning

SUBJECT: **RESOLUTION NO. SA-2023-001, CONFIRMING THE CONTINUED EXISTENCE OF THE DISPOSITION AND DEVELOPMENT AGREEMENT DATED MAY 11, 1995 WITH THE SCHORK FAMILY PARTNERSHIP AND AUTHORIZING THE EXECUTION AND DELIVERY OF A GRANT DEED CONVEYING THE SUCCESSOR AGENCY PROPERTIES LOCATED AT APN: 8082-002-914 AND 8082-002-915 TO THE SCHORK FAMILY PARTNERSHP**

DATE: December 5, 2023

RECOMMENDATION(S):

It is recommended that the Successor Agency:

1. Confirm the continued existence of that certain Disposition and Development Agreement ("DDA") dated May 11, 1995, between the Santa Fe Springs Community Redevelopment Commission/Redevelopment Agency and the Schork Family Partnership.
2. Adopt Resolution No. SA-2023-001, authorizing the execution of a Grant Deed of the Successor Agency properties located at APN: 8082-002-914 and 8082-002-915 to the Schork Family Partnership.
3. Recommend to the Oversight Board the approval of the transfer of the properties located at APN: 8082-002-914 and 8082-002-915 to the Schork Family Partnership pursuant to the DDA.
4. Take such additional, related action that may be desirable.

FISCAL IMPACT:

Adoption of the proposed resolution would not result in any adverse fiscal impact on the General Funds. The eventual transfer of the properties will result in them being placed on the tax roll and as a result, the City will receive property tax.

BACKGROUND/DISCUSSION:

At the Community Development Commission meeting of May 11, 1995, the Commission entered into a Disposition (Purchase) and Development Agreement, by and between the Community Development Commission (CDC) of the City of Santa Fe Springs and Schork Family Partnership ("SCHORK"). The purpose of the Agreement was to implement the Redevelopment Plan for the Consolidated Redevelopment Project by facilitating the development of a commercial facility (El Monte RV) on property located at 10860 Firestone Boulevard.

Excerpts from the Agreement include the following:

1. Commission shall lease to SCHORK and SCHORK shall lease from the Commission the Real Property (Parcel 1; 130' x 337.08', 43820 SF and Parcel 2; 30' x 82', 2,460 SF) for \$1/year up to a maximum of five (5) years (the "Lease Period").
2. During said Lease Period, SCHORK shall accrue a credit toward the Purchase Price of the property (the "Purchase Credit") on an accrual basis. Said Purchase Credit shall accrue at a rate equal to the amount of sales tax received by the City of Santa Fe Springs from the operations conducted on the Real Property and adjacent property. The combined properties shall be known as the "El Monte RV Center Property".
3. If, during or by the end of the Lease Period, City has received \$440,000 in sales tax from the operation of El Monte RV Center Property, then the Commission shall transfer the Real Property to SCHORK. If, by the end of the Lease Period, City has not received said \$440,000, SCHORK shall purchase the Real Property from the Commission by paying the Commission the difference between \$440,000 and the amount of sales tax which the City has received.
4. Transfer of the Real Property shall be through an escrow with Fortune Escrow, 211 Foothill Boulevard, Glendora, CA. 91741 ("Escrow Holder"), or a mutually acceptable Escrow Holder. Commission and SCHORK shall each pay one-half of the Standard Escrow fees.
5. Conveyance shall be by Grant Deed, free of encumbrances, except those accepted by SCHORK.

6. Ninety (90) days prior to the end of the Lease Period or upon full credit of the Purchase Price, an escrow to transfer the Real Property shall be opened ("Escrow"). Escrow Holder shall proceed to order a preliminary title report and a survey of the Real Property from Chicago Title Company (the "Title Company") or a mutually acceptable Title Company.

For almost 28 years, no actions by either the CDC or SCHORK occurred. Meanwhile, pursuant to Assembly Bill x1 26 (AB 26) enacted on June 28, 2011, all redevelopment agencies were dissolved as of February 1, 2012. The City of Santa Fe Springs elected to serve as Successor Agency ("SA") to the former CDC. On June 27, 2012, Assembly Bill (AB) 1484 was introduced by the California State Legislature and signed into law. One of the key components of AB 1484 was the requirement that that all Successor Agencies prepare a Long Range Property Management Plan (LRPMP) that governs the disposition and use of former non-housing redevelopment agency properties. The SA did prepare a LRPMP that was approved by DOF in 2015. However, while these properties were included in the LRPMP, the DDA was not included as an existing obligation attached to the properties.

ENVIRONMENTAL:

There are no potential environmental impacts associated with this action.

ANALYSIS:

The purpose of the 1995 Agreement was to facilitate the development of a commercial facility. Today, that facility is El Monte RV. The City's Finance department has confirmed that the CDC received the initial \$440,000 in sales tax and continues to receive sales tax from the operation of the El Monte RV Center Property.

With changes in personnel throughout the years and not having a more centralized location/department for all agreements, staff was not aware of the 1995 Agreement. Staff became aware when they were contacted by SCHORK who provided a copy of the agreement. The SA intends to honor the Agreement and transfer the property to SCHORK, but for the SA to do so, the SA first has to obtain approval from the Successor Agency Board. After said approval, the SA also has to go before the County Oversight Board for final approval.

SUMMARY:

It is recommended that the City Council adopt Resolution No. SA-2023-01, confirming the continued existence of the DDA and authorizing the execution of a Grant Deed regarding the Successor Agency properties located at APN: 8082-002-914 and 8082-002-915. Doing so would be the first step towards fulfilling the City's obligation per the 1995 Agreement.

ATTACHMENT(S):

1. ATTACHMENT A – Resolution No. SA-2023-001
2. ATTACHMENT B – Properties APN: 8082-002-914 and APN: 8082-002-915
3. ATTACHMENT C – 1995 Disposition (Purchase) and Development Agreement

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

RESOLUTION NO. SA-2023-001

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CITY OF SANTA FE SPRINGS CONFIRMING THE CONTINUED EXISTING OF THE DISPOSITION AND DEVELOPMENT AGREEMENT DATED MAY 11, 1995, WITH THE SCHORK FAMILY PARTNERSHIP AND AUTHORIZING THE EXECUTION AND DELIVERY OF A GRANT DEED CONVEYING THE SUCCESSOR AGENCY PROPERTIES LOCATED AT APN: 8082-002-915 AND 8082-002-914 TO THE SCHORK FAMILY PARTNERSHIP

WHEREAS, on or about May 11, 1995, the Santa Fe Springs Community Redevelopment Commission/Redevelopment Agency ("RDA") and the Schork Family Partnership ("Schork") (also known as El Monte RV) entered into that certain Disposition and Development Agreement ("DDA") for the property located on Firestone Boulevard and specifically identified as Assessor Parcel Numbers 8082-002-914 and -915 ("Properties"); and

WHEREAS, a copy of the DDA is attached to this Resolution as Exhibit "A" and incorporated herein by reference; and

WHEREAS, pursuant to the DDA, the RDA was to transfer the Properties to Schork upon the completion of specified conditions; and

WHEREAS, those conditions have been met, however, the Properties were never transferred as required; and

WHEREAS, pursuant to ABx 1 26, and as subsequently amended by AB 1484, SB 341, and SB 107 ("Dissolution Act"), the RDA was dissolved as of February 1, 2012, and the City of Santa Fe Springs elected to serve as Successor Agency to the former RDA; and

WHEREAS, pursuant to the Dissolution Act, the RDA prepared a Long Range Property Management Plan ("LRPMP") which was approved by the State of California Department of Finance (the "DOF"); and

WHEREAS, the LRPMP included the Properties for either Government Use or Disposition but inadvertently did not include that they were subject to the DDA; and

WHEREAS, the Successor Agency hereby declares that the DDA is still in existence and enforceable under the same terms and conditions as existed in 1995; and

WHEREAS, the Successor Agency hereby intends to honor the terms of the DDA and transfer the Properties to Schork as required under the DDA.

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE CITY OF SANTA FE SPRINGS HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Successor Agency hereby confirms the continued existence of that certain Disposition and Development Agreement dated May 11, 1995, between the Santa Fe Springs Community Redevelopment Commission/Redevelopment Agency and the Schork Family Partnership. The DDA authorizes the transfer of title to the Properties (APNs 8082-002-914 and -915) to Schork.

SECTION 2. The Successor Agency hereby approves the transfer of the Properties via a Grant Deed to Schork. Upon approval by the Oversight Board, the appropriate Successor Agency and City officials are authorized and directed to execute and process deeds and any other necessary documents in order to effectuate such title transfers.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The Successor Agency hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 4. The Successor Agency's Clerk shall certify to the adoption of this Resolution.

SECTION 5. The Successor Agency officials and staff are hereby authorized and directed to transmit this Resolution and take all other necessary and appropriate actions as required by law in order to effectuate its purposes including delivery to the Los Angeles County 4th Supervisorial District Consolidated Oversight Board for approvals.

PASSED, APPROVED AND ADOPTED by the Successor Agency at a duly noticed meeting held on _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Juanita Martin, Chair

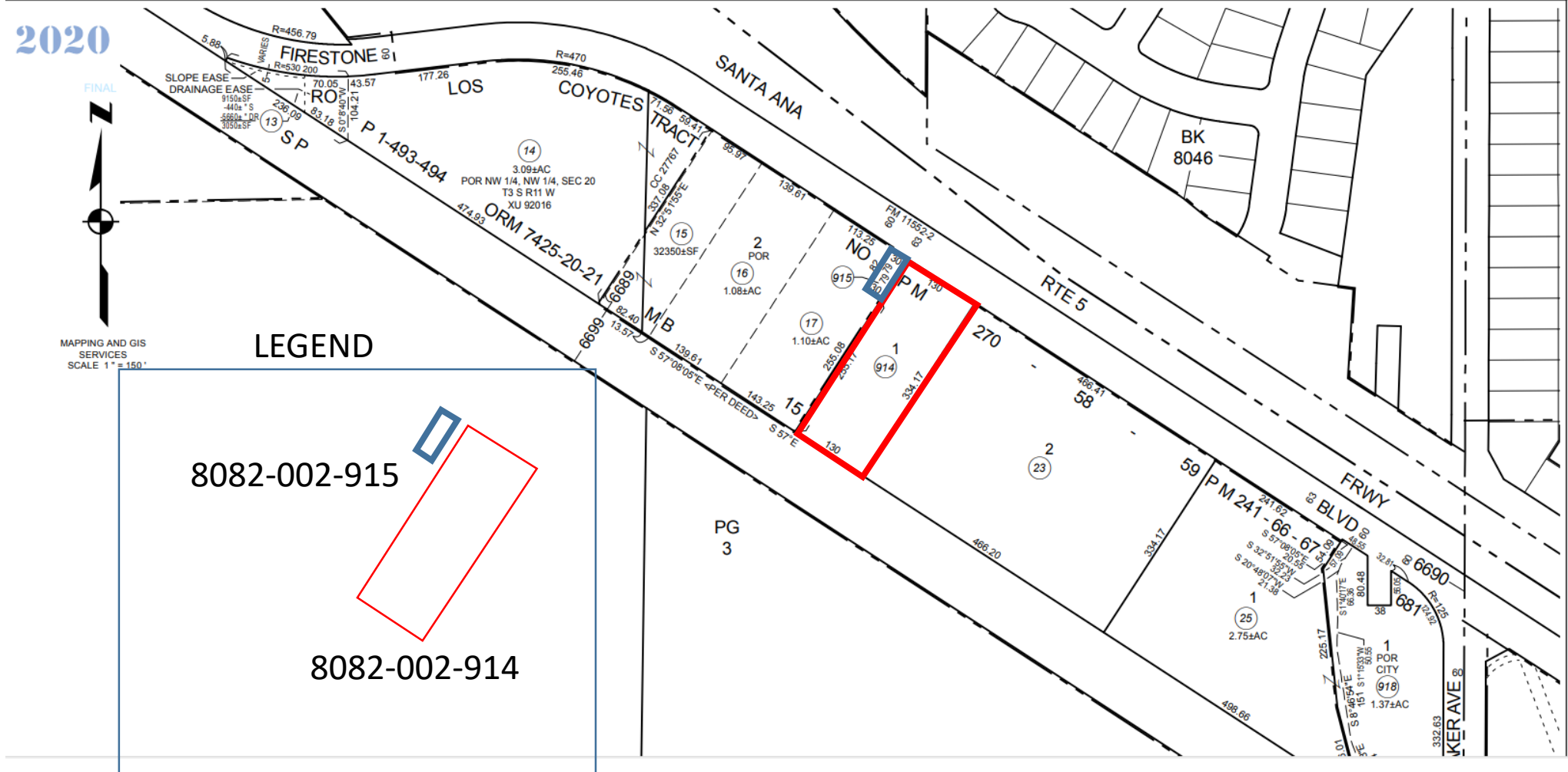
ATTEST:

Fernando N. Muñoz, Board Clerk

ATTACHMENT B

APN: 8082-002-914 & APN: 8082-002-915

8082	2 SHEET	P. A. 347-301	TRA 6689 6690	REVISED: 87112306022001 89010306002003	89050105005002 89071902001002-27 89101804003002-27	91021107004005-27 91021107004007-27 91050805001002-27	93071602001001-27 96022707001002-27 97012804004001-27	2020010876006001-26 2020010876007001-26 2020010876008001-26	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
------	------------	------------------	---------------------	--	--	---	---	---	-----------	---



DISPOSITION (PURCHASE) AND DEVELOPMENT AGREEMENT

BETWEEN THE

**COMMUNITY DEVELOPMENT COMMISSION OF THE
CITY OF SANTA FE SPRINGS**

AND

SCHORK FAMILY PARTNERSHIP (El Monte RV, Inc.)

This Agreement is entered into on May 11, 1995, by and between the COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF SANTA FE SPRINGS, a body politic ("Commission") and SCHORK FAMILY PARTNERSHIP, ("SCHORK"). For purposes of clarification within this Agreement, any reference to "City" shall mean the government of the City of Santa Fe Springs.

1. Purpose of Agreement

The purpose of this Agreement is to implement the Redevelopment Plan for the Consolidated Redevelopment Project by facilitating the development of a commercial facility on property located at 10860 Firestone Boulevard, described in Exhibit A attached hereto ("the Real Property").

2. Disposition of Site

- A. Commission shall lease to SCHORK and SCHORK shall lease from the Commission the Real Property (Parcel 1; 130' x 337.08', 43820 SF and Parcel 2; 30' x 82', 2,460 SF) for \$1/year up to a maximum of five (5) years (the "Lease Period").
- B. During said Lease Period, SCHORK shall accrue a credit toward the Purchase Price of the property (the "Purchase Credit") on an accrual basis. Said Purchase Credit shall accrue at a rate equal to the amount of sales tax received by the City of Santa Fe Springs from the operations conducted on the Real Property and adjacent property. The combined properties shall be known as the "El Monte RV Center Property".
- C. If, during or by the end of the Lease Period, City has received \$440,000 in sales tax from the operation of El Monte RV Center Property, then the Commission shall transfer the Real Property to SCHORK. If, by the end of the Lease Period, City has not received said \$440,000, SCHORK shall purchase the Real Property from the Commission by paying the Commission the difference between \$440,000 and the amount of sales tax which the City has received.

- D. Transfer of the Real Property shall be through an escrow with Fortune Escrow, 211 Foothill Boulevard, Glendora, CA. 91741 ("Escrow Holder"), or a mutually acceptable Escrow Holder. Commission and SCHORK shall each pay one-half of the Standard Escrow fees.
- E. Conveyance shall be by Grant Deed, free of encumbrances, except those accepted by SCHORK.
- F. Ninety (90) days prior to the end of the Lease Period or upon full credit of the Purchase Price, an escrow to transfer the Real Property shall be opened ("Escrow"). Escrow Holder shall proceed to order a preliminary title report and a survey of the Real Property from Chicago Title Company (the "Title Company") or a mutually acceptable Title Company.
- G. Commission shall proceed to create the parcel to be conveyed to SCHORK, upon approval of this Agreement.
- H. Closing of the escrow transferring the Real Property shall occur within ninety (90) days from the opening of the escrow ("Closing Date").
- I. Title insurance (Form C.L.T.A. Coverage) shall be paid by Commission. If SCHORK desires an A.L.T.A. Extended Coverage title insurance the additional cost for said survey and insurance shall be paid by SCHORK.
- J. Items of expense, including taxes, if any, pertaining to the Real Property shall be prorated to the date of closing. Taxes shall be prorated based on the latest available tax statements. Any credits or additional taxes imposed after closing shall be applied to SCHORK's account outside of Escrow. For purposes of this agreement closing shall be the date that the deed is recorded by the County Recorder's Office. Commission shall pay real estate transfer taxes and the cost of recording the deed. Assessment, including but not limited to public improvements, and all monetary liens, whether private or governmental, shall be extinguished at Commission's expense by Escrow at closing, except real estate taxes not yet payable which shall be prorated as aforesaid. All prorations shall be based on a 30-day month.
- K. Upon the fulfillment of the requirements within this Agreement to the satisfaction of the Commission and SCHORK, SCHORK shall take possession of the Real Property.
- L. During the Lease Period, SCHORK shall hold the City and Commission harmless of any actions by agents, successors or delegatee. In addition, SCHORK shall provide liability insurance covering Commission, City, their officers, employees and agents in a form and amounts mutually acceptable to the City Attorney, Commission Attorney and SCHORK.

3. Condition of Title: Title Insurance.

- A) As soon as possible after the opening of the Escrow, Commission, through Escrow Holder, shall provide SCHORK with a current standard Preliminary Title Report (the "Title Report") issued by Title Company showing the state of title of the Real Property, together with copies of all documents mentioned therein.
- B) SCHORK's title to the Real Property shall be insured by a C.L.T.A. Standard Coverage joint Protection Policy of Title Insurance ("Title Policy"), together with such endorsements as SCHORK may reasonably require insured by the Title Company on the date of the Close of Escrow with the liability in the amount \$440,000.00 of the purchase price and showing fee simple title to the Real Property vested in SCHORK, subject only to:
 - (i) Non-Delinquent County, City and Special District Real Property taxes and assessments;
 - (ii) The standard printed exceptions and exclusions set forth in the Title Policy;
 - (iii) Such covenants, conditions, restrictions, reservations, rights-of-way, easements, encumbrances, and other matters of record as have been approved by SCHORK or waived by SCHORK in accordance with this Agreement; and
 - (iv) Encumbrances made or created by SCHORK.

4. Escrow Instructions

- A) Not later than five (5) business days after the opening of Escrow, the parties shall deliver a fully executed copy of this Agreement or counterparts hereof executed by the parties hereto to Escrow Holder. Escrow Holder shall immediately notify the parties of its receipt of the fully executed Agreement or counterparts hereof.
- B) This Agreement, together with the standard form General Provisions of Escrow Holder, shall constitute the Escrow Instructions. If any requirements relating to the duties or obligations of Escrow Holder hereunder are not acceptable to Escrow Holder, or if Escrow Holder requires additional instructions, the parties hereto agree to make such deletions, substitutions and additions hereto as SCHORK and Commission shall mutually approve, and which do not substantially alter this Agreement or its intent. SCHORK and Commission agree to perform, observe, and fulfill the requirements of this Agreement notwithstanding said deletions, substitutions, or additions.

- C) The Escrow shall close upon the satisfaction of all the conditions contained herein but in no event later than ninety (90) days from opening Escrow, ("Closing Date").
- D) The cost of the Escrow shall be allocated as follows:
 - (i) Commission and SCHORK each pay one-half of the Escrow fees;
 - (ii) Commission shall pay the fees for recording the Grant Deed;
 - (iii) Commission shall pay the documentary transfer tax on the Grant Deed, for the cost of a C.L.T.A. policy of title insurance as described in Section 3, and for the cost of preparing the Grant Deed; and
 - (iv) In the event that the Escrow fails to close for any reason whatsoever, the costs incurred through the Escrow, including the cost of the preliminary title report hereof, shall be borne by the party who is unprepared to proceed at the Closing Date in accordance with this Agreement.
- E) Escrow Holder shall prorate as of the close of Escrow real property taxes and special assessments, said prorations to be based on a 30 day month and a 360 day year. Escrow Holder shall pay and charge Commission for any unpaid and/or delinquent taxes and any penalties and interest thereon, and for any delinquent or non-delinquent assessments or bonds against the property.
- F) Escrow Holder is hereby authorized and instructed to use said instruments and documents to close the Escrow when Escrow Holder has obtained from Commission and SCHORK the funds and any instruments required by this Agreement to deposit into the Escrow prior to the Escrow closing.

This Agreement shall also constitute Escrow instructions.

5. Rights, Obligations and Responsibilities of SCHORK.

- A. SCHORK shall develop the El Monte RV Center Property in compliance with the Schedule of Performance, attached hereto as Exhibit B, and the Scope of Development, attached hereto as Exhibit C. SCHORK acknowledges that the proposed uses of the El Monte RV Center Property, as described in Exhibit C, as approved by the City and the Commission.

- B. Upon the execution of this Agreement, SCHORK shall have the right to enter the Real Property to place signs thereon and to make tests, measurements and examinations. SCHORK shall indemnify and hold Commission, its officers, employees and agents harmless from and against any and all liabilities, claims, demands, damages or costs of any kind whatsoever (including attorneys' fees) arising from or in connection with such entry and/or the tests and studies, excepting any responsibility for remediation or disposal revealed by such tests and studies.
- C. Prior to closing, SCHORK shall allow Commission access to the Real Property if entry is necessary for Commission to perform any of its responsibilities per this Agreement.
- D. SCHORK shall diligently pursue the creation of any necessary development or improvement plans for the site.
- E. SCHORK and Commission shall each pay one-half the cost for off-site improvements pertaining to the Real Property, specifically for frontage sidewalks, frontage landscaping and irrigation up to a maximum Commission share of \$25,000. Any costs over and above the shared amount shall be the responsibility of SCHORK.
- F. SCHORK, owner of El Monte RV, Inc ("Dealership") which will sell, lease and maintain recreational vehicles on El Monte RV Center Property, agrees to continuously operate such a facility or a similar use for a period of twelve (12) years (the Twelve Year Commitment"). Said Twelve Year Commitment shall begin upon the first day of business operations by the Dealership on the El Monte RV Center Property.
- G. SCHORK shall be entitled to use the existing Vehicle Center Sign in a manner to be determined in a separate agreement to be entered into between the owners of property in the Santa Fe Springs Vehicle Center. SCHORK acknowledges that SCHORK shall not have any rights to use the sign because of where it is located, but instead will have such rights solely as a result of the agreement to be entered into between the owners of property in the Santa Fe Springs Vehicle Center. Said rights shall not be less than those currently enjoyed by SCHORK through the acquisition of the Tokai and Constantine properties.
- H. During the Lease Period, SCHORK shall pay any property or use taxes which arise as a result of SCHORK's occupancy of the Real Property.

6. Rights, Obligations and Responsibilities of Commission.

- A. Commission shall deliver the Real Property to SCHORK with clear and marketable title subject only to such exceptions as are approved by SCHORK.
- B. Commission shall deliver the Real Property to SCHORK in a clean condition, as described in Provision 7 hereinbelow.
- C. Commission shall supply SCHORK copies of all pertinent studies and reports which have been prepared for the Real Property, including all soil and engineering studies and reports. Said studies and reports shall be provided within fifteen (15) days after execution of this Agreement.
- D. Commission shall pay any cost associated with the creation of the parcel to be conveyed to SCHORK.
- E. Commission shall from the date of sales operations by Dealership keep an accurate accounting of the sales tax generated to the City of Santa Fe Springs for purposes of this Agreement and shall promptly provide said information to SCHORK.
- F. Commission shall pay to SCHORK an amount equal to one-half (1/2) the sales tax revenue generated to the City for one fiscal year (July 1 through June 30), within the first five (5) year period of business operations on the El Monte RV Center Property (the "50% Sales Tax Amount"). SCHORK shall notify the Commission within the July to January period of the fiscal year in which SCHORK elects to receive such payment.

7. Environmental Remediation of The Real Property

- A. Commission shall provide the Real Property to SCHORK in accordance with all governmental regulations and standards as set forth for soil remediation and in a condition to enable SCHORK to construct the improvements described in Exhibit C.
- B. Commission shall provide SCHORK with all studies, reports and certification on all soil remediation work conducted on the Real Property. Such studies, reports and certification shall be provided within fifteen (15) days after execution of this Agreement.

- C. SCHORK shall have a forty-five (45) day review period ("Property Review Period") from the time Commission provides said studies, reports and certifications on the soil remediation work conducted on the Real Property. The Property Review Period shall not exceed sixty (60) days from the execution of this Agreement. SCHORK shall have from the execution of this Agreement until the end of the Property Review Period to conduct any environmental and/or site characteristic studies necessary for it's review of the property. SCHORK shall be responsible for any and all costs associated with such testing or studies.
- D. SCHORK shall notify Commission before the end of the Property Review Period of any property conditions not acceptable to SCHORK.
- E. Commission shall cure or cause to cure those property conditions identified as not acceptable to SCHORK prior to the commencement of the Lease Period. A schedule of the action to cure said conditions shall be mutually agreed to by the Commission and SCHORK.
- F. SCHORK shall defend, indemnify and hold harmless Commission, its officers, employees and agents regarding government or third party claims and awards against Commission for any environmental contamination or hazardous materials on the Real Property to the extent that such exceed lawful concentration limits and were generated by SCHORK or by any employee, agent, subsidiary, division, franchisee or dealer of SCHORK, or were generated by others after the commencement of the Lease Period and during the time SCHORK occupies or owns the Real Property. Commission shall defend, indemnify and hold harmless SCHORK regarding government or third party claims and awards against SCHORK for any environmental contamination or hazardous materials on the Real Property to the extent that such exceed lawful concentrations limits and were generated prior to commencement of the Lease Period or were generated by City or Commission or any employee or agent of either.

8. Assignment

The qualifications and identity of SCHORK are of particular concern to the Commission. Prior to issuance of a Certificate of Occupancy for SCHORK's Dealership, SCHORK may assign all or any part of the ownership of the Real Property or SCHORK's responsibility pursuant to this Agreement but only with the prior written approval of the Commission, which approval shall not be unreasonably withheld.

9. Sales Tax Obligation

- A) SCHORK shall be obligated to generate to the City of Santa Fe Springs an amount of sales tax (the "Sales Tax Obligation") that will equal twice the following: (a) the current value of the Real Property (which the parties to this Agreement agree is \$440,000) and b) the 50% Sales Tax Amount. Should SCHORK terminate business operations on the El Monte RV Center Property without having generated sales tax equivalent to the Sales Tax Obligation, SCHORK will pay to Commission an amount equal to the difference between the Sales Tax Obligation and the amount of sales tax actually received by City from Dealership on the El Monte RV Center Property. Should Dealership conduct operations on the El Monte RV Center Property continuously for a period of twelve (12) years, then SCHORK shall have no further obligation pursuant to this section, whether or not SCHORK has satisfied the Sales Tax Obligation. If the Sales Tax Obligation and the 50% Sales Tax Amount is achieved at any time prior to the twelve (12) year commitment then SCHORK shall have no further obligation pursuant to this section. Dealership conduct operations on the El Monte RV Center Property continuously for a period of twelve (12) years, then SCHORK shall have no further obligation pursuant to this section. SCHORK's obligation pursuant to this section shall be secured by a personal guarantee from Kenneth A. Schork.

10. Uses of the Real Property

SCHORK covenants and agrees for itself, its successors, its assigns and every successor-in-interest to the Real Property or any part thereof that from the close of escrow and thereafter, SCHORK, its successors and assigns, shall use the Real Property in conformance with the Redevelopment Plan for the Consolidated Redevelopment Project.

11. Obligation to Refrain from Discrimination

SCHORK covenants and agrees for itself, its successors, its assigns and every successor-in-interest to the Real Property or any part thereof, that there shall be no discrimination against or segregation of any person, or group of persons, on account of race, color, creed, national origin, sex, ancestry, age or marital status in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Real Property nor shall SCHORK itself or any person claiming under or through it establish or permit any such practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Real Property.

12. Form of Nondiscrimination and Nonsegregation Clause

SCHORK shall refrain from restricting the rental, sale, or lease of the Real Property on the basis of race, color, creed, religion, sex, marital status, national origin, or ancestry of any person. All such deeds, leases, or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

- A. In deeds: "The Grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the Grantee, or any person claiming under or through him or her, establish or permits any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."
- B. In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, subleasing, transferring, use, or occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."
- C. In contracts: "There shall be no discrimination against or segregation of any person, or group of persons, on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises, nor shall the transferee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the premises."

13. Effect and Duration of Covenants

The covenants contained in Provisions 10, 11, and 12 herein shall, without regard to technical classification and designation, be binding for the benefit and in favor of the Commission, its successors and assigns, and any successor-in-interest to the Real Property or any part thereof. The covenant contained in Provision 10 shall remain in effect for the duration of the Redevelopment Plan for the Consolidated Redevelopment Project, and the covenants contained in Provisions 11 and 12 shall remain in effect in perpetuity.

14. Institution of Legal Actions

In addition to any other rights or remedies and should mediation fail to resolve the matter, either party may institute legal action to cure, correct, or remedy any default, to recover damages for any default, or to obtain any other remedy consistent with the purpose of this Agreement. Such legal actions must be instituted in the Superior Court of the County of Los Angeles, State of California, in an appropriate Municipal Court in that County, or in the U. S. District court in the Central District of California.

15. Applicable Law

The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

16. Notices, Demands and Communications Between the Parties

Formal notices, demands and communications between Commission and SCHORK shall be given by personal service or by registered or certified mail, postage prepaid, return receipt requested, to the principal offices of Commission and SCHORK, as set forth below. Such written notices, demands, and communications may be sent in the same manner to such other addresses as either party may from time to time designate by mail as provided in this Provision.

To Commission:

Community Development Commission
of the City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, California 90670

Attention: Robert G. Orpin
Executive Director

To SCHORK:

Schork Family Partnership
% El Monte RV Center, Inc.
12061 E. Valley Boulevard
El Monte, CA. 91723

Attention: Kenneth A. Schork

17. Conflict of Interest

- A. No member, official, or employee of Commission shall have any personal interest, direct or indirect, in this Agreement nor shall any such member, official or employee participate in any decision relating to the Agreement which affects his personal interest or the interests of any corporation, partnership, or association in which he is directly or indirectly interested.
- B. SCHORK warrants that it has not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Agreement. Third parties, for the purposes of this Provision, shall not include persons to whom fees were paid for professional services if rendered to attorneys, accountants, engineers, architects, and the like when such fees are considered necessary by SCHORK.

18. Non-Liability of Commission or City Officials and Employees

No member, official, or employee of the Commission or the City shall be personally liable to SCHORK, or any successor-in-interest, in the event of any default or breach by Commission or City or for any amount which may become due to SCHORK or successor or on any obligations under the Terms of this Agreement.

19. Excused Default: Enforced Delays; Extension of Times of Performance

In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in default where delays or defaults are due to war, insurrection, strikes, lockouts, riots, floods, earthquakes, fires, casualties, acts of God, acts of the public enemy, epidemics, quarantine restrictions, freight embargoes, governmental restrictions or priority, litigation, weather-caused delays, inability to secure necessary labor, materials, or tools, delays of any contractors, subcontractors, or suppliers, acts of other parties, acts or failure to act of any public or governmental Commission or entity (excluding Commission and City) or any other causes beyond the control or without the fault of the party claiming an extension of time to perform. An extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause if notice by the party claiming such extension is sent to the other party within 30 days of the commencement of the cause. Times of performance under this Agreement may also be extended through mutual agreement in writing by Commission and SCHORK.

20. Remedies in the Event of Default or Breach

- A. Either party claiming a default or breach by the other must give written notice of such claim, and may not institute legal action until thirty (30) days after giving such notices, during which period the default or breach may be cured.
- B. Either party may avail itself of any applicable legal remedy in order to recover for breach or default, which remedies shall be cumulative, and which remedies may be in addition to any specific remedies set forth herein.
- C. In addition to any other remedies, should SCHORK be in default by failing to complete all construction in accordance with Exhibits B and C, with a permissible excuse as set forth above, then Commission may elect to return title and possession to the Real Property. Should Commission so elect, return for title and possession of the Real Property, Commission shall pay to SCHORK the purchase price set forth in Provision 2.A herein, plus the greater amount of the cost of the improvements to the Real Property made by SCHORK or the fair market value of such improvements.

21. Entire Agreement, Waivers and Amendments

- A. This document and the Exhibit(s) hereto contain the entire agreement of the parties. There are no understandings except as provided herein. Any oral promise or inducement is void. No amendment can be made except in writing executed by the parties hereto, and Escrow so notified.
- B. All waivers of the Provisions of the Agreement must be in writing and signed by appropriate authorities of the Commission and SCHORK, and Escrow so notified.

IN WITNESS WHEREOF, Commission and SCHORK have signed this Agreement as of the dates set below their signatures.

COMMUNITY DEVELOPMENT
COMMISSION OF THE CITY OF
SANTA FE SPRINGS

SCHORK FAMILY
PARTNERSHIP

By: Betty Wilson
Chairperson

By: Kenneth A. Schork
Kenneth A. Schork

Date: _____

Date: _____

ATTEST:

[Signature]
Commission Secretary

APPROVED AS TO FORM:

[Signature]
Commission Attorney

APPROVED AS TO FORM:

[Signature]
Attorney for SCHORK

EXHIBIT "A"

LEGAL DESCRIPTION

TO BE PROVIDED FROM TITLE REPORT

EXHIBIT "B"

SCHEDULE OF PERFORMANCE

<u>Event</u>	<u>Schedule</u>
Execution of DDA Agreement	Starting Date.
Commission initiates creation of parcel	Upon approval of Agreement
Execution of Lease Agreement	Not later than thirty (30) days after execution of Agreement
Occupancy of Real Property	Upon completion of meeting lease terms (payment, insurance, etc.)
Occupancy and Opening for Business on the El Monte RV Center Property	Not later than October 1, 1995 Nov 1 95 (KJ) BW
Notification by Commission regarding Purchase Credit	Quarterly
Opening of Escrow	Ninety (90) days prior to the end of the Lease Period or upon full credit of purchase price
Commission delivers studies and reports (soil, engineering) on Real Property per Section 6.	Within fifteen (15) days after execution of this Agreement.
Property Review Period.	Forty-five (45) days from receipt of studies and reports.
Close of Escrow	No latter than ninety (90) days after opening escrow.

EXHIBIT "C"

SCOPE OF DEVELOPMENT

SCHORK agrees to utilize the Real Property in conformance with the City Codes applicable within the City of Santa Fe Springs in conjunction with development and operation of SCHORK's Dealership on the el Monte RV Center Property. Such utilization will include the sale, lease, rental, maintenance and servicing of recreational vehicles, and may include the construction of building(s) for office and operational use. The real property will be developed per the City's Zoning Ordinance requirements, Community Development Standards and SCHORK's utilization.



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: Fernando N. Muñoz, CMC, Deputy City Clerk

SUBJECT: MINUTES OF THE NOVEMBER 7 AND 21, 2023 REGULAR AND SPECIAL CITY COUNCIL MEETINGS

DATE: December 5, 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:

- Special City Council Meeting of November 7, 2023
- Regular City Council Meeting of November 7, 2023
- Regular City Council Meeting of November 21, 2023

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

N/A

ATTACHMENT(S):

- A. November 7, 2023 Special Meeting Minutes
- B. November 7, 2023 Regular Meeting Minutes
- C. November 21, 2023 Regular Meeting Minutes

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



APPROVED:

MINUTES OF THE SPECIAL MEETINGS OF THE CITY COUNCIL

November 7, 2023

CALL TO ORDER

Mayor Martin called the meeting to order at 5:30 p.m.

ROLL CALL

Members present: Councilmembers Rodriguez, Rounds, Zamora, Mayor Pro Tem Sarno, and Mayor Martin.

Members absent: None

PUBLIC COMMENTS

There was no one wishing to speak during public comments.

CITY COUNCIL

1. CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to California Government Code Section 54957.6)

Agency Designated Representatives: City Manager

Employee Organizations: Santa Fe Springs City Employees' Association, Santa Fe Springs Firefighters' Association, and Santa Fe Springs Executive, Management and Confidential Employees' Association

Mayor Martin recessed the meeting at 5:31 p.m.

Mayor Martin reconvened the meeting at 5:50 p.m.

2. CLOSED SESSION REPORT

City Attorney, Ivy M. Tsai provided a closed session report: Direction was given to staff and no reportable action was taken.

Juanita Martin
Mayor

ATTEST:

Fernando N. Muñoz
Deputy City Clerk

Date



APPROVED:

MINUTES OF THE REGULAR MEETINGS OF THE CITY COUNCIL

November 7, 2023

CALL TO ORDER

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

ROLL CALL

Members present: Councilmembers: Rodriguez, Rounds, Zamora, Mayor Pro Tem Sarno, and Mayor Martin.

Members absent: None

INVOCATION

Cindy Jarvis led the invocation.

VETERAN'S DAY CEREMONY

Mayor Martin recessed the meeting at 6:01 p.m.

Mayor Martin reconvened the meeting at 6:45 p.m.

PLEDGE OF ALLEGIANCE

Lakeview Elementary School 5th grader, Max Uribe led the pledge of allegiance.

INTRODUCTIONS

Mayor Martin introduced the following members from the Chamber of Commerce:

1. Scott Summerfield, owner of Cascade Pump Company
2. Kathie Fink, CEO, Santa Fe Springs Chamber of Commerce

PRESENTATIONS

1. **DIA DE LOS MUERTOS EVENT RECAP (COMMUNITY SERVICES)**
2. **HALLOWEEN CARNIVAL EVENT RECAP (COMMUNITY SERVICES)**
3. **FIESTAS DE OCTUBRE EVENT RECAP (COMMUNITY SERVICES)**

PUBLIC COMMENTS

One public comment was submitted to the City Clerk's Office via email.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

City Manager, René Bobadilla called on the following staff:

- Director of Community Services, Maricela Balderas provided information on the following upcoming events: 1) Santa Float Volunteers, and 2) Letters to Santa

**PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING
SUCCESSOR, SUCCESSOR AGENCY, AND CITY COUNCIL**

REGULAR BUSINESS

4. ON-CALL PROFESSIONAL ENGINEERING SERVICES FOR THE DESIGN OF COMMERCIAL STREET IMPROVEMENTS FOR SPRINGDALE AVENUE, WAKEMAN STREET, AND JOHN STREET – AWARD OF CONTRACT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Award a Contract to BKF Engineers of Newport Beach, California for the Design of Commercial Street Improvements of Springdale Avenue, Wakeman Street and John Street in the amount of \$131,260.00; and
- 2) Authorize the Director of Public Works to execute the contract (Task Order No. 2) for on-call professional engineering services with BKF Engineering; and
- 3) Take such additional, related, action that may be desirable.

City Manager, René Bobadilla introduced Director of Public Works, James Enriquez to provide a brief presentation on Item No. 4.

It was moved by Councilmember Rounds, seconded by Mayor Pro Tem Sarno, to award a Contract to BKF Engineers of Newport Beach, California for the Design of Commercial Street Improvements of Springdale Avenue, Wakeman Street and John Street in the amount of \$131,260.00, authorize the Director of Public Works to execute the contract (Task Order No. 2) for on-call professional engineering services with BKF Engineering, and take such additional, related, action that may be desirable, by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno, Martin
Nays: None
Absent: None
Recused: None

5. ESTABLISH AN AD-HOC COMMITTEE TO STUDY A POTENTIAL PARCEL TAX ON THE NOVEMBER 2024 ELECTION AND APPOINT TWO (2) COUNCILMEMBERS TO SERVE ON THE COMMITTEE (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the establishment of an ad-hoc committee to study a potential parcel tax for the November 2024 election; and
- 2) Appoint two (2) Councilmembers to serve on the ad-hoc committee.

City Manager, René Bobadilla provided a brief presentation on Item No. 5. Mayor Martin and Mayor Pro Tem Sarno volunteered to serve on the ad-hoc committee.

It was moved by Councilmember Zamora, seconded by Councilmember Rodriguez, to approve the establishment of an ad-hoc committee to study a potential parcel tax for the November 2024 election, and appoint Mayor Martin and Mayor Pro Tem Sarno to serve on the ad-hoc committee, by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno, Martin

Nayes: None

Absent: None

Recused: None

6. SOFTWARE AGREEMENT WITH KRONOS SAASHR, INC., (A UKG COMPANY) FOR A WORKFORCE MANAGEMENT AND PAYROLL SOLUTION (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Incorporate Workforce Management and Payroll System implementation as a CIP within the current Fiscal Year (FY) 2023-24 CIP Program;
- 2) Authorize the City Manager to execute a Software as a Service (SaaS) Agreement with UKG Company (UKG) for a Workforce Management and Payroll Solution for FY 2023-24;
- 3) Authorize the City Manager to execute four optional one-year amendments for FY 2024-25 through 2027-28;
- 4) Appropriate \$60,000 from the FY 2023-24 General Fund reserve to project FA24002 for the Workforce Management and Payroll Solution.

City Manager, René Bobadilla provided a brief presentation on Item No. 6.

It was moved by Councilmember Rodriguez, seconded by Councilmember Rounds, to incorporate Workforce Management and Payroll System implementation as a CIP within the current Fiscal Year (FY) 2023-24 CIP Program, authorize the City Manager to execute a Software as a Service (SaaS) Agreement with UKG Company (UKG) for a Workforce Management and Payroll Solution for FY 2023-24, authorize the City Manager to execute four optional one-year amendments for FY 2024-25 through 2027-28, and appropriate \$60,000 from the FY 2023-24 General Fund reserve to project FA24002 for the Workforce Management and Payroll Solution, by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno, Martin

Nayes: None

Absent: None

Recused: None

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Councilmember wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

HOUSING SUCCESSOR

7. MINUTES OF THE OCTOBER 3, 2023 REGULAR CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

8. MINUTES OF THE OCTOBER 3, 2023 REGULAR CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

9. MINUTES OF THE OCTOBER 3, 2023 REGULAR CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

10. RESCHEDULING THE JANUARY 2024 CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Reschedule the January 2, 2024 and January 16, 2024 City Council Meetings to January 11, 2024 (Thursday) and January 23, 2024 (Tuesday) respectively.

11. RESOLUTION NO. 9888 – SB-1205 ANNUAL INSPECTION OF CERTAIN PROPERTIES (FIRE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Acknowledge Receipt of Department of Fire-Rescue Report Regarding the Annual Inspection of Certain Properties.

12. APPROVAL OF COST SHARING AGREEMENT WITH THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY FOR THE INSTALLATION OF MONITORING EQUIPMENT AND MONITORING PURSUANT TO THE HARBOR TOXIC POLLUTANTS TOTAL MAXIMUM DAILY LOAD (TMDL) (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Cost Sharing Agreement with the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (GWMA) for

administration and installation of monitoring equipment and ongoing monitoring pursuant to the Harbor Toxic Pollutants Total Maximum Daily Load (TMDL); and

2) Authorize the Mayor to execute the agreement on behalf of the City; and

3) Take such additional, related, action that may be desirable.

13. BUILDING PLAN CHECK AND INSPECTION SERVICES – AUTHORIZATION TO ADVERTISE A REQUEST FOR PROPOSAL (RFP) (PLANNING)

RECOMMENDATION: It is recommended that the City Council:

1) Authorize the Director of Planning to advertise a Request for Proposal for Building Plan Check and Inspection Services; and

2) Take such additional, related, action that may be desirable.

14. AMENDMENT OF CHAPTER 34 OF THE CODE OF SANTA FE SPRINGS RELATING TO PURCHASING – SECOND READING OF ORDINANCE NO. 1133 (CITY ATTORNEY)

RECOMMENDATION: It is recommended that the City Council:

1) Adopt Ordinance No. 1133: AN ORDINANCE OF THE CITY OF SANTA FE SPRINGS AMENDING CHAPTER 34 (FINANCE AND REVENUE) OF TITLE III OF THE CODE OF SANTA FE SPRINGS RELATING TO PURCHASING.

2) Take such additional, related, action that may be desirable.

15. PACKARD STAY AND PLAY GRANT PAYMENT ACCEPTANCE FOR SANTA FE SPRINGS (SFS) CITY LIBRARY (COMMUNITY SERVICES)

RECOMMENDATION: It is recommended that the City Council:

1) Approve and authorize the Director of Community Services to request and accept payment of Packard Stay & Play grant funds for the SFS City Library, issued by the Califa Group.

16. TREASURER'S REPORT OF INVESTMENTS FOR THE QUARTER ENDED SEPTEMBER 30, 2023 (FINANCE)

RECOMMENDATION: It is recommended that the City Council:

1) Receive and file the report.

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

Ayes: Rodríguez, Rounds, Zamora, Sarno, Martin

Nayes: None

Absent: None

Recused: None

APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

Councilmember Rounds appointed Sophie Pantoja to the Youth Leadership Committee.

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Councilmember Rodriguez thanked staff.

Councilmember Rounds spoke about attending the Good Scout Award Ceremony and about the Red Ribbon Parade.

Councilmember Zamora thanked staff for all the different events within the last month. He praised staff and thanked veterans for their service.

Mayor Pro Tem Sarno spoke about the great events being offered by the City and thanked staff.

Mayor Martin thanked City Manager Bobadilla and staff.

ADJOURNMENT

Mayor Martin adjourned the meeting at 7:21 p.m.

Juanita Martin
Mayor

ATTEST:

Fernando N. Muñoz
Deputy City Clerk

Date



APPROVED:

MINUTES OF THE REGULAR MEETINGS OF THE CITY COUNCIL

November 21, 2023

CALL TO ORDER

Mayor Martin called the meeting to order at 6:02 p.m.

ROLL CALL

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

Members absent: None.

INVOCATION

Councilmember Rounds led the invocation.

PLEDGE OF ALLEGIANCE

Youth Leadership Advisory Committee Members, Valerie Gamboa and Zulema Gamboa led the pledge of allegiance.

INTRODUCTIONS

Mayor Martin introduced the following members from the Chamber of Commerce:

1. Kathie Fink, CEO, Santa Fe Springs Chamber of Commerce

PRESENTATIONS

1. **RECOGNITION OF THE SANTA FE HIGH SCHOOL CHEER TEAM FOR FIRST PLACE AT THE UNIVERSAL CHEERLEADERS ASSOCIATION REGIONALS (CITY MANAGER)**

PUBLIC COMMENTS

The following persons spoke under public comments: Bruce Crow.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

- Director of Community Services, Maricela Balderas promoted the following upcoming events: 1) First Friday Christmas Carol, 2) Tree Lighting Ceremony, 3) Santa Float Program Schedule, 4) Las Posadas Event, and 5) Neighborly Elf Basket Program
- Director of Planning, Wayne Morrell spoke about the Chick-Fil-A opening.
- Fire Chief, Chad Van Meeteren promoted "Breakfast with First Responders."

**PUBLIC FINANCING AUTHORITY, WATER UTILITY AUTHORITY, HOUSING
SUCCESSOR, SUCCESSOR AGENCY, AND CITY COUNCIL**

REGULAR BUSINESS

CITY COUNCIL

2. AQUATIC CENTER IMPROVEMENT PROJECT (PHASE 1A) – AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Plans and Specifications for Phase 1A; and
- 2) Approve the inclusion of a bonus/penalty in the construction contract documents for Phase 1A in an amount not-to-exceed \$3,500 per calendar day to incentivize the contractor to complete the project in early summer 2024 and maximize the swim season; and
- 3) Authorize the City Engineer to advertise for construction bids; and
- 4) Take such additional, related, action that may be desirable.

City Manager, René Bobadilla provided a brief presentation on Item No. 2.

It was moved by Mayor Pro Tem Sarno, seconded by Councilmember Rodriguez, to approve the Plans and Specifications for Phase 1A, approve the inclusion of a bonus/penalty in the construction contract documents for Phase 1A in an amount not-to-exceed \$3,500 per calendar day to incentivize the contractor to complete the project in early summer 2024 and maximize the swim season, authorize the City Engineer to advertise for construction bids, and take such additional, related, action that may be desirable., by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno, Martin
Nays: None
Absent: None
Recused: None

3. RESIDENTIAL ALLEY IMPROVEMENTS – AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the Plans and Specifications; and
- 2) Authorize the City Engineer to advertise for construction bids; and
- 3) Take such additional, related, action that may be desirable.

City Manager, René Bobadilla provided a brief presentation on Item No. 3. City Attorney, Ivy M. Tsai clarified that there are no financial conflicts of interest presented with this item

because the FPPC rules relating to real property interests contain a specific exception for repairs, replacement, or maintenance of existing streets.

It was moved by Councilmember Rounds, seconded by Councilmember Zamora, to approve the Plans and Specifications, authorize the City Engineer to advertise for construction bids, and take such additional, related, action that may be desirable., by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno, Martin

Nayes: None

Absent: None

Recused: None

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a Councilmember wishes to discuss should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any ordinance.

PUBLIC FINANCING AUTHORITY

4. MINUTES OF THE OCTOBER 17, 2023 PUBLIC FINANCING AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Approve the minutes as submitted.

5. MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH THE CITY OF SANTA FE SPRINGS PUBLIC FINANCING AUTHORITY (PFA) (FINANCE)

RECOMMENDATION: It is recommended that the Public Financing Authority:

- 1) Receive and file the report.

WATER UTILITY AUTHORITY

6. MINUTES OF THE OCTOBER 17, 2023 WATER UTILITY AUTHORITY MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Approve the minutes as submitted.

7. MONTHLY REPORT ON THE STATUS OF DEBT INSTRUMENTS ISSUED THROUGH THE CITY OF SANTA FE SPRINGS WATER UTILITY AUTHORITY (WUA) (FINANCE)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Receive and file the report.

8. STATUS UPDATE OF WATER-RELATED CAPITAL IMPROVEMENT PROJECTS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Receive and file the report; and
- 2) Take such additional, related action that may be desirable.

9. WATER WELL NO. 2 TREATMENT SYSTEM – AWARD OF CONTRACT FOR ENGINEERING AND DESIGN SERVICES (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Award a contract to Hoch Consulting of Oceanside, CA in an amount not-to-exceed \$220,000 for engineering and design services for the Water Well No. 2 Treatment System project; and
- 2) Appropriate \$275,000 from the Water Fund Reserves to the Water Well No. 2 Treatment Engineering and Design; and
- 3) Authorize the Board Chairperson to execute the agreement; and
- 4) Take such additional, related, action that may be desirable.

10. ON-CALL SCADA PROGRAMING AND MAINTENANCE – REJECTION OF PROPOSALS (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Reject the proposals received for the project; and
- 2) Authorize the City Engineer to re-solicit proposals for the On-call SCADA Programming and Maintenance; and
- 3) Take such additional, related, action that may be desirable.

11. WATER WELL NO. 12 ASSESSMENT SERVICES – AWARD OF CONTRACT (PUBLIC WORKS)

RECOMMENDATION: It is recommended that the Water Utility Authority:

- 1) Award a contract to Best Environmental Subsurface Sampling Technologies (BESST) Inc. of San Rafael, CA in the amount not-to-exceed \$108,958 for Assessment of Water Well No. 12; and
- 2) Appropriate \$141,646 from the Water Fund Reserves to the Water Well No. 12 Assessment; and

- 3) Authorize the Mayor to execute the agreement; and
- 4) Take such additional, related, action that may be desirable.

HOUSING SUCCESSOR

12. MINUTES OF THE OCTOBER 17, 2023 REGULAR CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Housing Successor:

- 1) Approve the minutes as submitted.

SUCCESSOR AGENCY

13. MINUTES OF THE OCTOBER 17, 2023 REGULAR CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the Successor Agency:

- 1) Approve the minutes as submitted.

CITY COUNCIL

14. MINUTES OF THE OCTOBER 17, 2023 REGULAR CITY COUNCIL MEETINGS (CITY CLERK)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve the minutes as submitted.

15. AUTHORIZE THE FIVE-YEAR LEASE OF STATIONARY AUTOMATED LICENSE PLATE READER (ALPR) CAMERAS (POLICE SERVICES)

RECOMMENDATION: It is recommended that the City Council:

- 1) Authorize the Director of Police Services to enter into a five-year lease agreement, in a final form approved by the City Attorney's office, with Flock Group Inc. for thirty Automated License Plate Readers (ALPR) in an amount not to exceed \$75,000 on a yearly basis for a total amount of \$375,000 over 5 years.

16. APPROVAL OF SIDE LETTERS FOR VACATION MAXIMUM ACCRUAL INCREASE AND VACATION CASH OUT INCREASE FOR THE SANTA FE SPRINGS EMPLOYEES ASSOCIATION, THE SANTA FE SPRINGS FIREFIGHTERS ASSOCIATION AND THE EXECUTIVE, MANAGEMENT AND CONFIDENTIAL ASSOCIATION (HUMAN RESOURCES/FINANCE)

RECOMMENDATION: It is recommended that the City Council:

- 1) Approve Side Letter #3 (Vacation Maximum Accrual Increase and Vacation Cash Out) to the 2021-2025 Memorandum of Understanding between the City of Santa Fe Springs and the Santa Fe Springs Employees Association.
- 2) Approve Side Letter #1 (Vacation Maximum Accrual Increase and Vacation Cash Out) to the 2021-2024 Memorandum of Understanding between the City of Santa Fe Springs and the Santa Fe Springs Firefighters Association.
- 3) Approve Side Letter #1 (Vacation Maximum Accrual Increase and Vacation Cash Out) to the 2021-2024 Agreement between the City of Santa Fe Springs and the Santa Fe Executive, Management and Confidential Association.

It was moved by Councilmember Zamora, seconded by Councilmember Rounds, to approve the consent calendar, by the following vote:

Ayes: Rodríguez, Rounds, Zamora, Sarno, Martin

Nays: None

Absent: None

Recused: None

APPOINTMENTS TO BOARDS, COMMITTEES, COMMISSIONS

None.

COUNCIL COMMENTS/AB1234 COUNCIL CONFERENCE REPORTING

Councilmember Rodriguez spoke about the Veteran's Day ceremony at the previous council meeting. She thanked the City for supporting L.A. CADA and acknowledged the Women's Club for their contributions.

Councilmember Rounds thanked staff and looked forward to the upcoming holidays. He wished everyone happy holidays.

Councilmember Zamora wished all residents a Happy Thanksgiving and thanked first responders. Lastly, he thanked staff and spoke about the Chick-Fil-A grand opening.

Mayor Pro Tem Sarno wished everyone a Happy Thanksgiving. He thanked Director of Planning, Wayne Morrell for his work on the Chick-Fil-A.

Mayor Martin thanked everyone in attendance and wished everyone a Happy Thanksgiving.

ADJOURNMENT

Mayor Martin adjourned the meeting at 6:33 p.m. in memory of Metropolitan Little League Member, Lorene Garcia and Harold H. Adishian. She also asked to keep residents Christian Lara and Mrs. Janie Aguirre in thoughts and prayers.

Juanita Martin
Mayor

ATTEST:

Fernando N. Muñoz
Deputy 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: Fernando N. Muñoz, CMC, Deputy City Clerk

SUBJECT: RESOLUTION NO. 9891 – SUPPORT OF THE L.A. CADA LYNWOOD PROJECT

DATE: December 5, 2023

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) Adopt Resolution No. 9891, expressing support for the L.A. CADA Lynwood Project.

FISCAL IMPACT

N/A

BACKGROUND

L.A. CADA, an organization located in the City of Santa Fe Springs with a history of successfully operating community-based substance use and mental health treatment facilities, is seeking the City Council's support for its new behavioral health facility in the neighboring City of Lynwood. The organization has secured grant funding from the State of California to establish a 100-bed medically monitored in-patient chemical dependency program in the City of Lynwood. This program aims to serve adults and transitional age youth (ages 18-25) experiencing homelessness, substance use disorder, and/or co-occurring mental health disorders.

To comply with State law, the City of Lynwood requested that L.A. CADA provide proof of official public support for the project from a county, city, or other local public entity. In response, the Director of Building and Planning for the City of Santa Fe Springs, Wayne

CITY COUNCIL AGENDA REPORT – MEETING OF December 5, 2023
Resolution No. 9891 – Support of the L.A. CADA Lynwood Project Page 2 of 2

Morrell, expressed strong support for the L.A. CADA Lynwood Project in a letter dated September 18, 2023.

L.A. CADA is now respectfully requesting that the City Council adopt a resolution ratifying and adopting the language of Director Morrell’s letter as the official position of the Santa Fe Springs City Council in support of this project.

ANALYSIS

N/A

ENVIRONMENTAL

N/A

DISCUSSION

N/A

SUMMARY/NEXT STEPS

If the City Council approves the resolution, staff will communicate the official position of the Santa Fe Springs City Council to L.A. CADA and other relevant parties. This action will contribute to the organization's ability to move forward with the project in compliance with State law.

The L.A. CADA Lynwood Project aligns with the City’s commitment to addressing behavioral health issues in the region. By expressing support for this initiative, the City Council signals its endorsement of the project’s goals and objectives.

ATTACHMENT(S):

- A. Resolution No. 9891
- B. Letter of Support from Director Wayne Morrell dated September 18, 2023

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

RESOLUTION NO. 9891

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
EXPRESSING SUPPORT FOR THE L.A. CADA LYNWOOD PROJECT**

WHEREAS, L.A. CADA, a reputable organization located in the City of Santa Fe Springs with a history of successful community-based substance use and mental health treatment facilities, is developing a new behavioral health facility in the neighboring City of Lynwood; and

WHEREAS, L.A. CADA has received grant funding from the State of California to create a 100-bed medically monitored in-patient chemical dependency program in the City of Lynwood, aiming to serve adults and transitional age youth experiencing homelessness, substance use disorder, and/or co-occurring mental health disorders; and

WHEREAS, the City of Lynwood has requested proof of official public support for the project from a county, city, or other local public entity, in compliance with State law, and L.A. CADA has sought the support of the City of Santa Fe Springs for the project.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA
FE SPRINGS HEREBY RESOLVES THAT:**

1. By adoption of this Resolution, the City Council of the City of Santa Fe Springs expresses its full support for the L.A. CADA Lynwood Project.

2. The City Council authorizes the Mayor or City Clerk to communicate this Resolution to the appropriate entities, including L.A. CADA, the City of Lynwood, and any other relevant parties.

APPROVED and ADOPTED this 5th day of December, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Juanita Martin, Mayor

ATTEST:

Fernando N. Muñoz, Deputy City Clerk



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

"A great place to live, work, and play"

September 18, 2023

Development Services Department
c/o: Gabriel Linares, Community Development Director
City of Lynwood
11330 Bullis Road
Lynwood, CA 90262

RE: LETTER OF SUPPORT – LYNWOOD BHCIP PROJECT

Dear Mr. Gabriel Linares:

I am writing this letter in strong support of the Los Angeles Centers for Alcohol and Drug Abuse (L.A. CADA) Lynwood Project on 3599 Norton Avenue. As the Director of Planning and Community Development for Santa Fe Springs, I have had the opportunity to work with L.A. CADA for 10 of their 50 years, within our community as they provided needed services to our underserved population.

L.A. CADA currently operates two substance use disorder (SUD) residential treatment facilities, two SUD outpatient treatment facilities, a crisis mental health residential treatment facility, and a custody re-entry program, all within the city of Santa Fe Springs. The programs have had a significant positive impact on our community. L.A. CADA also houses multiple programs within a recovery campus which connects to a childcare and day care program "Plaza De La Raza". To my knowledge, no issues or complaints have arisen from the program's close proximity to the children in their 10+ years as neighbors.

I urge you to give your full support to this project and consider the many ways it will benefit your community as certainly as it has benefitted our community. If you need any additional information from my department to facilitate the successful implementation of the Lynwood Project, please do not hesitate to contact me.

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager
René Bobadilla, PE, City Manager

Sincerely,

Wayne M. Morrell

Wayne M. Morrell | Director of Planning
City of Santa Fe Springs | Planning Department
11710 Telegraph Road | Santa Fe Springs, CA 90670
(562) 868-0511, Ext 7362 | (562) 868-7112 Fax
waynemorrell@santafesprings.org | www.santafesprings.org

CC: Oscar Flores
Gabriel Linares
Noel Tapia

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager
René Bobadilla, PE, City Manager



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: Wayne M. Morrell, Director of Planning

SUBJECT: **ADOPT RESOLUTION NO. 9890, A REPLACEMENT RESOLUTION FOR RESOLUTION 9754, SPECIFICALLY REMOVING THE CITY MANAGER'S NAME, BUT RETAINING THE TITLE OF CITY MANAGER, WITH ALL OTHER ESSENTIAL PROVISIONS OF RESOLUTION NO. 9754 REMAINING IN FULL FORCE AND EFFECT**

DATE: December 5, 2023

RECOMMENDATION(S):

It is recommended that the City Council:

1. Adopt Resolution No. 9890, replacing Resolution No. 9754, specifically removing the prior City Manager's name, but retaining the title of City Manager with all other provisions remaining the same as in Resolution No. 9754.
2. Take such additional, related action that may be desirable.

FISCAL IMPACT:

Adoption of the proposed replacement resolution does not have any fiscal impact.

BACKGROUND/DISCUSSION:

At the City Council meeting of January 18, 2022, the City adopted Resolution No. 9754: A Resolution of the City Council of the City of Santa Fe Springs Authorizing Joint Application to and Participation in the Homekey Program with TWC Housing LLC for the Lakeland/Laurel Affordable Housing Project. The State of California through the Department of Housing and Community Development (HCD) has a grant-funding program called Project Homekey. These funds are targeted for projects that provide services and housing for those experiencing homeless, which is exactly the population

TWC serves. The Homekey program required a City or County or other public entity to be the applicant, allowed a non-profit to be a co-applicant. The City agreed to sponsor the application with TWC. TWC would prepare the application and would administer the grant if awarded, so there would be no burden on City staff if the grant was successful. The City was already committed to some oversight of the Project as part of the City-TWC, LLC Grant funding agreement. HCD required a formal resolution of the City Council approving the Homekey Grant Fund application, and that was the action the City Council took at the January 18, 2022, City Council meeting via Resolution No. 9754. Subsequently, on September 5, 2023, the City Council adopted Resolution No. 9883, to add TWC Housing LLC to the award as a co-applicant pursuant to HCD requirements.

ENVIRONMENTAL:

There is no potential environmental impacts associated with this action.

ANALYSIS:

All grants including Homekey, require recipients to submit performance and progress reports. TWC was recently informed by Homekey that because the prior City Manager is named in Resolution No. 9754, none of their reports can be certified and they are technically in default. Homekey's solution is for the City to issue an updated resolution, removing the prior City Manager's name, but retaining the authority given to the City Manager or designee. Doing so would allow for future changes, with the authorized City representative being the City Manager or designee, instead of a specifically named City Manager. Proposed Resolution No. 9890 would satisfy this requirement.

SUMMARY:

It is recommended that the City Council adopt Resolution No. 9890, which replaces and updates Resolution No. 9754 by removing the name of the prior City Manager.

ATTACHMENT(S):

1. ATTACHMENT A – Resolution No. 9890
2. ATTACHMENT B – Resolution No. 9754

ITEM STATUS:

APPROVED: ☐

DENIED: ☐

TABLED: ☐

DIRECTION GIVEN: ☐

RESOLUTION NO. 9890

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
APPROVING AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN
THE HOMEKEY PROGRAM**

WHEREAS:

- A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability, dated September 9, 2021 ("**NOFA**"), for the Homekey Program ("**Homekey**" or "**Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.).
- B. **The City of Santa Fe Springs ("Co-Applicant")** desires to jointly apply for Homekey grant funds with **THE WHOLE CHILD - MENTAL HEALTH AND HOUSING SERVICES ("Corporation")**. Therefore, Co-Applicant is joining Corporation in the submittal of an application for Homekey funds ("**Application**") to the Department for review and consideration.
- C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213, Standard Agreement ("**Standard Agreement**"), and all other legal requirements of the Homekey Program.

THEREFORE, IT IS RESOLVED THAT:

- 1. Co-Applicant is hereby authorized and directed to submit a joint Application to the Department in response to the NOFA, and to jointly apply for Homekey grant funds in a total amount not to exceed **\$6,000,000**.
- 2. If the Application is approved, Co-Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$6,000,000**, any and all other documents required or deemed necessary or appropriate to secure the Homekey funds from the Department and to participate in the Homekey Program, and all amendments thereto (collectively, the "**Homekey Documents**").
- 3. Co-Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and

APPROVED:
ITEM NO.:

timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

4. **The City Manager**, or designee, is authorized to execute the Application and the Homekey Documents on behalf of Co- Applicant for participation in the Homekey Program.

APPROVED and ADOPTED this 5th day of **December, 2023** by the following roll call

vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Juanita Martin, Mayor

ATTEST:

Fernando N. Muñoz, Deputy City Clerk

RESOLUTION NO. 9754

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE SPRINGS
APPROVING AUTHORIZING JOINT APPLICATION TO AND PARTICIPATION IN THE
HOMEKEY PROGRAM

WHEREAS:

- A. The Department of Housing and Community Development ("**Department**") has issued a Notice of Funding Availability, dated September 9, 2021 ("**NOFA**"), for the Homekey Program ("**Homekey**" or "**Program**"). The Department has issued the NOFA for Homekey grant funds pursuant to Health and Safety Code section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.).
- B. **The City of Santa Fe Springs** ("**Co-Applicant**") desires to jointly apply for Homekey grant funds with **THE WHOLE CHILD – MENTAL HEALTH AND HOUSING SERVICES** ("**Corporation**"). Therefore, Co-Applicant is joining Corporation in the submittal of an application for Homekey funds ("**Application**") to the Department for review and consideration.
- C. The Department is authorized to administer Homekey pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey funding allocations are subject to the terms and conditions of the NOFA, the Application, the Department-approved STD 213, Standard Agreement ("**Standard Agreement**"), and all other legal requirements of the Homekey Program.

THEREFORE, IT IS RESOLVED THAT:

- 1. Co-Applicant is hereby authorized and directed to submit a joint Application to the Department in response to the NOFA, and to jointly apply for Homekey grant funds in a total amount not to exceed **\$6,000,000**.
- 2. If the Application is approved, Co-Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed **\$6,000,000**, any and all other documents required or deemed necessary or appropriate to secure the Homekey funds from the Department and to participate in the Homekey Program, and all amendments thereto (collectively, the "**Homekey Documents**").
- 3. Co-Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and

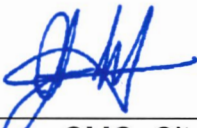
timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

4. **Raymond R. Cruz, City Manager**, or his or her designee, is authorized to execute the Application and the Homekey Documents on behalf of Co-Applicant for participation in the Homekey Program.


APPROVED and ADOPTED this 18th day of January, 2022 by the following roll call vote:

AYES: Councilmembers Mora, Sarno, Trujillo, Mayor Pro Tem Zamora, and Mayor Rodriguez
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:



Janet Martinez, CMC, City Clerk



Annette Rodriguez, Mayor



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: Dino Torres, Director of Police Services

SUBJECT: **CALIFORNIA HIGHWAY PATROL – REQUEST FOR APPROVAL OF TRAFFIC CONTROL PLANS FOR OPERATION JINGLE ALL THE WAY**

DATE: December 5, 2023

RECOMMENDATION(S):

It is recommended that the City Council:

- 1) 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 Operation Jingle all the Way to be held on Saturday, December 16, 2023.

FISCAL IMPACT

The labor costs for Public Safety and Public Works to provide assistance with street closures for this event are anticipated not to exceed \$7,000 and be absorbed through their respective budgets.

BACKGROUND

Operation Jingle all the Way is the culmination of the California Highway Patrol's "Chips for Kids" toy drive; an annual event designed to distribute toys and meals to children and families in need this holiday season. The CHP Santa Fe Springs Area will be hosting the event on December 16, 2023 at their office located on Orr and Day Road, from 10:00 am to 2:00 pm. The event will include live entertainment, public safety booths, arts and crafts, and Santa arriving on-site by way of a CHP helicopter to pass out toys.

ANALYSIS

The event requires a full street closure that would take place on December 16, 2023 from 7:00 am to 3:30 pm on Orr and Day Road (northbound and southbound) from Hollyhock Street to Davenrich Street. Notifications will be sent to the surrounding community being

CALIFORNIA HIGHWAY PATROL – REQUEST FOR APPROVAL OF TRAFFIC CONTROL PLANS FOR OPERATION JINGLE ALL THE WAY (2023)

Page 2 of 3

impacted. The purpose of the full street closure is as follows to facilitate the safety of all attendees and personnel:

- A Stage will be set in the CHP parking lot along with toy give-a-way booths, CHP vehicles, and a photo booth.
- Arts and crafts, participant booths, the Santa Sleigh, and the CHP helicopter landing require space that would be provided by using the street.
- Anticipated attendance for this event will be 200-300 participants.

Orr and Day Road traffic will be detoured as follows:

- Southbound Orr and Day traffic will be detoured onto Hollyhock Street, Harvest Avenue, Longworth Street and Davenrich Street back to Orr and Day Road.
- Northbound Orr and Day traffic will either be detoured onto Davenrich Street east to Jersey Avenue to Telegraph Road back to Orr and Day or onto Davenrich Street west to Cedardale Drive to Telegraph Road back to Orr and Day Road.
- Note that in order to provide room for detoured traffic, street parking will be prohibited along portions of Harvest Avenue, Syringa Street and Longworth Avenue.

ENVIRONMENTAL

None.

SUMMARY/NEXT STEPS

The City is required to obtain insurance coverage as recommended by the California Joint Powers Insurance Authority (CJPIA); however, the CJPIA requires City Council's approval of the traffic control plans for the proposed city street closures for Operation Jingle all the Way. The traffic control plans exhibit denotes the locations of lane and road closures, the placement of traffic control devices and stationing of City personnel for the event. The traffic control plans are available for review at the office of the City Clerk.

ATTACHMENT(S):

- A. Attachment A – CHP Operation Jingle all the Way Traffic Control Plans (1-6)
- B. Attachment B – Notification Boundary Map
- C. Attachment C – Event Flyer (Closures)

CALIFORNIA HIGHWAY PATROL – REQUEST FOR APPROVAL OF TRAFFIC CONTROL PLANS FOR OPERATION JINGLE ALL THE WAY (2023)

Page 3 of 3

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



TRAFFIC CONTROL PLAN FOR CHP "JINGLE ALL THE WAY" EVENT

(SATURDAY 12/16/23, 7AM-3PM), SHEET 1 OF 6



TRAFFIC CONTROL PLAN FOR CHP "OPERATION JINGLE ALL THE WAY" EVENT (SATURDAY, 12/16/23, 7AM-3PM)

SHEET 2 OF 6

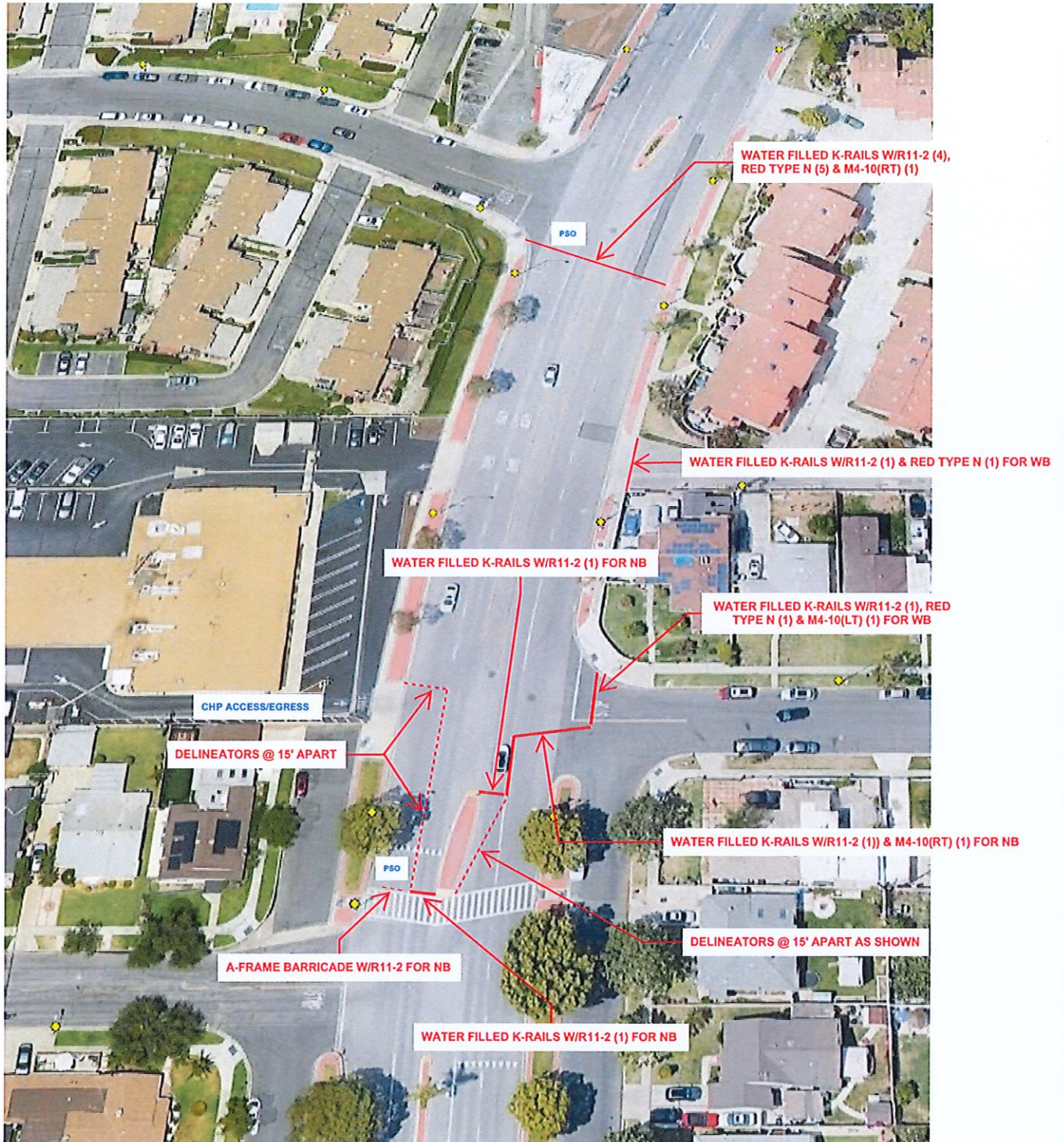


**TRAFFIC CONTROL PLAN FOR CHP "JINGLE ALL THE WAY" EVENT
(SATURDAY, 12/16/23, 7AM TO 3PM), SHEET 4 OF 6**

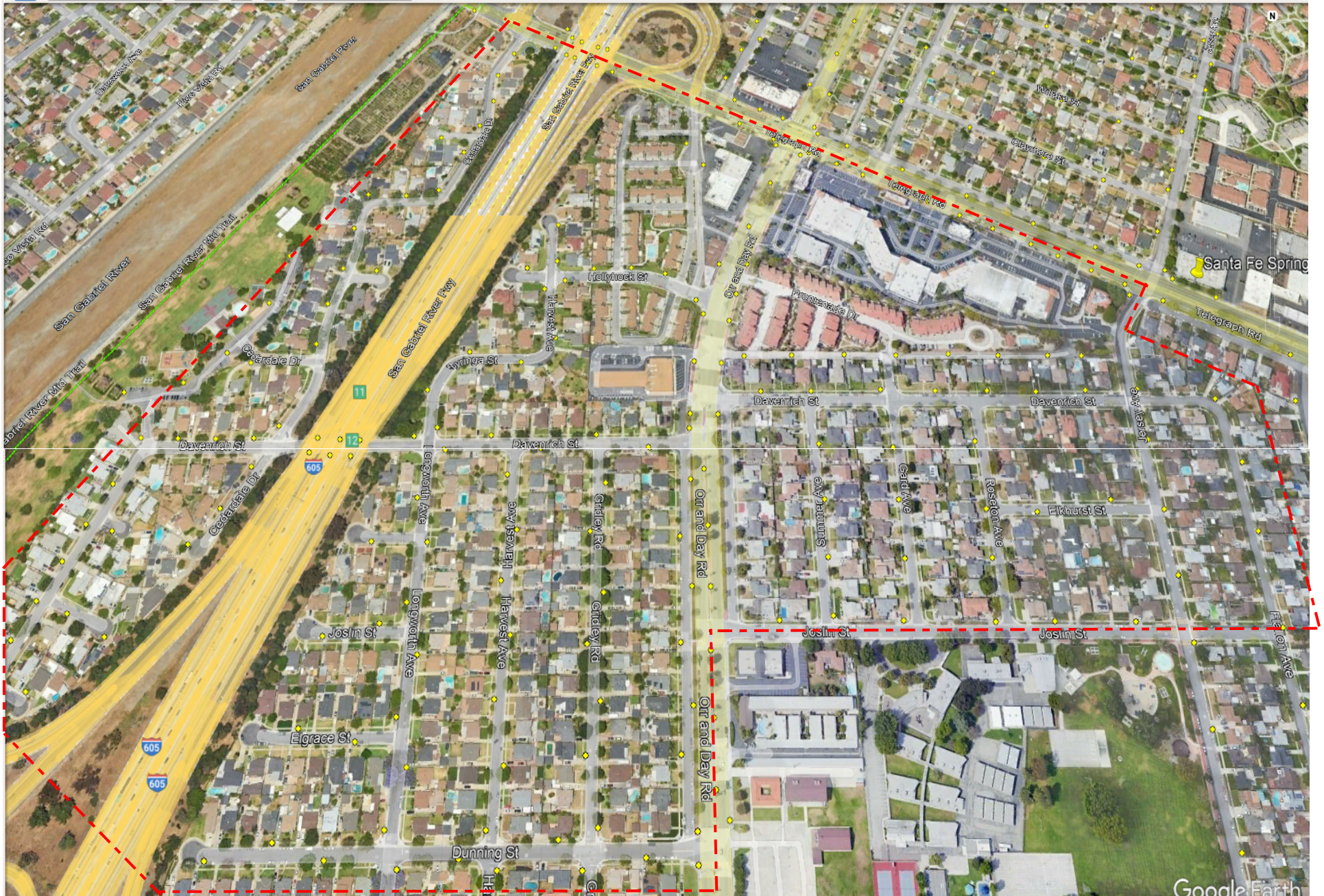
SEE SHEET 6 OF 6 FOR ORR AND
DAY/DAVENRICH INTERSECTION



TRAFFIC CONTROL PLAN FOR CHP "JINGLE ALL THE WAY" EVENT
(SATURDAY, 12/16/2023, 7AM – 3PM), SHEET 5 OF 5



TRAFFIC CONTROL PLAN FOR CHP "JINGLE ALL THE WAY" EVENT
(SAT, 12/16/23, 7AM-3PM), SHEET 6 OF 6



RECOMMENDED NOTIFICATION AREA FOR CHP 'JINGLE ALL THE WAY' EVENT



ATTENTION

ROAD CLOSURE NOTICE

Join us for Operation "Jingle All the Way." A toy giveaway hosted by the California Highway Patrol (CHP) on Saturday, December 16, 2023, from 10:00 AM to 2:00 PM at 10051 Orr and Day Rd Santa Fe Springs, CA. For additional event or closure information contact, CHP PIO Zachary Salazar at (562)868-0503.

CLOSURE DETAILS

Orr and Day Rd between
Hollyhock St and Davenrich St

SATURDAY
December 16
7:00 AM - 3:30 PM

EVENT DETAILS

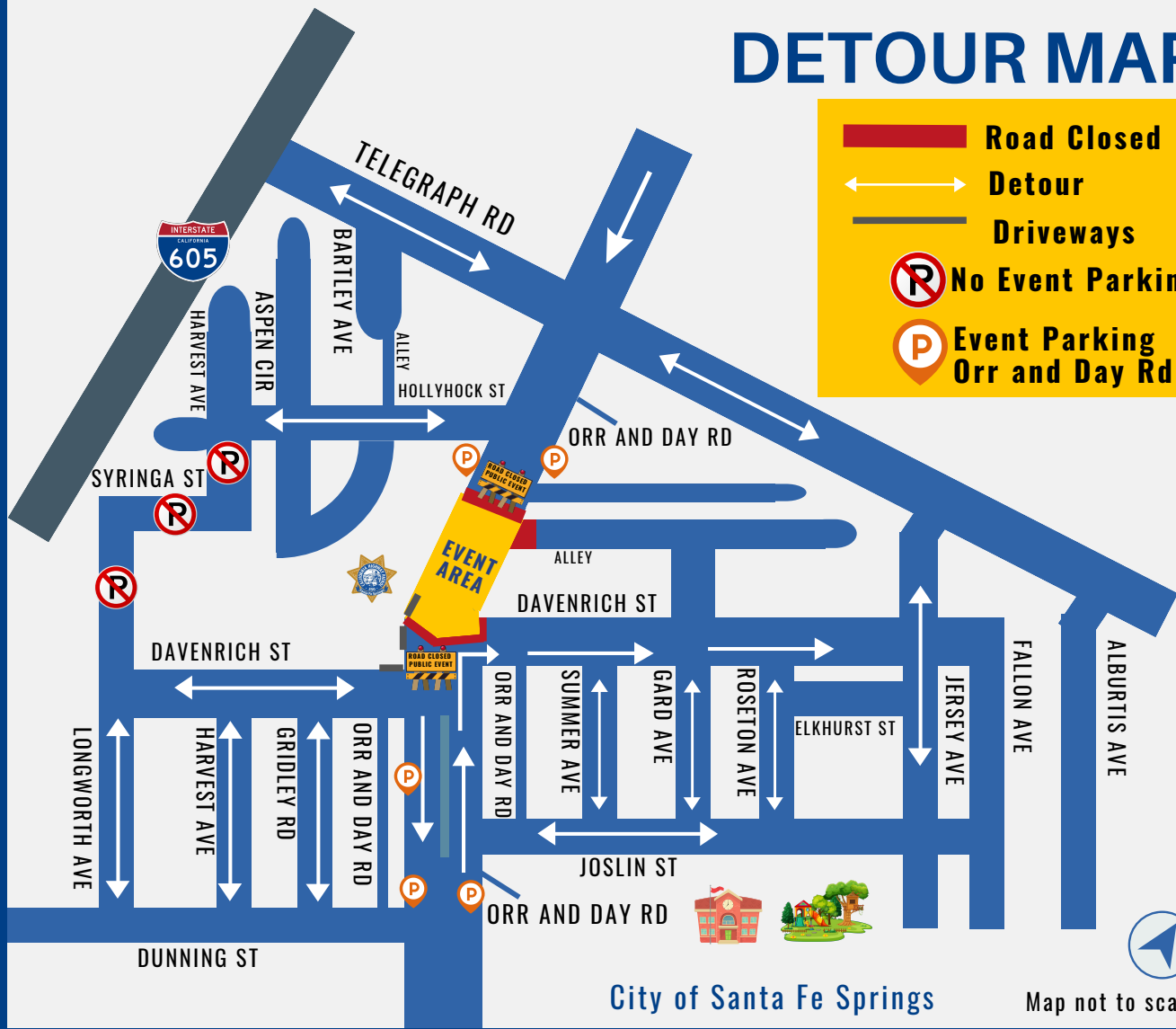


10051 Orr and Day Rd
Santa Fe Springs, CA

SATURDAY
December 16
10 AM - 2 PM

DETOUR MAP

- Road Closed
- Detour
- Driveways
- No Event Parking
- Event Parking Orr and Day Rd



City of Santa Fe Springs

Map not to scale.



ATENCIÓN

AVISO DE CIERRE DE CARRETERA

Únase a nosotros para la Operación "Jingle All the Way." Un sorteo de juguetes organizado a través de la Patrulla de Caminos de California (CHP), el sábado 16 de diciembre de 2023, desde las 10:00 a. m. a 2:00 p. m. en 10051 Orr y Day Rd Santa Fe Springs, CA. Para obtener información adicional sobre eventos o cierre, comuníquese con CHP PIO Zachary Salazar al (562) 868-0503.

DETALLES DE CIERRE

camino Orr y Day entre calle
Hollyhock y calle Davenrich

SÁBADO
16 de diciembre
7 AM - 3:30 PM

DETALLES DEL EVENTO



camino 10051 Orr y Day
Santa Fe Springs, California

SÁBADO
16 de diciembre
10 AM - 2 PM

